

NORTH AREA COMMITTEE MEETING – 22nd September 2011

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: **11/0727/FUL**

Location: The Cambridge Guest House, 201 Milton Road, Cambridge

Target Date: 18th August 2011

To Note: Advice from Building Control has been sought in relation to the retrospective independent annex. Building Control has not approved this element and subsequent contact will be made with the applicant in order to follow up.

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **09/0731/FUL**

Location: 107 Darwin Drive, Cambridge

Target Date: 1st October 2009

To Note:

Further representations received

81 Letters of support have been received from members of the Shah Jalal Community House.

The representations make the following points:

- The Community House provides a service for the growing needs of the Bangladeshi community.
- The centre is a not for profit organisation and is a registered charity.
- The annual cost of running the centre is totally self reliant on local residents and

- the growing number of youngsters who have benefited from the centre.
- Prior to the 2006 permission, the community met in each other's houses and at Chesterton Community College and St Luke's School for almost 10 years.
 - The Community House serves the multiple needs of people of faith, and the non Muslim community in the local area. This is through public engagement which makes a real difference to the local community.
 - The centre is uniquely positioned to provide solutions to real challenges, deprivation, poor social cohesion and underachievement.
 - The extra space is required to meet those challenges.
 - The centre gives so much to young children.
 - Inclusion and provision of facilities for women is much needed.

Management Plan

The Community House has submitted an interim mission statement, which includes some details of the management of the premises.

I have attached a copy of the mission statement and management plan to the amendment sheet.

Officer Comments

The mission statement includes some details of the management of teaching classes by the individual tutor. The statement does not however detail any practical measures for enforcing this through the week. The number of members of the centre far exceeds the maximum 20 person limit on the premises, therefore in my opinion a more vigorous and detailed management plan is required.

Amendments To Text:

An incorrect plan of the proposal was attached to the agenda. I have attached the correct plan of the proposed extension.

Pre-Committee Amendments to Recommendation: No amendments.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: **11/0776/FUL**

Location: Land To Rear Of 43 - 59 Elizabeth Way, Cambridge

Target Date: 5th September 2011

To Note:

Paragraphs 8.14 and 8.25 – I refer to 5 external car parking spaces. To clarify, the development provides a total of 11 car parking spaces, which includes the garages, external car parking spaces and a visitor space.

Paragraph 8.5. Construction work is likely to begin in spring 2012 rather than spring 2011.

Location Plan and Site Plan

The location plan attached to the report does not accurately reflect the red line of the application site. I have attached a revised location plan.

The block plan now includes dimensions for all of the car parking spaces, as requested by the County Council Highway Officer.

Amendments To Text:

Paragraphs 8.20 and 8.22. Drafting error. These paragraphs should read:

8.20 In my opinion the proposal adequately respects the residential amenity of its neighbours and the constraints of the site and I consider that it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7 and 3/10.

8.22 In my opinion the proposal provides a high quality living environment and an appropriate standard of residential amenity for future occupiers and I consider that in this respect it is compliant with Cambridge Local Plan (2006) policies 3/4, 3/7, 3/10 and 3/12.

Pre-Committee Amendments to Recommendation: No amendments.

DECISION:



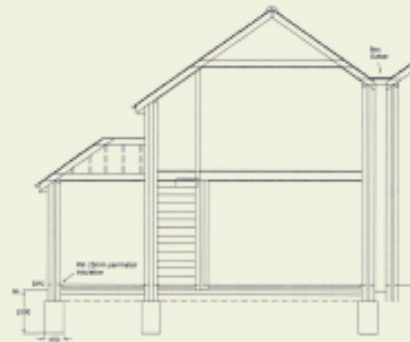
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



Section



Proposed Front Elevation



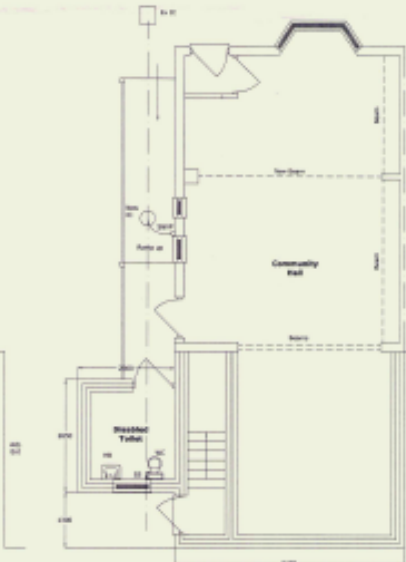
Proposed Side Elevation



Proposed Rear Elevation



Roof Plan

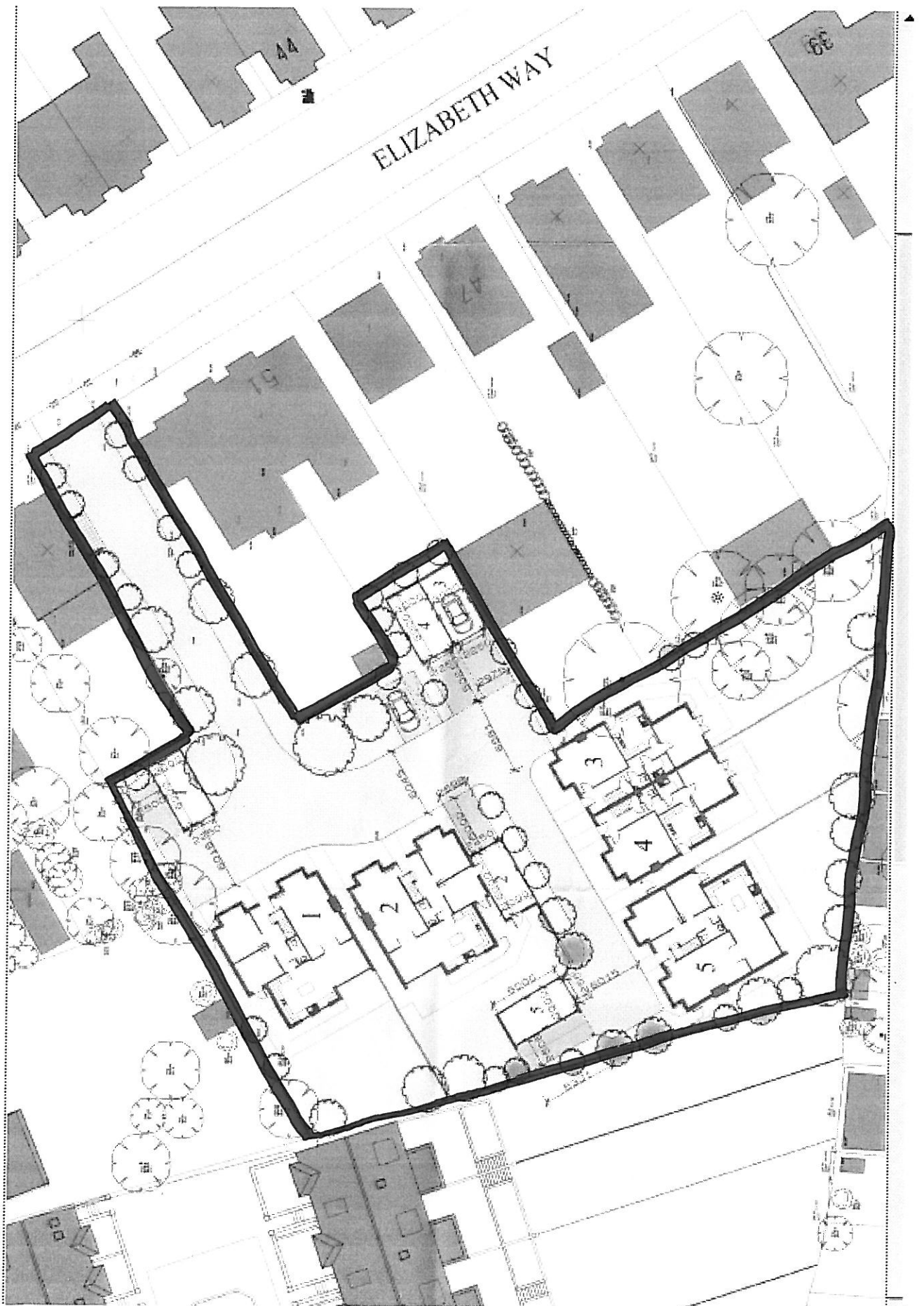


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Proposed Extension at
 Bangladeshi Community Centre,
 107 Darwin Drive, Cambridge

11/0776/FuL



*Happy to take comments on this
but is not the next plan*

SHAH JALAL COMMUNITY HOUSE 107 DARWIN DRIVE, CAMBRIDGE, CB4 3HQ

The Community House was established in 2004, to provide a service for the growing needs of the Bangladeshi Community, who reside in Darwin Drive, Akeman Street and the neighbouring streets. The Centre is a not for profit organisation run by a group of trustees and a management committee. The organisation is a UK registered charity.

The purchase of the Centre was totally funded by the local residents and to date, the annual cost of running the Centre is totally self reliant on the residents and the growing number of youngsters who have benefited from the Centre.

The Centre had been given planning permission in 2006, with many restrictions. Yet, it has worked around these restrictions for the better of the local residents.

Prior to this, for almost 20 years, (since 1984) the Community met in each other neighbours houses. We were also fortunate of being able to use the facilities at both Chesterton Community School and St Luke's school for almost 10 years. Both the schools seized upon the opportunity of getting extra help from the local community in terms of furthering the educational needs. The need at St Lukes was so great that we had 4 class rooms allocated to us, after 3.30p.m weekdays and all day weekends.

It is clear the Community House necessitates to serve the multiple needs of the people of faith and Non Muslim community in the local area through engagement and to make a real difference to the local community.

It is clear from the Trustees of the Community House that it is uniquely positioned in the area to provide solutions to real challenges: where there is deprivation, poor cohesion and underachievement. The Community House has been in the credible position of really engaging with the community. The Community House has been tackling some of the social exclusion and integration issues which have been very much exposed in the local area.

TRUSTEES OF THE CENTRE

From the onset, the Centre has been managed by Hiron Ali, Albab Miah and Professor Rehan Uddin. They have been supported by other members of the local community.

THE PURPOSE OF THE CENTRE

The Centre has been at the forefront of establishing community cohesion and integration. The aims of the Centre have been:

Improving and safeguarding the local children – in particular from the early 1990's, where we would often see the young children being picked up from the street during weekends and weekday evenings by unknown groups and taken to parks, places of entertainment etc. The trustees saw this as some form of grooming and we started to see the bad signs of drug dealing, alcoholism etc. in children as young as 10 years old.

Mainstream education – the need to tackle underachievement in Primary and Secondary schools. This was spearheaded by Dr Abdul Mabud, who in conjunction with the various schools tackled this from the core. The community appreciates the help which was provided by Mrs Faulkner (tutor at St Lukes), Mr Al Gore and Rex Freeman (tutors at Chesterton), amongst many others. Cambridge University at one point provided one to one student mentors to the youngsters. Again, this was spearheaded by Nacer Dali, who still works for Cambridge City Council.

Going back a decade, the result has been staggering. Those who benefited from the Centre and still reside in the area have achieved huge success in terms of career development: doctors, senior banking management, ACCA/CIMA qualification, general management, investment bankers etc. In fact, if you were to knock on any of the 60 residential Asian properties in the locality, we will find at least 1 resident who has succeeded to that level.

Cultural awareness – many of the residents are of Bangladeshi descent and the need to have knowledge of their origins is a key asset in integrating within the British society. The understanding and education this country has provided is an everyday “banter” at the Centre.

Learning the faith – one of the major’s of the Centre. Each day, there are faith classes for the local residents. The age group range from 5 years to 30 years. Obviously, the classes are arranged in similar age groups and or level of achievement, the class size is always kept to a maximum of 20 attendees (including the tutor) at any one time.

Youth club – a huge success for over 25 years. This was established with help from Nacer Dali. It has since been continued by the Centre. Youth clubs are run by PC Jamal Ali (a police officer with Cambridgeshire Constabulary). During the last 5 years, he has tackled drug issues, racial harassment and anti-social behaviour amongst many other localised issues.

Place of worship – The Community House serves as a place where Muslims come together for Salah (Prayer) and learn more about Islam. The congregation is wonderfully diverse comprising of people from many different backgrounds and nationalities, local residents and students.

FORWARD PLANNING

The Community House is an established core of the local community.

The management comprise of

Chairman Hiron Ali

Vice Chairman Albab Miah

Secretary Sadek Choudhury

Treasurer Professor Rehan Uddin

Members: 120 youngsters – age from 5 – 18.
Elders of the community – numbering about 40
Any other residents who would like to see the centre make a difference to the local area.

General guidance on the day to day running of the Centre is sought from Dr Abdul Mabud as and when required.

Day to day running of the Centre:

The Centre employs the services of a full time tutor, who speaks fluent English, Arabic and Bengali languages who is fully funded by the local community. He has been a key asset during the last 4 years.

He also leads the sessions for quiet contemplation during various hours of the day for the local residents.

Trustee's roles

Refer to the constitution.

Access to the centre

The users of the centre predominantly live in Darwin Drive and Akeman Street and the neighbouring areas. Therefore all users come to the centre by foot.

During the last 12 months the management have been very careful in ensuring that only 20 students and residents are using the premises at any one time. This has been achieved by grouping the various teaching classes at different times of the day. There have been a few instances where we have exceeded this number; however the management have addressed it with the tutor immediately. Nevertheless it is very unfortunate that he is turning away members who want to use the Centre, especially the young children.

Furthermore, due to faith reasons there is a requirement that male and female users have separate access and at times the Centre holds very important and interesting events where both male and female users want to attend. However due to limited spaces the Centre is unable to accommodate both girls and boys and therefore one of the groups would always miss out.

Fire and Health & Safety

We have a trained first aid member to deal with any first aid issues. The centre has both front and back exits for emergencies.

Management of the numbers

Classes – the teaching classes are split into small groups in order to accommodate everyone and comply with the restriction of 20 people at any one time.

Daily prayers – we have started to split the prayers into two for each prayer time so we comply with the restriction.

Friday prayers – we have started to hold two meetings within one and half hours for the Friday prayers because of the increase in numbers. However this has been very costly for us as we have had to hire another Imam to lead the second meeting, therefore this is not sustainable in the long term.

Note: once there are 20 people within the premises we do not allow any others unless someone leaves.

LONG TERM PLAN

Extension – this would make the property more user friendly and improve the facilities and appearance of the building.

Library facilities – to improve the current facilities and have a separate library area and have them available to users. Currently we have a couple of shelves in the main hall and some are kept in the kitchen upstairs.

Advice centre – the local residents will have access to trained staff to discuss local issues and any personal needs.

Meeting rooms – the local community will have access to hire out the Centre in accordance with the terms and conditions for meetings.

Increased capacity – to meet the demand of the increasing number of residents in the local community.

Friday prayers – increased capacity required between the hours of 12:30pm and 2:00pm on Fridays to accommodate the growing number of users.

Ramadan prayers – late night prayers during the month of Ramadan, formalise hours between 12:45 am to 2:15 am.