



## Old River Lane Delivery Board Minutes

East Herts Council

Wednesday 19 January 2022

Via Zoom

12pm noon

### Present

Cllr Linda Haysey (LH) Chair

Cllr Eric Buckmaster (EB)

Cllr Mione Goldspink (MG)

Cllr David Snowdon (DS)

Helen Standen (HS)

Richard Cassidy (RC)

Rob Mayo (RM)

James Ellis (JE)

Ben Wood (BW)

Georgia Adamson (GA)

Steven Linnett (SL)

### References

East Herts Council (EHC)

Hertfordshire County Council (HCC)

**LH opened the meeting and apologies were noted.**

### **1.0 Declaration of any conflicts of interest**

DS confirmed he is on the Bishop Stortford Business and Improvement Group and he also sits on the parking subcommittee (linked with item 4).



## **2.0 Welcome and minutes from previous Delivery Board meeting on 15 December 2021**

Minutes showed David Snowdon as being present. Incorrect, DS name to be removed from the 15<sup>th</sup> December minutes.

## **3.0 Risk Register**

RM talked the Board through the updated Risk Register.

A public consultation exercise was undertaken in August which has returned very positive support for the Arts Centre.

Public face-to-face consultation events will be arranged following the SPD Steering Group meetings. Details to be confirmed.

MG commented that on the risk register, risk 1, 2 and 3 the risk update has not changed for a considerable amount of time and that these are serious risks that are ongoing and what effort can be made to reduce these risks.

RM confirmed the comments in red are the latest updates and apart from this there are no other updates.

BW commented that MG has a valid point and confirmed the main issue for this is because of COVID, with shortages on staff and supplies which is what is slowing the process down.

LH informed the group that herself and Richard Cassidy met with the CEO of Stansted Airport and they are actively recruiting for 600-800 people currently for the high demand during the summer.

The TRO for the NGE MSCP has been prepared in draft form. The project team has regular meetings with JK-M and the parking team – latest meeting 06/01/22.

Cityheart are consulting with Waitrose to identify acceptable highways and parking solution – a meeting will take place 2<sup>nd</sup> March.

Procurement challenge is dealt with in the Development Agreement and Development Management Agreement and by following correct procurement procedure



## **4.0 Northgate End**

RM gave the Board an update on Northgate End.

### **4.1 Residential**

The roof tiling is well progressed and is ongoing. The window installation and curtain walling are well progressed and are ongoing. Masonry works are up to 3rd floor. First fix M&E to apartments to the 1st and 2nd floors are completed. Closing up of walls and ceilings to the 2nd floor has commenced, and tape and jointing has commenced on the 2nd floor. 1st fix M&E to the apartments on the 3rd floor are ongoing.

### **4.2 MSCP**

Structural toppings to parking decks and ramps completed. West ramp brick cladding is ongoing and is between 3rd and 4th floors. East ramp brick cladding is between 1st and 2nd floors. Mastic asphalt to the 3rd and 5th floors is completed. Both A & B core safety fixing and roof coverings are completed. M&E works are ongoing.

### **4.3 Culvert works**

Calfordseaden have issued a partial completion certificate for the culvert, which is now open to the public. The final tree planting was undertaken before Christmas and vegetation has established itself well.

### **4.4 Emergency Exit**

A meeting was held on 11th January with Robert Smyth, who has agreed that access rights via Yew Tree Place will be granted to EHDC; he will consult with the HCC in-house solicitor. It was agreed that both parties' solicitors will rectify this issue expeditiously.

MG stressed the residents' concerns with the last few trees that are standing and that they are concerned these trees are going to be removed. MG asked if there can be trees or plants planted to replace these in a different location. RM advised if it is possible these trees will be retained.



## 4.5 Meeting with Local Residents

A meeting was held with Yew Tree Place (YTP) residents and Cllr Goldspink on 12th January where a number of issues were discussed and it was agreed these would be brought to Board for consideration.

4.5.1 Restricted hours of operation. It was requested by residents that the NGE MSCP be closed with no vehicle entry/exit after midnight. It was suggested that the hours of operation for Jacksons Square could be changed to allow people to recover their vehicles during the evening to support and encourage the night-time economy.

TJ advised that the key issue is that Northgate End is being built to support the ORL regeneration and the night time economy that will also be linked to the arts centre, and that we need to be mindful of this.

MG thanked TJ and RM for meeting with the residents. The residents did express their distress and problems with the development and car parking hours, and that their lives have been changed forever due to this development and their voices should be heard.

MG also stated the residents referred back to the planning permission that was initially given in February 2019, and condition 36 stated that there should be no entry to the carpark after 11pm, and the residents are hoping that a restriction could be put in place on exiting of the car park.

TJ and GW stressed the importance of people being able to remove their cars from the car park. EB also agreed with this point.

RM showed the meeting a timeline of correspondence and meeting minutes which illustrate the thinking behind the decision-making process during 2018 and 2019, leading up to granting of the planning permission in 2019. RM explained that the wording in condition 36 is precise and is not accidental – the condition does not restrict vehicle exit after the vehicle entry gates are closed at 24:00.



LH asked if the Members of the board agree that this is the best way forward; the majority of Members agreed. Noted MG objected to this decision.

4.5.2 Tree planting in the surface carpark. The residents requested that Delivery Board gives consideration to tree planting in the rear surface carpark (instead of the 15 parking spaces adjacent to the YTP boundary) to help reduce the visual impact of the MSCP. This was discussed by Delivery Board in the 15 December meeting. In a meeting with the parking team on 1st December it was indicated by Dominique Kingsbury that these surface carpark spaces would be considered to be prime, and if the MSCP was fully occupied throughout the year, the loss of the 15 spaces adjacent to YTP might have an opportunity cost of £22,222.

#### **TJ fed back to the Board what the impact of this would be**

- There is an additional cost that would need to be considered for purchasing and planting the trees. No cost until we know how many trees would go into this space.
- Feedback from Ian Sharratt and his team and the practicality of planting trees within this car park, there would need to be an arboricultural assessment to look at how, where and what trees could go into this space.
- They also recommended they would never recommend in a new build for trees to be planted within 10metres of the structure and this is to do with the tension impacted and root invasion.
- There would be an ongoing maintenance cost on the trees £50-£500 per tree per year.
- SL stressed his concerns on increased insurance claims if this area is not kept very clean on a regular basis due to slip hazard.
- MG commented if these trees will cause real problems and extra cost then this may not be the best idea but she does feel for the residents and if there is anything else we can do we should do it.
- MG asked if removing parking spaces could still be considered.
- GW advised this was considered by planning and the DMC.



- DS commented that he has sympathy for the residents but this cost is extremely high, DS asked if acoustic boarding had been considered.
- TJ confirmed this has not been looked at as an option and the issue is that it is difficult to manage acoustic boarding at this site for a number of reasons that it would have to be at a certain height and it would not look much better and may even be at a higher level.
- EB advised he does not think it is appropriate to lose these 15 car parking spaces.

**LH confirmed that RM and TJ will reply to the residents and thank them explaining with a detailed explanation that tree planting has been discussed and considered but the practicality of this is something the Council cannot consider.**

**LH asked the Board if they are happy with this decision. Majority agreed. MG confirmed she would like to abstain.**

4.5.3 Waitrose parking in the 12 remaining surface carpark spaces. The possibility of licensing the remaining 12 spaces to Waitrose for staff parking (at a commercially agreed rate) would also reduce the number of vehicle movements, particularly during the evening, thus reducing possible disturbance to some of the YTP residents at night when movement sensors will activate the external lighting.

### **TJ talked the Board through this recommendation**

GW asked TJ if conversations have been had with Waitrose and we do know if they want these extra spaces.

RM confirmed the conversation he has had with the Waitrose manager is they are very short of staff parking. The discussions with Waitrose will continue.



LH asked if Northgate End is on target to open. RM confirmed the works are on target to finish by the end of May

## **5.0 Vodafone fibre relocation**

The s278 highways works have progressed well other than the discovery of a Vodafone fibre cable buried in the north/west grass verge along Link Road which was brought to the attention of Delivery Board in December. This will have to be relocated and may impact on completion of the highways works, possibly to the end of July. Real (Rydon) and their highways contractor Crown are working with HCC Highways and Vodafone to minimise any delay and mitigate any operational impact. Discussion will also be held with Planning to seek partial condition discharge to allow the MSCP to open in May as planned. Our Employers' Agent at Calford Seaden has confirmed that Real are liable for any additional costs resulting from this issue.

## **6.0 SPD Steering Group and Consultation**

Two SPD Steering Group meetings have been held before Christmas, and the third is expected to take place by the end of January with others to follow. George Pavey will issue a timetable in the next few days. Following the SPD, public consultation and engagement will take place as part of the design development and planning process.

## **7.0 DA and DMA Update**

A few issues remain outstanding in the three legal documents relating to procurement challenge, judicial review, and forfeiture, which are expected to be agreed by the end of the month. The next page-turn meeting is scheduled for the end of January, which is expected to be the final meeting and will be attended by Richard Cassidy.

## **8.0 Arts Centre Update**

The Steering Group has approved the Meadowcroft Stage 3 design brief, which has been issued to Cityheart and Glenn Howells to inform design development



during and following the SPD process. Cityheart will issue an updated cost plan in the near future, which the project team will use to consider value management. The next steering group meeting will be held in February following the value management process

**Date of next meeting: Wednesday 2 March, 17:00 -18.30pm**