

DEVELOPMENT CONTROL COMMITTEE

31 OCTOBER 2013

Present: Councillor R Martins (Chair)
Councillor G Derbyshire (Vice-Chair)
Councillors N Bell, I Brandon, S Johnson, A Joynes, I Sharpe,
M Watkin and P Jeffree

Also present: Councillors J Connal, K Crout, P Jeffree, H Lynch, D
Scudder and L Scudder
County Councillor S Giles-Medhurst

Officers: Development Management Section Head
Major Cases Manager
Committee and Scrutiny Support Officer (RW)

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MINUTES

Councillor Sharpe:

Architect drawings usually look excellent at the sketch stage but the buildings frequently deteriorate very quickly after construction. How confident were the architects that longevity would be a feature for the choice of materials?

James Cons:

Bricks had been chosen for materials as these would weather well. The cinema and leisure unit would be constructed of anodised aluminium which, though more expensive, would be of better quality than colour coated aluminium.

Councillor Sharpe:

Greater details had been presented for the appearance of the High Street. How would Charter Place look from the Beechen Grove entrance?

James Cons:

Beechen Grove would be given the same quality of treatment as the High Street and a commonality would be maintained throughout the scheme.

Councillor Bell:

Previous potential developers for this site had proposed that the car park would be covered. Why was this not an element of the current proposal?

James Cons:

It was considered that screening in front of the car park would be a more attractive feature. The current car park would be retained and refurbished. Customers for the on-site cinema would need parking facilities.

Councillor Bell:

Would the niche market shown in the plans complement the new market to be installed beyond Clarendon Road?

James Cons:

It was intended that the Charter Place market would maintain an individual character which would complement the market sited towards the top of the town.

Charlie Griffiths:

It was not intended that the Charter Place market should be in any way in competition with the other market. It was so far undecided what would be sold or who would manage this market.

Councillor Joynes:

What will happen to the Women's Centre which is currently sited in Charter Place?

James Cons:

This centre will stay in Charter Place although the setting will be an improvement on the current site and this will provide adequate space.

Councillor Brandon:

How will the surfaces on the various floors be dealt with?

James Cons:

These will be lighter and match the granite being used in The Parade. Greater use will be made of porcelain on the first floor walkways.

Councillor Brandon:

Why is 'Dutch' gable design proposed on one side of the High Street entrance but not on the other?

James Cons:

There will be a variety of architectural design in this space. This corner will announce a change in building style.

Councillor Jeffree:

Will there be 24 hour access through the route from Beechen Grove to the High Street? Will there be retail elevation on Beechen Grove?

James Cons:

There will be 24 hour access on this route. The underpass will remain in situ but not for access. The corner of the site will provide more opportunity for retail.

Councillor Johnson:

Will there be an IMAX or a multi-screen cinema?

James Cons:

It is intended to have both.

Councillor Johnson:

The design shows blue coloured bricks. What will be the exact colour?

James Cons:

Samples are available to view on the display at the back of the Council Chamber but an exact colour can be agreed. Red coloured bricks will be incorporated at the back of Charter Place as this would be appropriate for that location.

Councillor Watkin:

There will be considerable movement of both pedestrians and buses. Will there be a re-design of the configuration for bus routes in this area?

James Cons:

There will be a de-cluttering process. There has been discussion on possible relocation of some bus-stops.

Councillor Watkin:

What plans are in place for the access to the market?

James Cons:

New ceilings will be installed and a more modern design of lighting.

Cos Constantinou:

The colour of the lighting is very important. White light will be installed which will be a considerable improvement.

Councillor Connal:

It would be good to see the presentation more slowly; would it be possible to walk through the area with one of the architects from Leslie Jones?

James Cons:

Yes: that would be good.

Councillor Giles-Medhurst:

The design opposite the bank is rather stark and angular. Why is the design so rigid and harsh?

James Cons:

This style of architecture was chosen as it is quieter and calmer in appearance.

Councillor Giles-Medhurst:

What will be done to ensure that the night-time illumination will not cause problems for the neighbouring residential area?

James Cons:

The design on evening lighting requires work but technology is available to enable different light levels to be provided at different times.

Councillor Giles-Medhurst:

The walkway by the current market is dismal. How will this be enhanced? How can the through footfall be increased? It is notable that this location is an area where anti-social behaviour is rife.

James Cons:

This is an important route and will be made lighter and brighter. The public conveniences, where anti-social behaviour takes place, will be removed. The whole area will be of better quality and as such will be self-policing.

Councillor Lynch:

Will there be access to the car park from Beechen Grove?

James Cons:

The car park will be retained in addition to the steps although further work is required.

Councillor Martins thanked the representatives from Leslie Jones.

Chair

The Meeting started at 6.30 pm
and finished at 7.15 pm