

**4/01552/15/FUL - CHANGE OF USE FROM SPORTS PAVILION TO CYCLE HUB WITH CAFE.  
CUPID GREEN SPORTS PAVILION, REDBOURN ROAD, HEMEL HEMPSTEAD, HERTS HP2 7BA.  
APPLICANT: Mrs G Barber.**

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[Case Officer - Paul Newton]

## **Summary**

The application is recommended for approval. The proposal will make use of an under utilised building and provide important dual use community facilities for residents, schools and businesses as supported by Policy CS23 of the Core Strategy. The external alterations are of a minor nature and will improve the appearance of the building. Sufficient parking is available for the use to operate without impact on the surrounding road network.

## **Site Description**

The application site comprises the pavillion building sited on the Cupid Green Playing fields in Hemel Hempstead. The site is accessed from Redbourn Road almost opposite the Texaco garage.

The building currently accommodate five changing rooms and a large storage area and toilets. A large parking area surrounds the building.

## **Proposal**

The application seeks approval for the conversion of part of the existing pavillion building to create a new cycle hub. Three of the five existing changing rooms will be retained together with the toilets.

The cycle hub will be a venue that facilitates and promotes cycling. It is a social enterprise that promotes and facilitates cycling complete with cycle hire facilities, cafe, cycle shop and workshop. It is:

- A meeting place for cyclists and non-cyclists alike
- A cafe to meet or drop in for refreshments, coffee, sandwich, cake...
- A place to start, finish or stop on a bike ride
- A place to get your bike serviced, repaired and buy accessories
- A variety of good quality hire bikes – half a day up to several days...
- A place to hold a meeting or hire for a function
- A place where you can access training in cycle maintenance, arrange cycling lessons and guided day rides in association with Sky Rides
- An information point for all things cycling in the area

## **Referral to Committee**

The application is referred to the Development Control Committee due to the site being owned by Dacorum Borough Council

## **Planning History**

None

## **Policies**

### National Policy Guidance

National Planning Policy Framework (NPPF)

### Adopted Core Strategy

NP1 - Supporting Development  
CS1 - Distribution of Development  
CS4 - The Towns and Large Villages  
CS8 - Sustainable Transport  
CS9 - Management of Roads  
CS10 - Quality of Settlement Design  
CS11 - Quality of Neighbourhood Design  
CS12 - Quality of Site Design  
CS13 - Quality of Public Realm  
CS23 - Social Infrastructure  
CS29 - Sustainable Design and Construction

### Saved Policies of the Dacorum Borough Local Plan

Policies 10,13,58,62,and 116  
Appendices 1,5

## **Summary of Representations**

None received

## **Considerations**

### Policy and Principle

There are no objections to the use of this building for the intended purposes. Although the site falls within an area allocated as open land the proposals will not increase the size of the existing building and will therefore not impact on the openness of the area. The dual use of existing community facilities is specifically encouraged by policy CS 23 of the Core Strategy. Although the proposal will reduce the number of changing rooms these facilities have not been used for a number of years. The proposal will provide an important community facility currently not available in the Town.

### Effects on appearance of building

The proposal will re-instate existing windows which have been bricked in. In addition a new door will be constructed. Overall the proposals will improve the appearance of the building.

### Impact on Highway Safety

Existing access and parking arrangements will be retained. Bearing in mind the

proposed use and the large parking area it is considered adequate parking and access arrangements are available for the proposed use.

### Sustainability

The proposal will utilise an existing underused building. In addition the use will promote the use of a sustainable form of transport.

### Other Material Planning Considerations

As well as being a legacy for Dacorum from the Tour of Britain 2014 and the Women's Tour 2015, the Cycle Hub promotes a healthy lifestyle and fits in with Get Set Go, Dacorum's Sport England funded project.

It will provide employment for local people and there will be an apprenticeship scheme run at the hub as well. There will be workshops in bike maintenance, bike servicing and repairs.

The Cycle Hub will provide an opportunity to work with schools from infant right up to secondary age students. There will be a training room for educational needs as well as a café, a shop, showers and toilets.

RECOMMENDATION – That planning permission be **GRANTED** for the reasons referred to above subject to the following conditions and for the following reasons :

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:**

LOCATION PLAN  
EXISTING PLAN  
PROPOSED PLAN

Reason: For the avoidance of doubt and in the interests of proper planning.

Planning permission consent has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

