

CHAPTER 10 : COMMUNITY FACILITIES

PARAGRAPHS 10.9 to 10.12 - EXISTING FACILITIES AND FUTURE NEEDS

Inspector's Recommendation:

10.2 See recommendations at paragraph 4.528.

CBC Decision

See Policy H1(r).

Reason

See Policy H1(r).

Proposed Modification

None.

POLICY CF/1 - RETENTION OF EXISTING COMMUNITY FACILITIES

Inspector's Recommendation:

10.5 I recommend no modification to the Plan other than that Policy CF/1 should be positively framed with the exceptions clearly stated.

CBC Decision

Reject.

Reason

Whilst the Council has generally sought to frame policies in the plan in a positive manner there are instances where because of the subject matter and/or local circumstances a negatively framed policy is preferable. Policy CF/1 is one example of a restrictive policy which should not be phrased positively. Such an approach would accord with good practice advice on writing local plan policies.

Proposed Modification

None

POLICY CF/2 - PROPOSALS FOR NEW COMMUNITY FACILITIES

Inspector's Recommendation:

10.8 I recommend that the Plan be modified in accordance with PC 231.

CBC Decision

Accept.

Reason

For the reasons set out in paragraph 10.7 in the Inspector's Report.

Proposed Modification**M10.1**

Modify Policy CF/2 and paragraph 10.16.
Insert new supporting text after paragraph 10.16.

10.15 POLICY CF/2

Planning permission for new community facilities, including new buildings or changes of use, will be granted provided that:

- i) the proposal is well related to existing community, primary health care and social facilities, and existing or proposed public transport services;**
- ii) the proposal would not adversely affect the amenities enjoyed by occupiers of nearby properties due to design, noise or potential traffic generation;**
- iii) ~~the scheme is designed to accommodate the needs of the disabled.~~ the layout of the development facilitates access for people with disabilities and impaired mobility;**
- iv) any new buildings or alterations to existing buildings are in keeping with the scale and character of the surroundings.**

(See also in particular policy TR/21)

10.16 There is a continuing demand for community facilities throughout the Borough and particularly in some of the smaller and remoter villages. The Borough Council will support the provision of additional community facilities, especially for ethnic minority groups, children and young people, the elderly, single parent families and other groups who might be socially and disadvantaged, where they do not conflict with neighbouring uses or create traffic problems and are well located in relation to existing centres and public transport infrastructure.

An important consideration in assessing proposals will be the degree to which the design, layout and use of building facilitates multi use consistent with the original purpose of the building.

POLICY CF/3 - EDUCATION LAND AND BUILDINGS**Inspector's Recommendation:**

10.12 *I recommend that:*

- (i) the Plan be modified in accordance with PC 232.*
- (ii) having regard to my conclusions at paragraph 10.11, the Plan be modified further by rewording Policy CF/3(iii) to make it positively framed with the exceptions clearly stated.*

CBC Decision

Accept (i) & (ii).

Reason

For the reasons set out in paragraphs 10.10 & 10.11 in the Inspector's Report.

Proposed Modification**M10.2**

Modify Policy CF/3 and paragraph 10.19.

10.17 **POLICY CF/3**

Planning permission for the development of existing educational land and buildings for educational purposes will be granted provided that:

- i) Any proposed buildings are in keeping with the scale and character of the surroundings; and
- ii) significant trees, open space or other features important in defining the amenities of the locality would not be lost.

~~Development for purposes other than educational will not be permitted unless it can be shown to satisfy the above requirements and provided it would not result in, or remove an opportunity to rectify, a local deficiency in recreational space.~~

Development for purposes other than education will only be permitted if:

a) it would not result in, or remove an opportunity to rectify, a local deficiency in recreational space or community land and buildings; and

b) the criteria (i) and (ii) are met.

(See also in particular policy TR/21)

10.18 [No Change].

10.19 Development for education purposes on existing school sites will normally be acceptable. Development for other purposes will only be considered where the Council is satisfied that the land is surplus to educational requirements, would not result in a deficiency in recreational space or community land and buildings in the area, or involve the loss of an important area of open space of amenity value.

POLICY CF/4 - LOUGHBOROUGH UNIVERSITY AND COLLEGE CAMPUSES

Inspector's Recommendation:

10.18 *I recommend that no modification be made in response to these objections.*

CBC Decision

Accept.

Reason

For the reasons set out in paragraphs 10.14 to 10.17 in the Inspector's Report.

Proposed Modification

None.

POLICY CF/6 - CEMETERIES AND CREMATORIA Walton on the Wolds Burial Ground**Inspector's Recommendation:**

10.21 I recommend that the Proposals Map be modified in accordance with FPC Map No 38A.

CBC Decision

Accept.

Reason

For the reasons set out in paragraph 10.20 in the Inspector's Report.

Proposed Modification**M10.3**

[Note: Aspects of this Proposed Modification rely upon the Council's Further Proposed Changes which have not previously been subject to public consultation]

Amend the cemetery notation at the Walton on the Wolds Burial Ground on the east sheet of the Proposals Map (see Plan M10.3)

POLICY CF/8 - FIRE STATION SITE**Inspector's Recommendation:**

10.23 See my recommendations at paragraph 4.528.

CBC Decision

See Policy H1(r).

Reason

See Policy H1(r).

Proposed Modification

None

OMISSION - POLICY CF/9 - SAFEGUARDING SITES FOR NEW COMMUNITY CENTRES

Inspector's Recommendation:

10.26 I recommend that the Plan be modified in accordance with PC 231.

CBC Decision

Accept.

Reason

For the reasons set out in paragraph 10.25 in the Inspector's Report.

Proposed Modification

See Proposed Modification M10.1