

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA
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www.scambs.gov.uk

AGENDA ITEM No. 7



South
Cambridgeshire
District Council

John Vickery
Clerk to Cambourne Parish Council
Cambourne Parish Council
The Hub, Cambourne Community Centre
High Street
CB23 6GW

RECEIVED

09 JAN 2015

Our ref: A4D consultation
Your ref: A4D consultation
06 Jan 2015

Health and Environmental Services
Contact: Clare Gibbons
Direct dial: 01954 713290
Email: clare.gibbons@scambs.gov.uk

Dear Sir or Madam,

Public consultation: Should South Cambridgeshire District Council use article 4 directions to help retain village pubs?

South Cambridgeshire District Council is currently seeking views concerning the proposed use of article 4 directions to help retain village pubs. Article 4 directions could be used to withdraw the permitted development rights which currently allow their conversion to other uses such as retail or offices, or for their demolition. An article 4 direction does not prevent the development but does require planning permission for the development to be obtained first.

You are invited to provide your views on-line here:

<https://scambs.jdi-consult.net/localplan/readdoc.php?docid=234>

We are trying to encourage as broad a response to this consultation as possible. Therefore we ask that you make available to residents the copies of the response forms enclosed and provide a collection point for their return to us. Please post returned consultation forms to us at the close of the consultation period:

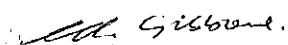
The Sustainable Communities Team, South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

The consultation opened 05 January 2015 and closes midnight 23 February 2015.

The results will be considered by the Economic Development Portfolio Holder and ultimately the Planning Committee, who must determine whether this approach should be adopted as council policy.

I will be happy to answer any questions which might arise, my contact details are given at the head of this letter.

Yours sincerely



Clare Gibbons
Development Officer

Response form for the article 4 direction consultation



South
Cambridgeshire
District Council

South Cambridgeshire District Council is seeking views concerning the proposed use of article 4 directions to help retain village pubs.

The results of this consultation will help us decide whether article 4 directions provide an appropriate tool to achieve this and to identify specific rural pubs where the use of an article 4 direction would be appropriate.

What is an article 4 direction?

Article 4 directions allow the local planning authority to withdraw permitted development rights which would otherwise apply. At present a pub can change its use to a shop or an office, for example, without the need to seek planning permission. An article 4 direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained for that development.

Should the district council apply article 4 directions to remove permitted development rights and require submission of a full planning application under any of the following circumstances?

- a) When it is thought demolition of a particular pub would undermine the look and feel of an area in which the particular pub is located (when the pub is outside a conservation area).

Yes

No

Reasons:

- b) When it is thought demolition and/or change of use would undermine the local objective of maintaining a balanced range of village services and facilities.

Yes

No

Reasons:

- c) When demolition and/or change of use of a particular pub would undermine the local objective of maintaining a range of village services and facilities because the particular pub is the only pub remaining in the village and/or when there is no alternative pub available to displaced users within an acceptable distance.

Yes

No

Reasons:

If you have answered yes to any of the circumstances above, please identify any pubs within the district of South Cambridgeshire which you think should be considered for protection using article 4 direction and state under which category (any combination of (a) ,(b) or (c)) it should be considered, giving your reasons. Please use the space overleaf.

You can find out more information about when a change of use is considered permitted development here: <http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

This consultation opens 05 Jan 2015, closes 23 Feb 2015 and responses must be received by that date

Please post your completed consultation form to:

The Sustainable Communities Team, South Cambridgeshire District Council, South Cambs Hall, Cambourne Business Park, Cambourne, Cambridge CB23 6EA or return to your Parish Council

Reasons continued:

This consultation opens 05 Jan 2015, closes 23 Feb 2015 and responses must be received by that date

Please post your completed consultation form to:

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Cambourne Business Park, Cambourne, Cambridge CB23 6EA or return to your Parish Council**

John Vickery

From: Alistair Cook <alicook20@gmail.com>
Sent: 11 January 2015 13:37
To: clerk@cambourneparishcouncil.gov.uk
Subject: Re: SCDC Public Consultation

Apologies Mr Vickery. I referred to the Cambourne pub as the Fox when it is of course the Monkfield Arms.

It is a shame that somewhere as large as Cambourne has only one pub. It would be good if each shopping and community area of each part of Cambourne also included a small community pub.

Alistair

On Sat, Jan 10, 2015 at 4:43 PM, Alistair Cook <alicook20@gmail.com> wrote:

Dear Mr Vickery,

I am writing on behalf of the Cambridge & District branch of CAMRA (Campaign for Real Ale). The majority of South Cambridgeshire falls within our branch area.

Please could you bring to the attention of Cambourne Parish Council a public consultation that South Cambridgeshire District Council (SCDC) is currently holding on the potential use of Article 4 Directions to prevent pub losses either through change of use or through demolition. The conversion last year of the Pear Tree Hildersham to an on-line furniture business without the need for planning permission highlighted the issue in South Cambridgeshire. CAMRA believes that no pub should be lost through change of use or through demolition without it first being subjected to the scrutiny of a planning system that allows the public to express their views. We have urged local authorities to use Article 4 Directions to bring this about. SCDC are consulting on doing just that. For more details please visit their webpage <https://www.scams.gov.uk/content/consultation-greater-protection-public-houses> I also attach an article that will be appearing in the next edition of our ALE magazine.

Although we have no reason to believe that The Fox is under any current threat we do believe that pub losses should be regulated by the planning system and would urge Cambourne Parish Council to make a submission to SCDC.

If there is a local magazine that covers Cambourne, can you please forward this e-mail and the attached ALE article to its editor. We are happy for the article to be reproduced by them or for them to use it as background for their own article.

Yours sincerely

Alistair Cook

Pubs Officer

Cambridge & District CAMRA.

alistair.cook@cambridge-camra.org.uk