

REPORT TO CABINET MEMBER FOR DECISION

Open		Would any decisions proposed :		
Any especially affected Wards	Operational	(a) Be entirely within cabinet's powers to decide YES		
		(b) Need to be recommendations to Council NO		
		(c) Be partly for recommendations to Council NO and partly within Cabinets powers –		
Lead Member: Cllr Alistair Beales E-mail: cllr.alistair.beales@west-norfolk.gov.uk		Other Cabinet Members consulted: Cllr Nick Daubney, Cllr David Pope		
Lead Officer: Chris Bamfield E-mail: chris.bamfield@west-norfolk.gov.uk Direct Dial: 01553 616648		Other Members consulted:		
Other Officers consulted: Matthew Henry, Lorraine Gore, James Grant, Emma Duncan				
Financial Implications YES	Policy/Personnel Implications NO	Statutory Implications (incl S.17) NO	Equal Opportunities Implications NO	Risk Management Implications NO
Date meeting advertised: 21 st April 2016		Date of meeting decision to be taken: 28 th April 2016		
Deadline for Call-In: 6 th May 2016				

HUNSTANTON PRINCESS THEATRE

Summary

The report details improvement to be carried out to the access for productions to the Princess Theatre. The Council owns the theatre and is responsible for external areas and the fabric of the building. Cost of works is estimated at £37,500 and is to be funded from the General Properties Reserve.

Recommendation

The Cabinet Member is recommended to approve the proposals to improve the access arrangements for the Princess Theatre and the financial implications as detailed in the report.

Reason for Decision

To improve the Council's asset and enable effective use of the theatre.

1. Background

- 1.1 In 2012 the Princess Theatre was let on a peppercorn rent for a seven year period to Honeystone Productions. This followed a turbulent period for the theatre during which the Council had leased the theatre to C&R Cinemas who had found the operation not to be viable and ceased to operate late in 2011. The let to Honeystone Productions has enabled the theatre to continue to operate as part of the holiday infrastructure for

Hunstanton and at the same time, produced a significant revenue saving for the Council.

- 1.2 The theatre operators have advised that the theatre is starting to perform well and is starting to attract more prominent acts. Inevitably the larger, more prominent acts tend to use larger vehicles for their equipment, with some even having tour buses. The existing width of the rear access road is too narrow to accommodate the larger acts and this can impact upon other users of track, particularly when acts are loading and unloading their equipment.
- 1.3 As part of the lease arrangements the Council is responsible for maintenance of the structure of the facility including external areas and fabric of the building.
- 1.4 Over the last year a dispute has developed with rear access arrangements to the site for loading and unloading of productions. Disputes have arisen from other users of the rear access, who have legal rights of access documented within their Title Deeds, when the access is blocked by acts performing at the theatre.
- 1.5 After detailed investigation of access arrangements to the site it has been established that the Council has ownership of the rear access road but needs to provide rear access to properties to the west of the Princess Theatre that front onto The Green and Le Strange Terrace. The investigations have revealed that the Council owns the full width of the access road to the rear of the theatre and solicitors have been appointed to formally register the Council's ownership with the Land Registry.
- 1.6 In order to continue to provide access while meeting the requirements for the loading/unloading of shows, a scheme has been developed to rearrange the access arrangements in order to maintain access to the neighbouring properties at all times while allowing uninterrupted access to the theatre.
- 1.7 In addition, it is apparent that the wall between the car park entrance and the access to the theatre is in a poor state of repair and requires refurbishment.

2. Proposal

- 2.1 A copy of the proposed access scheme is attached at appendix 1.
- 2.2 Following discussions with Planning Officers it has been determined that the proposal would fit within permitted development and not require a planning application.
- 2.3 Tenders have been obtained for the work required.
- 2.4 The main elements of the proposal are;
- Remove traffic island in car park entrance.
 - Reduce footpath to 1.2m width.
 - Widen access to create loading point with vehicle passing space.

3. Financial Implications

3.1 Capital Costs

The cost of works to create a suitable access are estimated at £40,000. The cost of the works can be funded from the general properties reserve within the Regeneration portfolio.

3.2 Revenue Costs

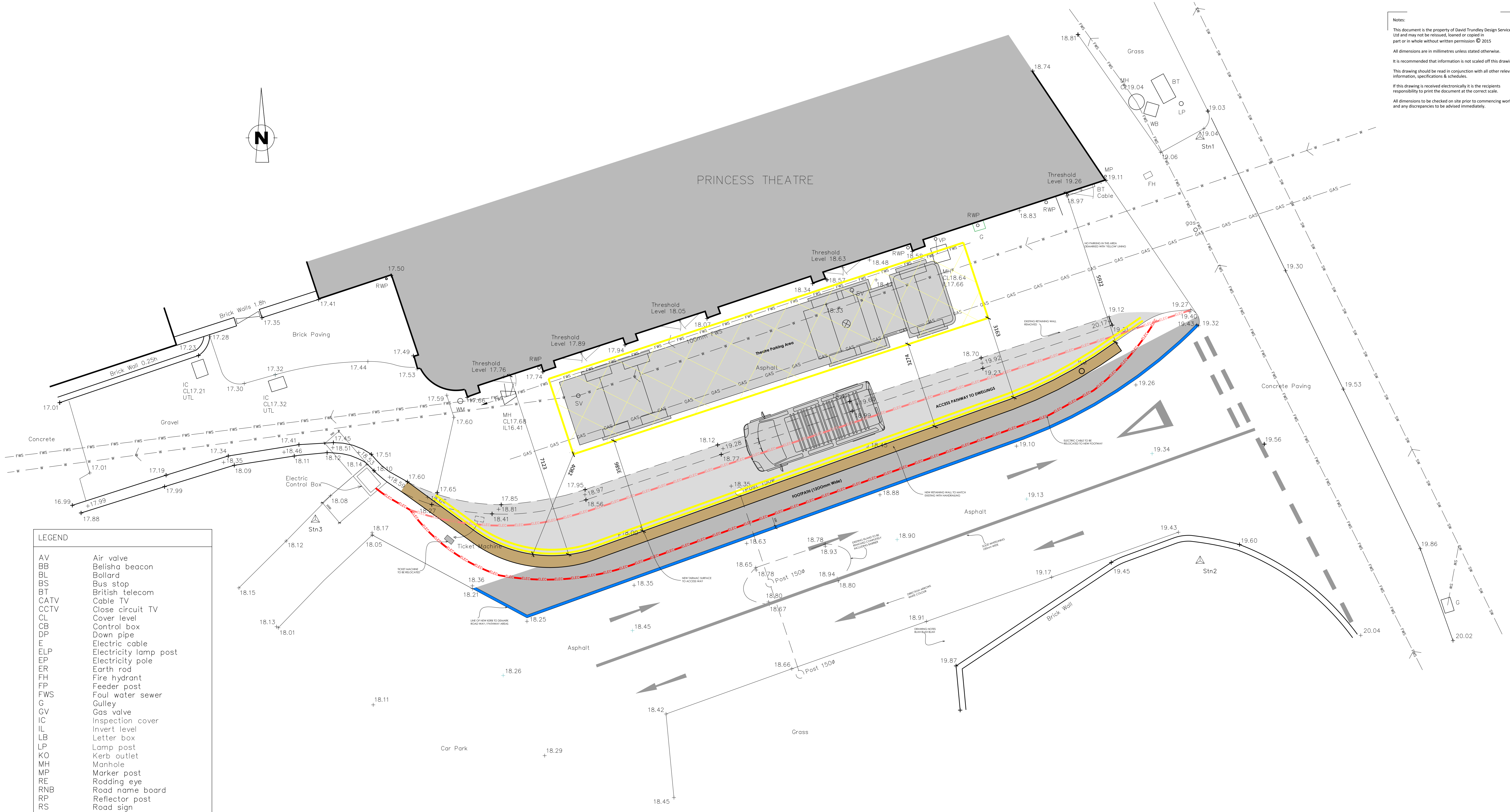
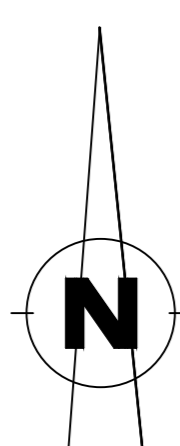
The work will improve the Council's asset and be a valuable addition to ensure that the theatre can continue to operate successfully both in the current lease arrangements and in any new least post 2019.

Signed:

Cabinet Member for

Date

Notes:
 This document is the property of David Trundley Design Services Ltd and may not be reissued, loaned or copied in part or in whole without written permission © 2015.
 All dimensions are in millimetres unless stated otherwise.
 It is recommended that information is not scaled off this drawing.
 This drawing should be read in conjunction with all other relevant information, specifications & schedules.
 If this drawing is received electronically it is the recipient's responsibility to print the document at the correct scale.
 All dimensions to be checked on site prior to commencing work and any discrepancies to be advised immediately.



LEGEND

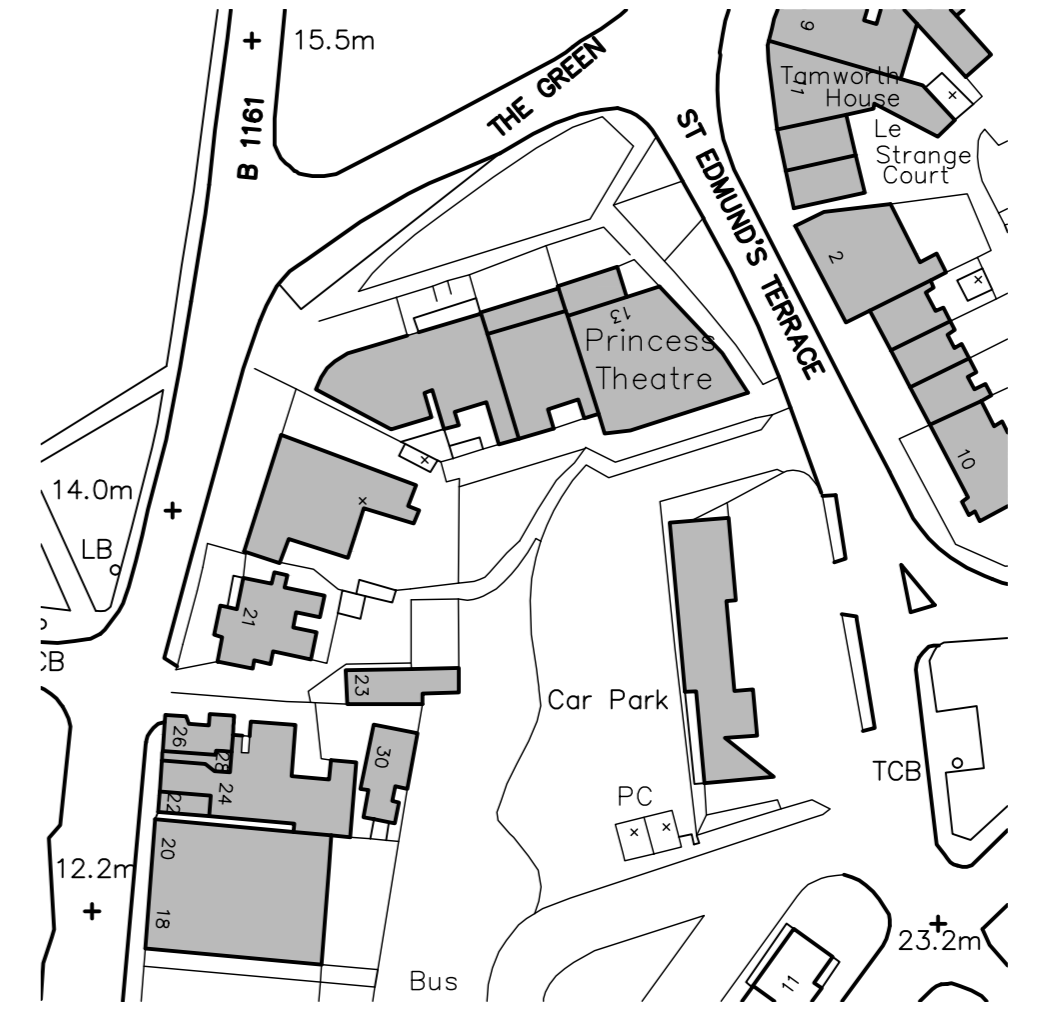
AV	Air valve
BB	Belisha beacon
BL	Bollard
BS	Bus stop
BT	British telecom
CATV	Cable TV
CCTV	Close circuit TV
CL	Cover level
CB	Control box
DP	Down pipe
E	Electric cable
ELP	Electricity lamp post
EP	Electricity pole
ER	Earth rod
FH	Fire hydrant
FP	Feeder post
FWS	Foul water sewer
G	Gully
GV	Gas valve
IC	Inspection cover
IL	Invert level
LB	Letter box
LP	Lamp post
KO	Kerb outlet
MH	Manhole
MP	Marker post
RE	Rodding eye
RNB	Road name board
RP	Reflector post
RS	Road sign
RWP	Rain water pipe
SC	Stop cock
SP	Sign post
SV	Sluice valve
SWS	Surface water sewer
SY	Stay
TBB	Telephone pole box
U/C	Unknown cover
UTL	Unable to lift
WB	Waste bin
WM	Water meter
WO	Wash out
W	Water

LOCAL GRID COORDINATES

STN	EASTING	NORTHING	LEVEL	REMARKS
1	500.000	516.036	19.059	NAIL
2	500.000	500.000	20.000	NAIL
3	466.562	501.556	18.111	NAIL

All levels related to Stn2, arbitrary value 20.00 metres.

NOTES:
 This drawing is copyright and may not be reproduced without the permission of A & B Surveys.
 Drainage pipe sizes (where shown) have been determined from the surface and should be regarded as approximate only.
 Tree species (where shown) should be treated with caution and expert identification is advised.



LOCATION PLAN
 Scale: 1:1250

A	18.04.2015	NEW ENTRANCE WALL BE POSITIONED, VEHICLES AND DIMENSION ADDED
18	18.04.2015	REVISION DESCRIPTION

trundley
 DESIGN SERVICES
 www.trundley.com
 Salgate Barn
 Hildington Road
 King Lynn
 Norfolk
 PE34 4BY
 Tel: 01553 617200
 Fax: 01553 617874
 Email: enquiries@trundley.com

Project Title:
BOROUGH COUNCIL KINGS LYNN & WEST NORFOLK

PRINCESS THEATRE ACCESS ROAD ALTERATION

Drawing Title:
PROPOSED PLAN

Scale: 1:50 @ A0 Date: 2015 Drawn: TN/ LRTG

Drawing Number:
15-L33-P002A

Checked by: Date:

If this drawing is unsigned in the check box then the drawing is an unauthorised issue and should not be used for any purposes