



More time to 'Eat, Drink, Play & Bowl' at Tenpin's Venues in Cambridge and Exeter

We were delighted to secure extended opening hours at Tenpin's Cambridge and Exeter venues to align with their business model.

A review of the planning history for Cambridge revealed there had been historic unsuccessful attempts to secure later opening for the Tenpin unit within the Cambridge Leisure Park, including an appeal dismissal. A review of the Exeter site demonstrated that whilst the Tenpin unit had restricted opening hours, no other units within the Haven Banks Retail Park had opening hours conditions.

Planning Potential worked closely with Tenpin's licensing solicitors and noise consultants to prepare robust, evidence-based S73 amendment applications demonstrating extended opening hours would not adversely affect nearby residents. Based on the information obtained as part of the due diligence process, observation reports were included within the submissions to show the routes customers typically take when leaving the venues and the activity associated with other late-night venues in the area.

We promptly responded to officer queries and helped to prepare a management plan for Exeter.

Both applications were approved under delegated powers, and the Exeter approval will also allow Tenpin to expand into the adjacent unrestricted unit.

Summary of Achievements

- Thorough due diligence exercise to inform planning strategies
- Preparation of robust submissions and securing officer-delegated approvals

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