

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
2nd January 2018

Agenda item 9

Application Ref. 17/00808/FUL

London Road Bowling Club, Newcastle-under-Lyme

A letter of representation has been received on behalf of the Stoke-on-Trent and North Staffordshire Hebrew Congregation, who have a synagogue and burial grounds that adjoins the application site. The representation indicates that they are broadly supportive of the application as they feel it will help the Bowling Club with their long term sustainability but would like the following to be noted:

- Synagogue relocated adjacent to the bowling club in 2006 and is the only synagogue in a 40 mile radius.
- It was agreed in writing with the bowling club that the community would be able to use parking at the bowling club, this includes Friday and Saturday when most services are held, but also mid-week on occasion in connection with certain Holy Days.
- As part of this agreement the Jewish Community carried out improvement works including fencing and asphaltting the access road.
- The agreement with the Bowling Club regarding car parking gave the Local Planning Authority reassurance when granting planning permission for a new Prayer Hall at the synagogue.
- The proposal will result in some loss of access to the synagogue due to conflicting schedules / parking needs of both parties during working hours on occasion.
- They would like reassurance that access to the parking will continue as previously agreed and that the members of the Jewish community will be able to use the new barrier system to avoid traffic incidents

Your Officer's comments

The prayer hall was granted planning permission under reference 05/00608/FUL. No formal planning conditions were attached to the decision, and a legal agreement was not entered into in connection with the planning permission that guaranteed parking facilities for members of the synagogue. Bearing that in mind the issue raised is one that has been made between the parties, and relates to a civil matter over which the Local Planning Authority has no legislative control.

It would not be reasonable or necessary, and therefore would not meet the tests for planning conditions within the National Planning Policy Guidance paragraph 206, to impose planning controls that would secure the right for parking / access for the neighbouring synagogue. The parties should come to their own agreement beyond the planning system. It would be appropriate, however, to write to the Bowling Club if planning permission is granted to seek to encourage them to maintain the arrangements that the Jewish Community have to use the access and parking facilities of the Club.

It is of merit to note that the **Local Highway Authority** have not raised any objections to the proposal.

The recommendation remains as set out in the main agenda with the additional recommendation that the Local Planning Authority write to the Bowling Club to encourage them to maintain the arrangements that the Jewish Community have to use the access and parking facilities of the Club.