

Planning Services
East Hampshire District Council
Penns Place
Petersfield
GU31 4EX

Collins House
Bishopstoke Road
Eastleigh Hampshire
SO50 6AD

Tel: 0300 123 1 567

www.abri.co.uk

Ref: 28353/010

Date: 16.11.2023

Submitted Online

Dear Planning,

**RE: Application to vary condition 4 associated with the change of use to Use Class F2
Chieftain House, Challenger Place, Bordon, GU35 0FP**

I am writing on behalf of Abri Group Limited (Abri), to request the variation to condition 4 attached to the grant of permission reference 28353/010, to extend the hours of operation of our community room at Chieftain House, Bordon.

Background

Abri is one of the South of England's largest housing providers, with over 50,000 homes and assets. Café 1759 is a not-for-profit community café, supported by volunteers. Since opening in 2018 the café has successfully connected with local people, offering a space for community activities and offering volunteering, training and employment opportunities. It benefits from its convenient walking distance from the local community and has become a popular meeting place for customers.

We were delighted to receive temporary planning permission in March 2022 for the change of use of one of the spaces within the building for F2 (hall/community) use. The additional space has been running for just over a year and already proven highly valuable in extending not only the number of activities but also community cohesion, allowing a wide cross-section of local people to enjoy time in the space. We now offer a broad range of activities and events, including Qigong Yoga, boxing for girls, Friendship Club, Dementia Club, half term activities, Messy Play for children, cooking sessions and clothes swaps, as can be seen in the photographs attached to this application. As we had hoped, this has also resulted in increased volunteering opportunities.

Application to Vary Opening Hours

Café 1759 is permitted to operate between 08:00 and 22:00 hours Monday to Saturday, 10:00 to 16:00 hours on Sundays and not at all on Public or Bank Holidays, unless authorised by the LPA. Condition 4 of the consent attached to Room 7 permits operation between 07:00 to 20:00 Monday to Saturday and at no time on Sunday, Public or Bank Holidays.

We request permission to vary this condition, to extend the hours of operation to 07:00 to 22:00 hours Monday to Saturday and at no time on Sunday, Public or Bank Holidays.

We have also been asked on occasion to host events in the evenings for special events and clubs and the current operating hours have restricted this offer. For example, with Christmas approaching we have been asked by a number of groups to host film nights, Christmas meals and wreath making events.

If permitted this would allow the team on occasion to host evening events. Similar to the operation of the café this is not expected to be frequent, with the café normally running until 3pm and for events no later than 9.30pm, but would provide added flexibility for the team to host film nights and other events. As the later opening hours would align with those of the café and would not be used on a regular basis the change is not expected to have a material impact on our near neighbours.

I hope this application provides officers with sufficient information to be able to validate and consider this application, as well as assurance of our long-term commitment to supporting the local community. We are really pleased to be able to host such a wide array of community events and look forward to working with officers to extend this work further.

Please do not hesitate to contact me if it would be helpful to discuss any of the points raised in this application.

Yours faithfully,

Mrs Meghan Rossiter MRTPI
Planning Manager
Abri Group
meghan.rossiter@abri.co.uk