

POTTER STREET COMMUNITY ASSOCIATION Ltd



POTTER STREET, HARLOW, ESSEX, CM17 9AQ

Telephone 01279 422746

Dear Planning Committee

As requested by Mr Gavin I am writing on behalf of Potter Street Community Association, in relation to the planning application HW/FUL/23/00036.

We would like to thank you for the opportunity to comment on the application and do so as below. The points we highlight are issues which we feel should be addressed in order that all involved will benefit fully from the conversion.

1. Sound Proofing.

As you may be aware, the community centre is used extensively for external party hires, Zumba classes, community shows and performing arts classes. Our entertainment license permits the playing of music until 24.00hrs. There are also dance classes until 9.45pm on several nights and at weekends. Although this has never been an issue in the 67 years since PSCA was formed, we do feel that having residential accommodation sharing a party wall with the main hall could well lead to complaints from our new neighbours. The community centre is entirely reliant on these hires and classes for its income and could not maintain the facilities it provides to the local community and groups without them. We do, however, have no doubts that modern sound proofing techniques could be employed to alleviate any such issues and strongly suggest that they form part of the design plan.

2. Car Parking

The additional spaces in the car parking plans submitted would be greatly welcomed by PSCA as the current space is clearly inadequate. In your plans, we would request that the car park is not chargeable. Any such arrangement, including an initial free period system, would severely impact on the practical, day to day, use of the spaces by both PSCA hirers and residents. We would also request that a height restriction bar be installed to prevent the parking of large commercial vehicles. This is also significant problem in the Prentice place shoppers' car park.

3. Decommissioning of Old Services

We are pleased to see that the plans show a section of the property that will become a part of PSCA building. Please can the committee be given confirmation that the necessary making good works, including the removal of the existing heating equipment, will be carried out as part of the project?

We would like to state that, subject to the modest conditions above, we are in full support of this scheme. The adaption of a hitherto vacant building to the changing needs of local people is to be commended.

Thank you, once more, for giving PSCA a voice, it is much appreciated, and we look forward to hearing from you further.

Yours Sincerely

Scott Simpson
PSCA CHAIR