| **Barking and Dagenham Council**  
| **Development Control Board**  
| **Application No.:**  
| **Date:** 4 September 2017  
| **Ward:** Heath  

**Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:**
At the Development Control Board meeting on 7 November 2016 it was requested that this application be determined by the Development Control Board due to Members' Interest.

**Address:** Civic Centre, Rainham Road North, Dagenham

**Development:** Application for approval of details reserved by condition 14 (details of community use scheme) in respect of planning permission 16/01390/FUL.

**Applicant:** CU London

**Contact Officer:** Adele Lawrence  
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**Summary:**
The Civic Centre is to be occupied by Coventry University London from September 2017.

Condition 14 of planning permission 16/01390/FUL requires a community use scheme for the Civic Centre to be submitted to and approved in writing by the Local Planning Authority before occupation of the University.

The community use scheme has been submitted for approval and full details are set out below in this report.

Officers consider that the submitted community use scheme offers a satisfactory level of commitment that following the occupation of the Civic Centre by Coventry University London in September 2017, the buildings will continue to be available for wider community use.

**Recommendation:**
That the Development Control Board grants approval of condition 14 (details of community use scheme) of planning permission 16/01390/FUL as follows:

1. The submitted details set out below are in keeping with the relevant policies and are approved:

Dagenham Civic Centre, Community Use Scheme, dated July 2017 and prepared by Turnberry.
1.0 Background

1.1 Planning permission 16/01390/FUL was granted on 8 November 2016 for a change of use of the building from local government offices (Class B1) to higher education institution (Class D1) involving alterations to the external appearance of the building. The permission has subsequently been amended by two non-material amendment applications (17/00153/NMA and 17/00677/NMA).

1.2 At the Development Control Board meeting on 7 November 2016 where planning permission 16/01390/FUL was determined, Members requested that condition 14, relating to the submission and approval of a community use scheme, be determined in due course by the Development Control Board.

1.3 Condition 14 of planning permission 16/01390/FUL states:

Prior to occupation of the development hereby permitted a community use scheme for the Civic Centre shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To secure well-managed community access to the Civic Centre in accordance with policy CC2 of the Core Strategy and policy 3.18 of the London Plan.

1.4 The community use scheme was submitted for approval on 17 July 2017 and the details are set out below. It should be noted that the Civic Centre is to be occupied by Coventry University London from September 2017.

2.0 Consultations

2.1 Not applicable.

3.0 Local Financial Considerations

3.1 There are no local financial considerations.

4.0 Equalities

4.1 The Equality Act 2010 requires the Council to advance equality of opportunity in the exercise of its functions. In this respect, the building to which the community use scheme relates is accessible for wheelchair users and those who require level access.

5.0 Analysis

5.1 The submitted community use scheme is set out in full below:

The primary function of the building will change to higher education, however, some existing community services will remain and new opportunities will be offered.
By prior arrangement and agreement, there will be continued use of the building by local Councillors, including use of the former Council Chamber (now used as a reading room) for meetings and clinics. Furthermore, there will be provision for use of the Learning Resource Centre and cafe by community groups, employer groups and schools and colleges by prior arrangement.

The general public can use the Learning Resource Centre and the café without prior notice having registered their details at the adjacent reception desk in the front foyer. Further unrestricted access into the University for the general public carries restrictions for safeguarding reasons, but Coventry University London would be delighted to agree a guided tour.

The car parking arrangements are also simplified to provide easier, restriction-free access subject to availability. For example, visitors and staff have exclusive access to the front area parking spaces which are now free with an appropriate permit being displayed in the vehicle which is available from the reception. There is also provision for the charging of electric vehicles in this area of the car park that is accessible to the public, once registered at reception.

The normal opening times of the building are from 9.00am until 6.00pm weekdays and Saturdays. Evening opening (until 10.00pm) is planned for Tuesdays and Thursdays. Access at times other than this is possible with the appropriate prior notice and permissions. The areas of the building available will be the refurbished south wing and annex, including the marble area, Chamber, etc. The north wing is not due to be refurbished until summer 2019, so this remains out of scope for public access until then. The in-scope areas include the entirety of the aforementioned refurbished spaces, provided appropriate prior permissions have been granted.

In all cases, prior requests for public access and usage should be directed to the Coventry University London Operations Manager. Some activities may require risk assessments or other arrangements for the safeguarding of our customers, and it is advised that access requests should be made at least two weeks prior to the intended date(s).

There are no restricted areas, but some require special arrangements (e.g. health and safety considerations). These specialist areas and key features are a valuable draw for schools and colleges in particular. Furthermore, with significant investment in technology, the University is interested in teaching and learning master classes, providing, for example, professional development for those in schools and colleges and working with industry partners to enrich careers advice and address gender imbalances such as women into engineering.

There is a strong culture of promoting healthy lifestyles such as a good diet, exercise and mental well-being. Our well-being advisor and other colleagues are creating debating societies, community groups and a range of clubs as determined by our own students and from the wider community. Coventry University London is very pleased to be situated at the edge of
Central Park and is determined to grow its use for festivals, events, film locations, etc. as an asset of the Borough.

Coventry University is excited by and committed to serving the Borough, its communities and individuals. The University is equally committed to playing a pro-active part in helping achieve the targets in the Borough manifesto. To this end, we see ourselves as a community resource and will make every effort to match the ambition of the Borough with accessible, high quality education and training delivered from a beautiful, revered and historic building at the heart of the community.

5.2 Officers consider that the submitted community use scheme offers a satisfactory level of commitment that following the occupation of the Civic Centre by Coventry University London in September 2017, the buildings will continue to be available for wider community use.

6.0 Conclusion

It is recommended that that the Development Control Board grants approval of condition 14 (details of community use scheme) of planning permission 16/01390/FUL.

Background Papers

- Local Plan Policy
  Core Strategy (July 2010)
  Policy CC2 - Social Infrastructure to Meet Community Needs
- The London Plan (March 2016)
  Policy 3.18 – Education Facilities
- National Planning Policy Guidance
  National Planning Policy Framework (March 2012)
  Planning Practice Guidance