



Dear Councillor

DEVELOPMENT MANAGEMENT COMMITTEE - MONDAY, 17 APRIL 2023

I am now able to enclose for consideration at the above meeting the following reports that were unavailable when the agenda was printed.

**Agenda Item
No.**

LATE REPRESENTATIONS(Pages 3 - 6)

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DEVELOPMENT MANAGEMENT COMMITTEE – 17th April 2023

LATE REPRESENTATIONS SUMMARY

3(a) 22/00905/FUL - Proposed detached dwelling- Land Rear Of 9 High Street, Alconbury Weston

There are no late representations for this item.

3(b) 20/00318/FUL - Change of use from bakery and cafe to fish and chip shop and restaurant/take away including rear extension, front veranda and replacement extraction system/flue (retrospective) - 20 Green End Road, Sawtry, Huntingdon, PE28 5UX.

There are no late representations for this item.

3(c) 21/00415/FUL – Conversion of existing church parish hall into four residential units – The Church Hall, Ramsey Road, St Ives, PE27 5BZ.

Additional information has been provided by the applicant on the following:

- Details of local venues in the immediate vicinity – 800 meters
- Re-ordering plans for the Church.
- Information on the lack of use of the hall recently.
- Note on history of hall prepared by the Vicar.
- Note on condition of hall.

Below is a summary of the key points:

Details of local venues in the immediate vicinity – 800 meters

- Burgess Hall – Can be hired for large or small events. Ample parking available.
- Westfield School – The hall can be hired for meetings or to run a club event. Ample parking.
- Slepe Hall – One large hall (200 people) and 1 room (50 people for hire. Ample parking.
- Methodist Church – Can offer a venue to hold an event within the church.
- Corn Exchange – offers both small and a large area for hire. Limited parking outside hall.

- Free Church – can offer a venue to hold an event within the church. Limited parking outside hall.

Information on the lack of use of the hall recently

3 regular hires (martial arts and 2 fitness clubs) and 2 private party hires in 2019, 1 club hire (martial arts) in 2020, used for foodbank storage and packing during the pandemic. No hires in 2021.

Note on condition of hall

- No parking on site. Double yellow lines in the immediate vicinity. A cycle lane is immediately outside the front of the site which causes difficulties for loading/unloading.
- Does not provide adequate disabled access as there is no level access.
- New heating system required, new kitchen required, new lighting required, new lavatories required and considerable structural work required.

Assessment against Policy LP22

Officers have considered the additional information alongside the original submitted information.

Policy LP22 (Local Services and Community Facilities) states:

Where permitted development rights do not apply a proposal which involves the loss of a local service or community facility will only be supported where:

- d. an equivalent service or community facility will be provided in a location with an equal or better level of accessibility for the community it is intended to serve; or
- e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:
 - i. there is insufficient community support for its continuation; or
 - ii. reasonable steps have been taken to effectively market the property for its current use without success.

Policy LP22 outlines that Local services and community facilities include, but are not limited to, shops, public houses, places of worship, cemeteries, health centres, libraries, fuel filling stations and public halls.

As LP22 covers a wide range of different local services and community facilities, members should note that the evidence base will vary from case to case. Each case/use should be assessed on its own merits. For example, fuel filling stations are very different from public houses, and public houses are very different from a public hall community facility.

In this particular case, the community facility relies on a booking system. Customers would book the facility ahead of time. It is not a place where you can just turn up to use the facilities.

Therefore, the applicant can quantify the demand for the service. The above information demonstrates that there is insufficient community support for its continuation given the lack of bookings over the last few years. The above information also demonstrates that there are multiple alternative community facilities in close proximity to the site which have better levels of accessibility for the community it is intended to serve. It also clearly outlines the amount of repair/refurbishment that is required to bring the building up to standard.

Officers note that the property has not been marketed.

Part e. of Policy LP22 states:

- e. it demonstrates that there is no reasonable prospect of that service or facility being retained or restored because either:
 - i. there is insufficient community support for its continuation; or
 - ii. reasonable steps have been taken to effectively market the property for its current use without success.

The policy clearly says that either e.i. or e.ii. must be addressed. In this particular case, when considering the information submitted against the particular use of the site, Officers are satisfied that e.i. has been addressed and therefore do not seek marketing information. It is the view of officers that the submitted information is sufficient in order to address the loss of the community facility and the requirements of Policy LP22.

Officers withdraw the first reason of refusal (principle of development).

Given that there have been objections on the basis of the principle of development, a 14 consultation on this submitted information is currently being carried out to allow comments on this. Notwithstanding the resolution of Planning committee, if a material consideration is raised from the 14 day public consultation, Chair and Vice Chair will be consulted.

Members should note that revised drawings were also sent to Officers which showed the removal of the front 2m fence and proposed obscure glazing on the 1st floor bedroom window on the south facing elevation serving unit 3. Officers have not accepted these drawings for consideration given that they do not overcome all the harm identified. Therefore the 2nd, 3rd and 4th reasons for refusal remain.

RECOMMENDATION

Members should note that Officers have withdrawn the first reason for refusal (principle of development.) However, the second refusal reason (visual impact), the third refusal reason (overlooking) and the fourth refusal reason (overdevelopment) remain.

Members should note that the Officer recommendation has been amended to:

MINDED TO REFUSE – subject to the conditions, the outcome of the public consultation, and to delegate the authority of the final decision to Chief Planner in consultation with Chair and Vice Chair.

3(d) 22/00617/FUL –Erection of 4 bed dwelling - Land Rear Of Riverview Inn, High Street, Eairth.

There are no late representations for this item.