

ANNEX 1

GRAND CINEMA, RAMSEY DEVELOPMENT BRIEF

RESPONSES

1 – action taken

2 – not within the remit of this document

3 – no action taken

Respondent	Resp no.	Comm No.	Comment	Response	Action
Resident	1	1	Support provision of community facilities, especially a community hall and rooms for committee meetings	Noted	3
		2	Do not support provision of retail given current slump in demand	Noted	3
		3	Do not support removal of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		4	Do not consider more flats in Ramsey are needed	The provision of additional dwellings in the town centre is intended to boost the viability of the town and its services, and will help to deliver the community facilities on this site.	3
Resident	2	5	Recommend use of old features such as stained glass windows in the design of the new building	Noted	3
Resident	3	6	Notes that Newtown Green could be developed and would prefer partial retention due to use by children as play area	Newtown Green would not be affected by the development	3
		7	Will there be portaloos provided between demolition of existing and provision of replacements?	This is a detailed consideration nit appropriate for consideration at this stage.	3
Resident	4	8	Regrets demolition of existing building	Noted	3
		9	Recommends retention of Grand façade as a front to the new development	This is a technical possibility but it may or may not be a practical solution. Noted	3
		10	Retain front portion at least of No. 29	This would be difficult to achieve due to its position on the frontage and the potential	3

				relationship of building to the rear	
		11	If New Road car park to be developed, alternative spaces should be provided elsewhere (eg Health Centre area)	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
Resident	5	12	Do not support residential property facing onto Great Whyte or more residential development in general	The provision of additional dwellings in the town centre is intended to boost the viability of the town and its services. The Council is promoting community uses on the frontage	3
		13	The whole site should be developed for the benefit of Ramsey not to the benefit of a development company	The development has to be viable to be implemented, otherwise the community facility will not be provided	3
		14	Does not accept development on car park	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		15	Where will the library customers park?	By having the library located close to the centre of the town and public transport routes, it is intended that visitors would not necessarily be reliant on private transport. No additional spaces are considered necessary.	3
		16	Cinema should be replaced by a major new facility for the town, including meeting space, youth activities, shows, dances etc	Noted but such facilities need to be viable to be delivered, including on-going maintenance and management. The Grand site is just one of a number of sites being considered for community uses.	3
Resident	6	17	Does not accept loss of parking on New Road	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town	3

				centre	
		18	Recommends small scale theatre to double as conference hall, meeting space	It is intended that the community facility will provide for some of these needs, but not all. Other sites are being considered to provide appropriate additional facilities.	3
Resident	7	19	Requests compensation for any development on the car park land as this was originally CPO'd from his father.	This is not possible as the land is now in the control of the District Council, compensation having already been paid at the time of the CPO.	3
		20	Does not accept loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
Development Control Panel	8	21	Requests that Cabinet extends Mews Car Park to compensate for the loss of spaces in New Road.	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
Ramsey Town Council	9	22	Under no circumstances should development of the Grand site remove the car park in new Road	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		23	Would support some form of retail in the lower part of the frontage	Noted, but only possible if viable.	3
		24	A community facility would require additional parking	Not necessarily. Being located in the town centre, the facility would be close to public transport.	3
Resident	10	25	Would prefer to keep the cinema	Noted	3
		26	Relocation of library to the site would be a good idea	Noted	3
		27	Recommends leafleting in local shops and advert in newspaper	Adjacent and nearby properties have been leafleted directly. Two adverts have been posted in the local paper.	3

Resident	11	28	Sad to lose cinema	Noted	3
		29	Pleased that community facility would be provided	Noted	3
		30	Objects to loss of car park	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
CCC Archaeology	12	31	Statement in document accords with CCC requirements	Noted	3
		32	Emphasises importance of linear plot arrangements	Noted	3
		33	Would welcome a requirement in the S106 to interpret archaeological findings, either as street notice or exhibition space in the community facility.	Noted and suggestion passed to relevant DC case officer.	1
Resident	13	34	Recommends small business centre as part of development. Demand exists	The location for a business centre is being considered as part of the Ramsey Gateway development.	3
		35	Considers that further residential development in the heart of the town will further erode its retail and commercial function	Residential development in key locations will help to support the viability of the town centre and will help to deliver the community facility.	3
Middle Level Commissioners	14	36	Development is unlikely to increase run-off or otherwise detrimentally affect land drainage/flood defences	Noted	3
Resident	15	37	Objects to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		38	Agrees that Grand should be removed	Noted	3
		39	No. 25 should remain	Noted	3
		40	No 29 should remain	Noted	3
		41	New toilets must be provided in the new scheme with equivalent public access	Noted	3
		42	Community facilities should be provided, meeting	Noted	3

			room with kitchen facilities.		
		43	No more retail outlets needed	Noted	3
		44	Adequate additional parking should be provided for any scheme	Noted. Parking provision would be provided according to relevant standards.	3
Resident	16	45	Site should be turned into a bowling alley, bar, food	Noted, but any scheme on the site needs to be viable in order to be implemented. Other sites are also being considered for the delivery of additional, appropriate facilities.	3
		46	More housing not required	Housing is required to maintain the viability of the town centre alongside the delivery of a community facility.	3
		47	Space could be used for bingo, tea dances during the day	Noted, but any scheme on the site needs to be viable in order to be implemented. Other sites are being considered for additional facilities.	3
Resident	17	48	Where will new properties park?	Parking would be provided for dwellings at a rate appropriate for a town centre with transport links	3
		49	Where will the street lights be put?	Detailed matter	2
		50	What type of building will be put on the car park?	Detailed issue but the principle of layout are indicated in the brief	3
Resident	18	51	Supports proposals	Noted	3
Resident	19	52	What is the community facility to be?	This has not been determined and will be subject to further community consultation, in addition to other possible sites.	3
		53	Will people in the town have a say about what is provided?	Community groups are already being asked for their views about what the facility should provide	3
		54	Will all age groups be asked?	Community groups are already being asked for their views about what the facility should provide	3
Resident	20	55	Bring back the old cinema	The old cinema closed for a number of reasons, one of which was viability. A community facility has to be viable in order to be provided or retained	3
Resident	21	56	Provision of community facility should be a high priority	Noted	3
		57	Housing should provide low cost element	Noted	3
Resident	22	58	Concerned about pressure on sewers from extra	Noted and passed to relevant officer	1

			housing		
		59	Object to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
Resident	23	60	Text change – cinema closed this year (2005)	Text amended	1
		61	Two houses in the Maltings missing from the OS plan	Graphic amended	1
Mr B. Chester-Kadwell, HDC	24	62	Preserve height of Grand in new building	The analysis suggests a potential height and any final decision will be based upon the impact/opportunities for the streetscene	3
		63	Retain parapet line	Detail issue	2
		64	Emphasise presence of building in the street, as the Grand does now	Agreed. The document expresses that the building should have a civic presence	3
Resident	25	65	Retain the frontage of the grand	Technically possible but may not be practically achievable or desirable	3
		66	Objects to removal of No 29	Noted	3
		67	Provision of library/community facility is a good idea	Noted	3
Resident	26	68	Objects to removal of Grand building	Noted	3
		69	Objects to removal of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
Resident	27	70	Building does lend itself to alternative uses	This may be so, but any alternative scheme which retains the existing building would need to be viable. Also, retaining the building may not allow for enhancement of the side elevations and rear, nor the provision of a wider community facility	3
		71	Objects to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further	3

				consideration to the issue of parking in the town centre	
		72	Ramsey needs a facility for youth, not more housing	Consultations are underway to establish community provision and where it might best be sited.	3
		73	Objects to demolition of building	Noted	3
Resident	28	74	Disappointed that no-one was available for questions at the exhibition and that details were not directly sent to those affected.	The exhibition has been on display for a long period to enable as many people as possible to visit. It would not be possible to man the exhibition for this period. The respondent's property was leafleted directly giving alternative ways of accessing the information, including the library and the web-site.	3
		75	Objects to affordable housing occupants	The nature of the occupants of property is not in the council's control	3
		76	Accept potential improvement of outlook	Noted	3
		77	Object to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		78	New housing will exacerbate existing parking problems	The new housing will be provided with parking at a suitable level appropriate for a town centre location	3
		79	Residents parking areas need to be policed	Parking management within the town is not within the remit of this study.	2
		80	Recommends speed reducing measures in New Road	This concern has been passed to the relevant officer	1
Resident	29	81	Objects to restricted parking	Parking would be provided at an appropriate rate for this town centre site. The issue of parking in the town centre will be considered further by the Council.	3
Resident	30	82	New building should house a small cinema	If this is considered viable then it might be an option	3

		83	Loss of No. 29 unacceptable	Noted	3
		84	Objects to loss of parking in New Road	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	
Resident	31	85	Suggests that Luminus have already decided what will go on the site, therefore public consultation is limited	The Development Brief seeks the public's comments on the nature of potential development. No decisions have yet been made but the brief will help to ensure the most appropriate outcome for the development of this site	3
		86	Suggests that a fraudulent deal has already been struck between HDC and Luminus.	Noted and not accepted. The purpose of the consultation on this Brief is to engage the community in the development of this site towards achieving the most acceptable outcome for all stakeholders.	3
Resident	32	87	Objects to more housing in town centre	Noted, but this is essential to delivering the community facility.	3
		88	Objects to demolition of Grand	Noted	3
		89	Objects to new library – perfectly good in current location	It is likely that a library in the town centre linked with other community facilities would offer more possibilities and greater viability. In addition, the new library could provide state-of-the-art facilities for a range of users.	3
		90	Make the Grand an entertainments centre	Noted – any scheme should be viable	3
		91	Ramsey needs a community hall, youth centre – could be accommodated in the Grand	Noted – consultations are underway to establish the exact needs of the community and where facilities might be located	3
Ramsey Town Centre Initiative	33	92	Endorse principles of including a market square area previously expressed in letter of 26.9.05	noted	3
		93	Express concern at loss of parking and toilet facilities	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further	3

				consideration to the issue of parking in the town centre. If the toilet facilities are to be included in the scheme, then new and publicly-accessible facilities would be re-provided on the site.	
Resident	34	94	Objects to increase is traffic	Noted, but the traffic generation associated with the re-development of this relatively small site in the town centre will be limited.	3
		95	Objects to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre	3
		96	Retain no 29 Great Whyte	Noted	3
		97	Why move library from its position near the Infants and Junior School?	It is likely that a library in the town centre linked with other community facilities would offer more possibilities and greater viability. In addition, the new library could provide state-of-the-art facilities for a range of users.	3
		98	Public toilets are in the optimum position now.	Agreed. If they are to be re-provided as part of the development than they would be maintained in a similar position for the reasons given.	3
		99	No. 25 should be retained intact	Noted	3
Resident	35	100	Concerned about loss of light to property	The brief indicates only indicative building footprints. The heights, design and exact positions of building and their impact on adjoining property would be fully considered at a later stage.	3
		101	Concerned about where cars will park	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre.	3
		102	Concerned about tenants of new properties	The Local Planning Authority has now control over the nature of potential building purchasers or	3

				tenants	
Resident	36	103	Concerned that proposal will be detrimental to Ramsey	The Development Brief is looking to encourage comprehensive re-development of a run-down area and an unviable set of buildings. Furthermore, it is proposing to provide a community facility which has been identified as a local need within the Ramsey Action Plan.	3
		104	Concerned at potential proximity of rented accommodation	The nature and type of tenants is not specified in the Brief.	3
		105	Objects to loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre.	3
		106	Shoppers should be encouraged to the town	A community facility contributes to the range of users in the town centre and assists its viability, particularly outside normal working hours.	3
		107	Objects to a housing estate in the town	The housing element will contribute to the viability of the town centre and would be necessary to deliver the community facility.	3
Bury Parish Council	37	108	Welcome development but regret loss of cinema	Noted	3
		109	Concern over loss of parking	The existing parking area is included to enable a comprehensive development of the area more likely to deliver the community facility that the town needs. The Council will give further consideration to the issue of parking in the town centre.	
		110	Recommend space next to Mews car park is turned into car park	The Council will give further consideration to the issue of parking in the town centre	3