

APPLICATION NUMBER:	LW/07/1200	ITEM NUMBER:	8
APPLICANTS NAME(S):	Mr D Archer	PARISH / WARD:	Seaford / Seaford Central
PROPOSAL:	Planning Application for Change of use to gym from disused upper floor of building		
SITE ADDRESS:	St James's Clubhouse, 11 Blatchington Road, Seaford, East Sussex, BN25 2AB		
GRID REF:	TQ 4899		

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1. SITE DESCRIPTION / PROPOSAL

1.1 The application site is located off Blatchington Road within an Area of Established Character in the Lewes District Local Plan. St James' Clubhouse comprises a group of restored buildings sited around a courtyard to the rear of the Blatchington Road frontage. The application building is located at the north-eastern corner of the group and was a former wagon factory. Houses in Brooklyn Road and Richmond Terrace back onto the application building.

1.2 The application proposes the change of use of the first floor of the building into a gym. Some internal refurbishment work is taking place. Sculptures Gym has closed on Blatchington Road and it is intended that it be relocated at St James' Clubhouse.

1.3 It is proposed that the gym would open between 10.00 and 21.00 Monday to Friday. It would not be open at weekends. There are ten to fifteen existing parking spaces at St James Clubhouse and three additional spaces would be dedicated to the proposed use. The application also proposes one long term cycle space within the reception area and 2 short term spaces within the existing parking area.

2. RELEVANT POLICIES

LDLP: – ST03 – Design, Form and Setting of Development

3. PLANNING HISTORY

LW/83/1944 - Change of use from vacant room to office use. - **Approved**

LW/87/2091 - Section 32 Retrospective Application for continued use of building and part of yard for the storage of fencing material and gardening equipment. Temp. exp. 31/03/1989 - **Approved**

LW/89/0270 - Renewal of temporary permission for continued use of building and part of back yard for the storage of fencing material and gardening equipment. Permission expires 30/04/1990. -

LW/90/1504 - Renewal of temporary permission LW/90/0427 for continued use of land and buildings for the storage of fencing materials and equipment.

LW/78/1256 - Use as motor repair garage. Restrictive Planning Conditions No 1,2 & 3. -

LW/90/0427 - Renewal of temporary permission LW/89/0270 for continued use of building and part of yard for the storage of fencing material and equipment. Expires 30/11/1990 -

LW/96/1223 - Change of use from motor repair to clubhouse for disabled - **Approved**

LW/96/0042 - Erection of a five bedroom detached bungalow as a shared home for five persons with physical disabilities - **Withdrawn**

LW/96/0157 - Outline application for the demolition of part and conversion of existing buildings to form seven self contained residential units with parking - **Refused**

LW/95/1247 - Outline application for the demolition of buildings and erection of five houses and one bungalow - **Approved**

LW/95/0566 - Outline application for the erection of seven houses (demolition of existing buildings) - **Refused**

4. REPRESENTATIONS FROM STANDARD CONSULTEES

Environmental Health – When the applicant ran the gym (Sculptures) at the previous address, 1A/1B Blatchington Road, the Environmental Health Department received a number of complaints relating to both noise from the use of weights and amplified music. The location of the proposed gym is very close to residential properties and therefore, if approved, should be subject to conditions regarding hours of use and noise. Hours should be restricted to 07.30 to 21.00 Monday to Saturday with no use on Sunday and Bank Holidays. The applicant should also make adequate provision for the prevention of sound transmission through the structure of the building by using appropriate noise reduction techniques such as rubber matting to avoid shake from dropped weights.

Main Town Or Parish Council – No objections, subject to appropriate conditions relating to noise and opening hours to minimise the impact on neighbours.

ESCC Highways – Has requested further information in relation to:

1. In accordance with ESCC's adopted parking standards this development should be provided with a maximum of 7 car parking spaces plus 1 space per 3 members of staff. This site is in zone 3 and is therefore expected to be provided with 50-75% of this standard.

2. This development should be provided with 2 long term and 2 short term cycle parking spaces. These parking facilities should be covered and secure and located within the site in a convenient location.

The allocation of parking for this proposal should not compromise other existing uses within the site. To assist in the assessment of this proposal it is requested that further information regarding the land uses already in place and the associated parking are shown on a layout plan. The Highway Authority would wish to be reconsulted once this information has been submitted.

5. REPRESENTATIONS FROM LOCAL RESIDENTS

5.1 Letters of objection have been received from the occupiers of eight nearby properties. The addresses of three of these properties have not been provided. Their main concerns have been summarised as follows:

- increase in traffic prejudicial to pedestrian safety
- increased parking problems
- noise and disturbance from music and crashing of weights
- the use is intimidating
- loss of privacy resulting from overlooking
- the gym would have the potential to expand.

6. PLANNING CONSIDERATIONS

6.1 The main planning issues for consideration are whether the proposal would respect the amenities of adjoining properties in terms of noise and privacy and whether it would be detrimental to the character or amenities of the area through increased traffic levels, congestion or hazards, in accordance with criteria c and d respectively of Local Plan Policy ST3.

Adjoining Properties

6.2 The north eastern elevation of the application building adjoins the boundaries shared with the rear gardens of neighbouring properties in Richmond Terrace and the north western elevation of the building backs onto a footpath bordering the rear gardens of properties in Brooklyn Road. The south eastern (front) side of the building faces into the courtyard and, at its nearest point, is approximately 7 metres away from Sunflower Cottage which is also within the courtyard.

6.3 At first floor the application building has windows on the flank walls and front elevation. Any permission could include a condition that the windows on the flank elevations be fixed shut and have obscured glass to prevent a loss of privacy and overlooking for those properties in Richmond Terrace.

6.4 In terms of noise, Sculptures Gym formerly occupied the premises at 1A and 1B Blatchington Road, Seaford and opened Monday to Friday between 11am to 3.30pm and 4.30pm to 9.30pm. The gym did not open on a Saturday and Sunday. The application proposes that the gym be opened between 10.00am and 8.00pm at St James Clubhouse. These time limitations are more restrictive and fall within the parameters of those suggested by the Council's Environmental Health Department in their response to the application.

6.5 The applicant has agreed to any condition requesting the submission and approval by the Planning Authority of details to insulate the internal elevations of the building to limit any noise impact. This condition would also require details of double glazed window casements. Environmental Health require that adequate provision is made for the prevention of sound transmission through the structure of the building by using appropriate noise reduction techniques such as rubber matting to absorb shock from any weights that may be dropped. These measures could be required by condition.

6.6 Notwithstanding this, it should be noted that the gross external floor area of the proposed gym is approximately 123sq.m. This amount of floorspace is a

relatively small area for a gym (given the need for equipment and circulation/exercise space). It is considered that the modest size of the proposed gym would limit the number of persons able to properly use the gym at any given time. The number of persons occupying the gym would also, as implied above, be restricted due to the space taken up by gym equipment and exercise space.

6.7 Taking all of the above into consideration it is considered that, subject to mitigation measures being installed to help limit noise, that the proposed gym would not have an unduly detrimental impact on the amenities of adjoining properties.

Character of the Locality

6.8 It is considered that the proposed use would not be detrimental to the character and amenities of the area through increased traffic levels, congestion or hazards.

6.9 The application proposes relocation of the gym use which was approximately 80m away from the application site. The former premises at 1A and 1B Blatchington Road did not have any on-site parking so persons using the gym and arriving by car would have to park in surrounding roads. The application has 3 dedicated parking spaces within an area in front of the application building. Further, the existing classes/activities that take place at St James Clubhouse usually finish between 3.30pm and 4.00pm. This means that between the hours of 4-9pm the customers of the gym could use 100% of the existing parking area. The proposal satisfies the requirements of East Sussex County Council's adopted parking standards. The proposed cycle spaces also comply with the East Sussex County Cycle Parking standards.

6.10 Given that the proposed use is only occupying a modest floor area and would be relocated approximately 80m from the former premises, it is unlikely to generate any significant levels of traffic and subsequent congestion or hazards.

6.11 There would only be minor external alterations to the building and little, it is considered, impact on the Area of Established Character.

6.12 Overall, the proposal is considered to be acceptable.

7. RECOMMENDATION

That permission be granted.

The application is subject to the following conditions:

1. No amplified or other music shall be played in the premises outside the following times; 10am to 9pm Monday to Fridays nor shall it be played on Bank Holidays.

Reason: To protect residential amenities having regard to Policy ST3 of the Lewes District Local Plan.

2. The use hereby permitted shall not be open to customers outside the following times; 10am to 9pm Monday to Fridays nor shall it be opened on Bank Holidays.

Reason: To protect residential amenities having regard to Policy ST3 of the Lewes District Local Plan.

3. The premises shall not be occupied until a scheme, to include sound insulating material and double glazed windows, for protecting nearby residential properties from the noise associated with the use of the gym has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the development is occupied and shall thereafter be maintained.

Reason: To protect the amenities of the occupiers of residential accommodation in the vicinity having regard to Policy ST3 of the Lewes District Local Plan.

4. All glazing in the first floor north eastern elevation of the development hereby approved shall be in obscured glass and be permanently fixed shut and shall be maintained as such.

Reason: To protect the privacy and residential amenity of neighbours having regard to Policy ST3 of the Lewes District Local Plan.

5. The use hereby permitted shall not be occupied until the dedicated parking for 3 cars and short term cycle spaces as shown on the block plan 1:500 have been marked out and made permanently available for that use.

Reason: In the interests of and for safety of persons and vehicles using premises and adjoining parking area having regard to Policy ST3 of the Lewes District Local Plan.

This decision is based on the following submitted plans/documents:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Design & Access Statement	12 September 2007	
Existing Elevations	12 September 2007	1:100
Existing Floor Plans	12 September 2007	1:50

Summary of reasons for decision and any relevant development plan policies/proposal:

It is considered that the proposal meets the aims and objectives of Local Plan Policy and respects the character of the location, complying with Policy ST3 of the Lewes District Local Plan.