AGENDA ITEM NO. 10

SOUTH HOLLAND DISTRICT COUNCIL

REPORT TO: DEVELOPMENT CONTROL – 3 FEBRUARY 2010
BY: HEAD OF PLANNING AND DEVELOPMENT

SUBJECT: South Holland Depot, Fleet Road, Holbeach
PURPOSE: To Consider Planning Application H09-0937-09

Application Number: H09-0937-09  Date Received: 1 December 2009
Application Type: Full
Description: Proposed part change of use of SHDC works depot (sui generis) to boxing academy (D2)
Location: South Holland Depot, Fleet Road, Holbeach
Applicant: Mr J Sutton  Agent:

1. REASON FOR COMMITTEE CONSIDERATION

The site is owned by South Holland District Council, plus concerns have been raised by a nearby resident.

2. PROPOSAL

Full planning permission is sought for a change of use of part of a building to a boxing academy (Class D2). Existing access and parking arrangements would be utilised.

3. SITE DESCRIPTION

The building (brick construction) is part of the former Council Depot on the southern side of Fleet Street, Holbeach. Residential properties are situated to the north-east, east and north-west. A range of buildings associated with the former depot are situated to the west and south-west.

4. RELEVANT PLANNING POLICIES

The Development Plan

East Midlands Regional Plan, March 2009
Provides the framework for meeting the Region’s development needs in a way that promotes a more sustainable pattern of development. The core objectives aim to deliver housing, including affordable housing, to meet need; social inclusion; environmental quality and enhancement; economic prosperity; and to minimize the impacts of climate change.
South Holland District Local Plan, July 2006
Policy SG1 – General Sustainable Development.
Policy SG2 – Distribution of Development.
Policy SG3 – Settlement Hierarchy.
Policy SG14 – Design and Layout of New Development.
Policy SG16 – Parking Standards in New Development.
Policy SG17 – Protection of Residential Amenity.
Policy SG18 – Landscaping of New Development.

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

National Guidance

Planning Policy Guidance Notes (PPG)/Statements (PPS)
PPG17 – Planning for Open Space, Sport and Recreation.

5. RELEVANT PLANNING HISTORY


6. REPRESENTATIONS

Parish Council Supported.

Ward Member Cllr F Biggadike – Since the application is in a prominent part of Holbeach please ensure that any lease on any part of this site will not prevent the future prospect of obtaining the best long term outcome for it.

County Highways No highway objections.

Environmental Protection No objection in principle.

Public Concerns expressed by owner/occupier of 3 Mattimore Drive (summarised):
- Do not wish any access, either vehicle or pedestrian, to be opened from Mattimore Drive into the facilities.
- If the application is approved will it result in noise of vehicles and people around the car park area later in the evening. The housing adjacent to the premises is mainly elderly residents.

7. MATERIAL CONSIDERATIONS

The main issues in this case are:
- Whether the proposal is acceptable in principle.
- The effect upon the character of the area and the amenity of nearby residents.
- Highway considerations.
Principle
Policy SG3 of the South Holland Local Plan indicates that new development should be in a sustainable location and mainly focused within Spalding and the area centres, including Holbeach. Paragraph 7.3 of the Plan stresses that the provision and improvement of leisure and recreation activities are seen as an important part of the development strategy of the district. It goes on to state that by improving the quality and range of sporting, recreation and tourist facilities to meet demand, the area is made a more attractive place in which to live, work and visit. The provision and maintenance of these facilities is important in determining the quality of life of the local community.

Having regard to the above, therefore, leisure and recreational facilities should be promoted in suitable locations. The site is considered satisfactory in this respect, being relatively close to Holbeach town centre.

Character/Amenity
The application is for a change of use only. No alterations are proposed to the external appearance of the building. Existing trees the subject of a Tree Preservation Order along the north-eastern boundary would be unaffected.

The opening times of the boxing academy would be 6pm to 9pm Monday to Fridays (inclusive) and 9am to 1pm on Saturdays. Activities would be confined within the building. The nature and scale is such that neighbouring residents would not be materially affected, especially considering the former depot use.

Use of the building as a boxing academy would not prejudice the use of the remainder of the site or vice versa.

Highway considerations
Access to the site is off Fleet Street and would remain so. There is no direct link to Mattimore Drive. Existing parking facilities immediately to the north of the building would be utilised. This area is separate from the remainder of the depot. The County Highways Authority has raised no objections on highway safety grounds.

8.0 RECOMMENDATION

8.1 Grant Permission

Conditions:
1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
   Site location plan and dwg no. 2 received on 30 Nov 09.
   unless otherwise agreed in writing by the Local Planning Authority.
   Reason: For the avoidance of doubt and in the interests of proper planning.
3. The premises shall be used only as a boxing academy and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any order or statutory instrument revoking and re-enacting that order).
   Reason: To ensure that the Local Planning Authority retains control over the future use of the premises, in the interest of the amenities of the locality.
   This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.
4. No sporting activities shall take place outside the following hours without the written consent of the Local Planning Authority:
   • 6pm to 9pm on Mondays to Fridays (inclusive).
   • 9am to 1pm on Saturdays.
Reason: To protect the amenity of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

5. All sporting activities shall take place within the building with the doors closed.
Reason: To protect the amenity of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

6. Adequate land shall be reserved within the site at all times for the parking of vehicles calling at the site.
Reason: To ensure the provision of satisfactory parking facilities upon the site, in the interest of highway safety.
This Condition is imposed in accordance with Policy SG16 of the South Holland Local Plan 2006.

Background papers:- Planning Application Working File

File Ref: H09-0937-09
Appendices: Plan A – site location
Report Author: Development Control Manager

Local Government (Access to Information) Act 1985

Please contact Steve Williams, the Head of Planning and Development if you want more information about this report or the background papers. You can contact him:
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