

NORTH AREA COMMITTEE MEETING (PLANNING ITEMS)

17th May 2012

Amendment/De-brief Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **12/0368/FUL**

Location: 49 St Albans Road, Cambridge

Target Date: 14th May 2012

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **11/1501/FUL**

Location: The Grove, Arbury Court, Cambridge

Target Date: 16th May 2012

To Note:

The manager of the Arbury Community Centre has made a further representation to the planning application. The representation is neutral and does not object to the application. It only makes comments about the factual inaccuracies of the planning statement.

The comments can be summarised as follows (paragraph numbers of planning statement are referred to):

- 2.5 It is incorrect that the community centre kitchen is inclusive to the hall. The kitchen and hall can be hired separately;

- 2.6 No complaints have been registered by either the Arbury Community Church, who use the hall prior to the Sikh Society or the Sikh Society.
- 2.12 The building has limited use as a community centre if it can only be hired for external events providing that they accord with Sikh principals and practice. Other community centres such as the Arbury Community Centre do not apply such stringent rules.
- 3.5 The statement refers to policy 5/12 of the Local Plan, where proposals to develop new or existing community facilities will be permitted for which there is a local need. It is the Managers opinion that there is no local need, as the Sikhs do not live locally to Arbury.
- 4.5 The Manager disagrees that the proposal is unlikely to contribute to the local economy as the facility will be open during times that do not coincide with shop openings and the Arbury Court car park may well on occasion be filled with vehicles of those attending the Sikh centre thereby denying parking to shoppers and thereby negating any potential gain to retailers. Indeed it could be argued that regular shoppers may go elsewhere if parking becomes problematic.

There are differences between the description of the use of the building as posted on local notice boards and that described within the formal planning application, such as terms and conditions of use of the building.

Concerns about car parking for the facility and that the application does not provide a clear indication of the correct use of the building.

Officer Comments:

- In this application it is clear that the community use facility shall be available to those who agree to the terms and conditions of its use, which will include that those hiring the premises accord with the wishes and principles of the Sikh Society. It is the same with other facilities that are available for hire, users must agree to use in accordance with the terms and conditions and if they cannot do so, the facility will not be hired. It is not for the Planning System to become involved with controlling the hire of the facility and the terms on which this should be done. I consider that the application information has been transparent in this respect.
- Policy 5/12 of the local plan continues to say that the development of City-wide or Sub-regional community facilities will be permitted if they are provided in sustainable locations. I would argue that this facility would cater for a City-wide need, given the exponential growth of the Sikh Community in Cambridge. The application site benefits from good cycle links across the City and there is a regular bus service that has extended hours, which will meet the proposed opening times of the new community facility.
- The facility may be open between the hours of 7 am to 11 pm Monday to Sunday, including Bank Holidays and Public Holidays. I would expect that

during these hours, there is likely to be some economic contribution to shops in Arbury Court, such as the bakers who open early, through to Budgens, who close late. In addition to the car parking facilities that will be provided for on site, there are two public car parks in close proximity and I consider that these three areas will be sufficient to cope with the demand of 50 worshippers as well as those shopping and using other facilities in the local area.

Amendments To Text:

Pre-Committee Amendments to Recommendation:

The wording of condition 2 should be as follows:

The approved use shall only be open between the hours of 07:00 hrs and 23:00 hrs Monday to Friday, Saturdays, Sundays and Bank Holidays unless prior agreement is sought from the local planning authority.

Reason: To protect the amenity of nearby residents. (Cambridge Local Plan 2006 policy 4/13).

DECISION: