

High Quality Places

Supplementary Planning Document (SPD)

Draft Stage Representation Form

Ref:
(For official use only)

Name of the document this relates to:

High Quality Places Supplementary Planning Document (SPD)

Please return to: Head of Strategic Planning,
Winchester City Council,
City Offices, Colebrook Street,
Winchester, Hampshire SO23 9LJ
or by email to designspd@winchester.gov.uk

no later than 5pm on Friday 5 December 2014.

This form has two parts –
Part A – Personal Details
Part B – Your representation(s). **Please fill in a separate Part B for each representation you wish to make.**

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details of the agent in 2.*

Title	Mr	
First Name	Ross	
Last Name	Anthony	
Job Title (where relevant)	Planning Adviser	
Organisation (where relevant)	The Theatres Trust	
Address	22 Charing Cross Road, London	
Post Code	Wc2H 0QL	
Telephone Number		
E-mail Address (This will enable us to contact you regarding future stages of the SPD)	planning@theatrust.org.uk	

Part B – Comments on High Quality Places SPD

Use this section to set out your comments on the High Quality Places SPD. Please use a separate sheet for each representation.

3. Name or Organisation : The Theatres Trust

4. Please set out clearly on which paragraph or guideline

Paragraph
number

Part 2 -
Context

Guideline

Other

5. Is your representation:

Supporting

Objecting

Commenting

x

6. Please set out clearly why you are objecting to, or supporting, the specific areas of the SPD. If you are objecting, please set out what change(s) you think should be made to the SPD.

In regards to the issue of Context (Part 2 of the SPD) and Design, the Trust recommends that the SPD also address the issue of designing buildings to minimise noise transfer as an important consideration in ensuring high quality design. While it appears obvious, the Trust is surprised by the number of applications that do not actually consider the use of the neighbouring community and cultural buildings, for example theatres being used at night, church halls being used early Sunday morning, etc.

From our experience across the UK, having a residential use in close proximity to a theatre or a community or cultural facility inevitably creates serious issues for both the venue and the new residents. Community and cultural facilities are both noise sensitive and generate noise. These types of facilities are in operation seven days a week, and at all hours of the day. They are a source of potential noise and vibration from events, amplification, the loading and unloading of production equipment, special effects, and noise associated with audiences and the users of the community and cultural facilities.

In order to safeguard the ongoing operation of your existing community and cultural facilities, development proposals adjoining cultural facilities need to ensure that any new residents will not be disturbed to the extent that Council would be required to take action, e.g. issue a noise abatement order. Given the age and construction of many older community and cultural buildings, it is often difficult to install noise mitigation measures to deal with these issues.

I'd like to point out a recent Planning Inspectorate decision (Reference APP/ X5990/A/12) to refuse consent for conversion of offices to residential adjacent to the London Palladium Theatre, and another decision (Reference APP/K5600/A/14/2222551) to dismiss an appeal for the creation three residential units on the upper levels of the building containing the Finborough Theatre, London (Royal Borough of Kensington and Chelsea). The Inspectors concluded in both cases that there would be harm to future residents living conditions in respect of disturbance from theatre activities and that the long term operation of the theatre would not be safeguarded. The importance of protecting community and cultural facilities is stressed in the National Planning Policy Framework (NPPF) as one of the Core Planning Principles (para.17) and is further addressed in para. 70, which states that in 'promoting healthy communities', planning decisions should 'plan positively for cultural buildings' and 'guard against the loss of cultural facilities and services'.

We therefore recommend that the issue of potential noise from existing facilities is emphasised in the SPD and that the design of new buildings should specifically demonstrate how this will be addressed and not impact on the ongoing operation of the adjoining facility. Item K on page 15 also needs rewording as a community facility is not an 'unneighbourly' use. The section on materials should also include guidance on noise mitigation measures, such as appropriate insulation and glazing.

(Continue on a separate sheet /expand box if necessary)

Data Protection

The information collected will be processed in accordance with the Data Protection Act 1998. The forms will be stored electronically. All representations received will be made available for public inspection, and therefore cannot be treated as confidential. They will be posted on the Council's website and will be available, on request, for public inspection: signatures, email addresses and phone numbers will be redacted.