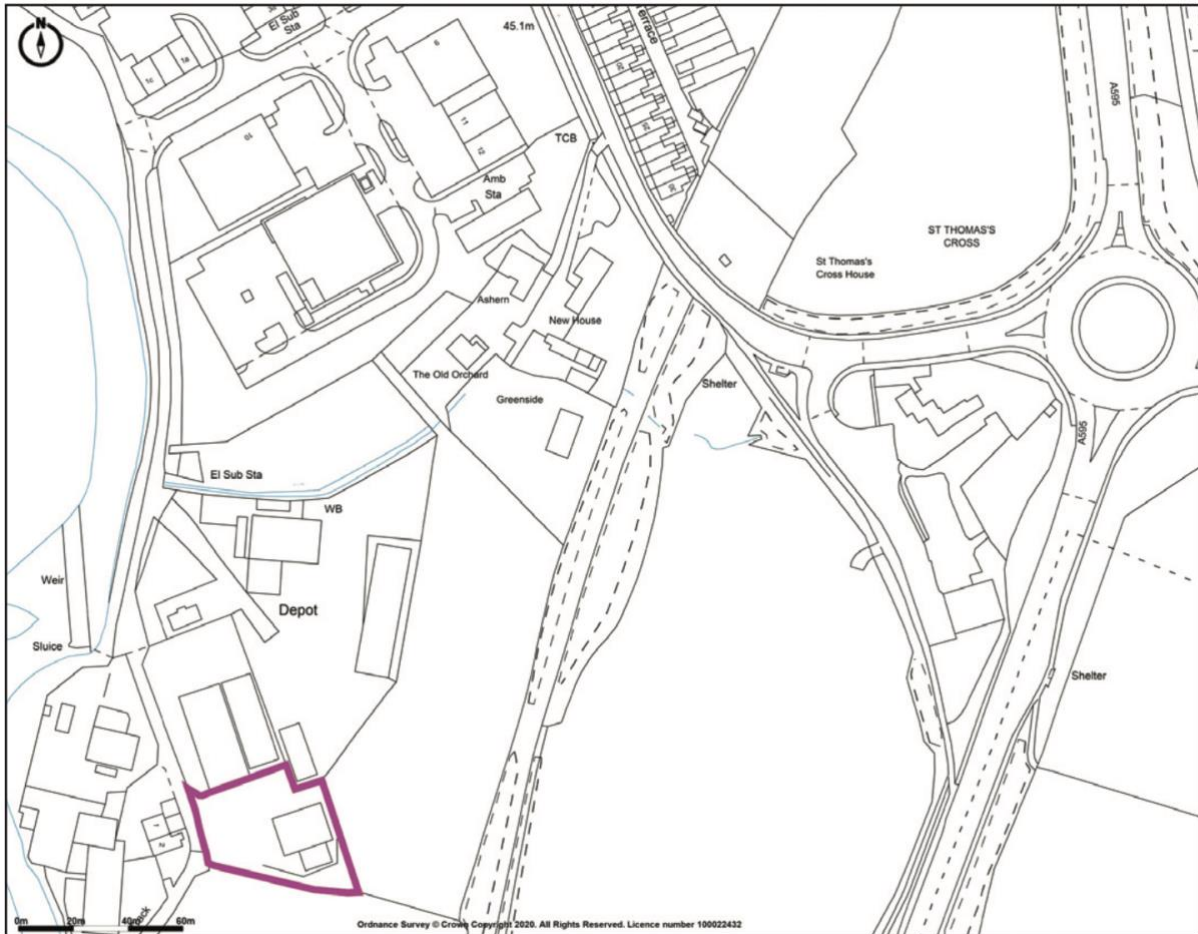


Planning Statement – Units 5 & 6 Ennerdale Mill, Bridge End, Egremont

Proposal: Change of Use from Bus depot to Gym



Urban Fitness and Performance

September 2020

SRE Associates - Planning and Development Consultancy

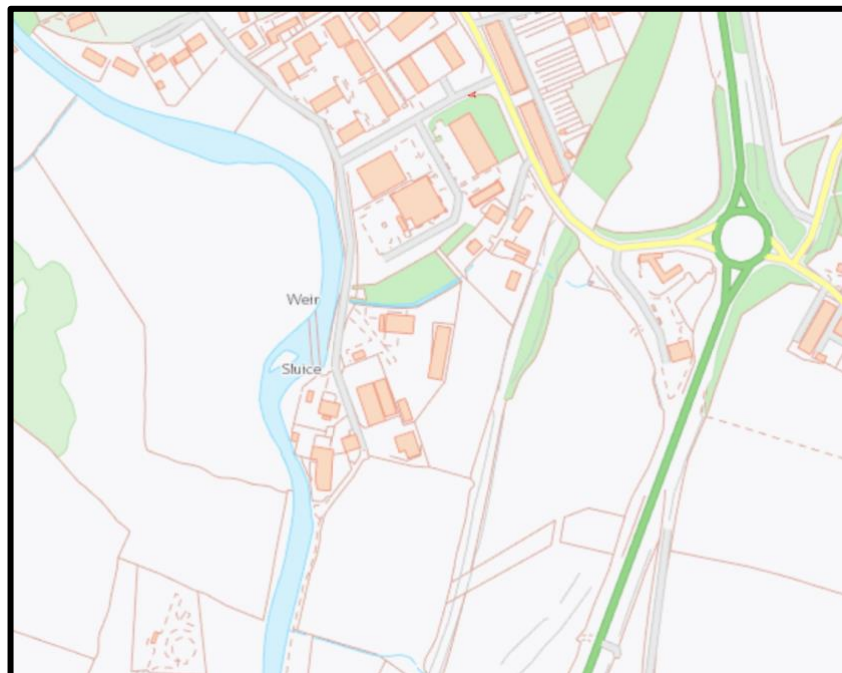


1.0 Introduction

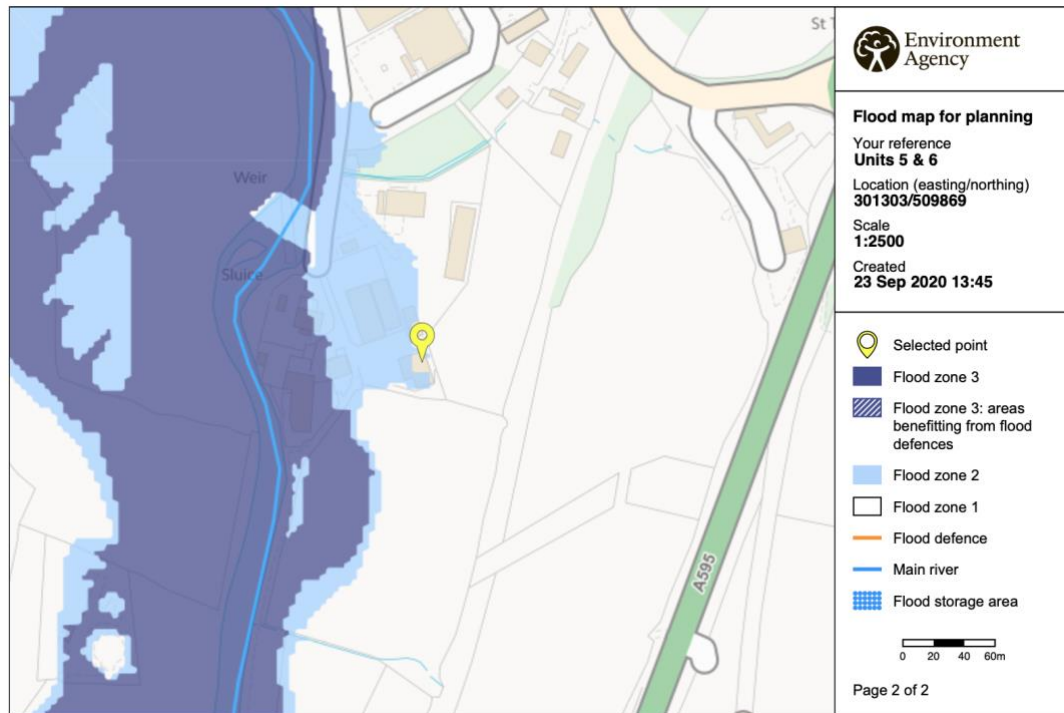
- 1.1 This planning statement has been prepared on behalf of the applicant in support of a planning application for a change of use from a bus depot to a gym.
- 1.2 The application is submitted in full as a change of use. The purpose of this statement is to set out the planning case in support of the development of the site, and it should be read in conjunction with the plans submitted.
- 1.3 Section 2 of this Statement will set out the site's context, Section 3 covers the proposed development, Section 4 relates to the planning history of the site and surroundings, Section 5 will set out the planning policy context against which the application must be considered and undertakes a planning assessment of the proposed development and section 6 will draw together the conclusions.

2.0 The Site

- 2.1 The application site is located in the Bridge End area of Egremont, which is located in the south of the settlement. It is within the Copeland Borough Council Settlement Boundary for Egremont, but not allocated or zoned for any particular land use.
- 2.2 The Building on the site is a modern single storey steel portal framed unit with attached office suite and staff facilities, finished in a light blue/grey colour. It is within an approx. 0.45-acre site and has recently been refurbished to a high standard by the owner, who was also the previous occupant. All areas of the site have been renewed including the yard area, which has been fully tarmacked and enclosed with a palisade metal fence and incorporating a new interceptor and drainage.
- 2.3 There are no Conservation Areas, Listed Buildings or Tree Preservation Order's on or directly adjacent to the site.



- 2.6 The site is located in an area that the Environment Agency Flood Map for Planning has noted as Flood Zone 1 & 2, and as such have a low/medium probability of flooding. A copy of the Environment Agency's Flood Map is included below. It is approximately 20m to the north east of the River Ehen. Due to the partial Flood Zone 2 classification a Flood Risk Assessment is included as part of the application.



3.0 The Proposed Development

- 3.1 The application is for a change of use of the existing building into a gym. No external alterations are proposed to the building, with fitness/gym equipment to be laid out within the building.
- 3.2 Vehicular access will be as existing, through the Bridge End estate and then through the existing gates. A parking layout is included within the planning application, which details 28 parking spaces, including 4 accessible spaces.

4.0 Planning history

- 4.1 4/94/0514/3 – office/mess/wc extension; repair & replacement of 1.8m high fence – Approved
- 4/10/2436/0F1 - change of use from an engineering workshop with office accommodation to a coach depot including office accommodation – Approved
- 4/19/2391/0F1 – increase height of roof of existing garage and workshop (retrospective) – Approved

- 4.2 While not on the application site, the following planning application is considered relevant to this application:

4/15//2090/0F1 – change of use from confectioners’ warehouse to cross fit gym – Approved

5.0 Planning Policy and its application to the proposed development

- 5.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.2 The Local Development Plan consists of policies within the Core Strategy and Development Management Policies DPD (December 2013). The policies in the following paragraphs are considered relevant to the proposed development.
- 5.3 The Local Plan sets out a long-term spatial vision and strategic objectives to support Copeland’s vision which is “Working to improve lives, communities and the prosperity of Copeland”. Although it was adopted before the updated NPPF (2019) it was adopted after the first NPPF that was published in March 2012 and therefore closely follows the principles of sustainable development, as defined by national policy and delivering sustainable housing in accordance with that policy.
- 5.4 Policy ST2 is the Copeland Local Plan Policy regarding Spatial Development Strategy. This states as follows:

‘Development in the Borough should be distributed in accordance with the following principles:

A Growth: providing for and facilitating growth in the local economy, particularly in the energy sector, accompanied by net growth in jobs and an associated increase in demand for housing and services

B Concentration: development will be located in the Borough’s settlements at an appropriate scale, within defined settlement boundaries, in accordance with the Borough’s settlement hierarchy as set out in Figure 3.2:

5) Focussing the largest scale development and regeneration on Whitehaven and the important development opportunities there.

ii) Supporting moderate levels of development reflecting the respective scale and functions of the smaller towns (Cleator Moor, Egremont and Millom), and contributing to the regeneration of the town centres.....’

- 5.5 Policy ER4 regarding Land and Premises for Economic Development states:

‘The Council will maintain an adequate supply of land and floorspace for economic development by:

A Allocating land for economic development over the plan period at a rate ahead of that implied by projecting past take up rates, to allow a flexible response to emerging demand

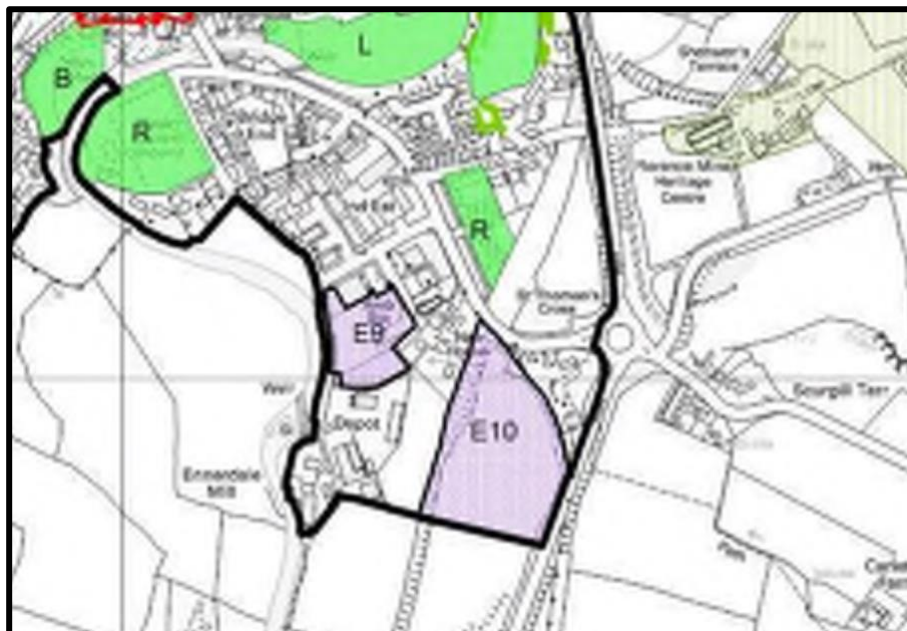
B Safeguarding employment areas which are considered to be essential for meeting future strategic economic development requirements and assessing development proposals against criteria in Policy DM3

C Identifying sites which are better suited to alternative uses'

5.6 Policy ER6 – Location of Employment

'A Employment development will be supported in Whitehaven and Key Service Centres...'

- 5.7 With regards to the above policies, the Local Plan map for Egremont, and surrounding Bridge End site is considered relevant in relation to the above policies. A large area of additional land was allocated for employment purposes in the Local Plan in 2006, which has not been brought forward for development. Therefore, should additional employment land be required in this area of Egremont, this is readily available, marked on the plan below as E10. In addition, there are other vacant units within the Bridge End site currently that can be reused for other employment purposes.



- 5.8 The above policy is also relevant as this was used in the determination of planning application 4/15/2090/0, for the unit at 6 Bridge End, Egremont. This application was for a change of use from a confectioner's warehouse to a cross fit gym. In terms of the assessment of this planning application, the delegated planning report states as follows:

'The Policy relevant to the determination of this planning application is ER6 – Location of Employment.

The application consists of the change of use of a small employment unit on the Bridge End Industrial Estate from warehousing to a gym. The estate is currently in a number of different uses including a boxing gym in an opposite unit. There are no residential premises which would be affected by the proposal and the unit benefits from land to the frontage which remains available for parking.

It is considered that the application would allow for the economically beneficial use of this empty industrial unit and benefit the wider area. It is not considered that given the separation from the nearest residential units that any implications in terms of residential amenity would occur. The application provides a premises for a local business within a Key Service centre and is considered to be in accordance with Policy ER6 of the Copeland Local Plan 2013 -2028.'

The delegated report for this application is appended to this statement as Appendix A.

In addition, other gyms within the Borough are based in similar industrial type units, such as at Sneakeat Industrial Estate and the Argo gym in the former Jewson's builders merchants' on Coach Road in Whitehaven.

- 5.9 Policy ER7 relates to Principal Town Centre, Key Service Centres, Local Centres and other service areas: Roles and Functions.

'Development will be required to meet the needs of the area, to be of a scale appropriate to the centre, and to not adversely impact on the vitality or viability of other nearby centres. The purpose of each centre will differ according to its role and function. Development objectives are to:

A Reinforce the role of Whitehaven as the Principal Town through the promotion of a flexible, mixed-use approach, the improvement of strategic and local accessibility, and supporting its continued growth

B Support Whitehaven's role as a tourist and visitor destination linked to its unique heritage and independent and specialist retailers

C Protect and where possible enhance the services and facilities provided in the Key Service Centres of Cleator Moor, Egremont and Millom

D Seek to ensure that the Local Centres and neighbourhood centres maintain essential shops and services to meet the needs of local communities

E Encourage evening and night-time uses that contribute to the vibrancy, inclusiveness and economic vitality of centres. Such uses should accord with Policies DM6 and DM7.'

- 5.10 Policy ER9 is regarding the Key Service Centres, Local Centres and other smaller centres. This states:

'Retail and service development which promotes the vitality and viability of Key Service Centres, Local Centres and other smaller centres, and is consistent with the spatial development strategy as defined in Policy ST2 and Figure 3.2, will be supported.

A In Key Service Centres Cleator Moor, Egremont and Millom:

- i) *Appropriate retail and service sector provision will be actively encouraged within the defined boundaries of each Key Service Centre to serve local communities and to facilitate small scale tourism. Evening entertainment and leisure uses will also be acceptable if they meet the criteria as set out in ER7 E above.....'*

- 5.11 The above policies are relevant as the proposed site is located within the Key Service of Egremont, which is the second largest settlement within the Borough. Therefore, as stated above leisure uses are encouraged, and it increases the vitality and viability of Egremont by the introduction of a new high specification gym.

- 5.12 Policy SS4 – Community and Cultural Facilities and Services

'The range of services and facilities serving the Borough's communities will be protected by:

A Encouraging the provision and retention of good quality services and facilities which meet the needs of local communities and are accessible by public transport, cycling or on foot.

Services and facilities which benefit the less mobile or more deprived members of the community and which maximise opportunities for people to improve their health and well-being, will be given particular support.

B Ensuring that needs are met in the most appropriate, effective and accessible way, by:

i) locating widely used services and facilities in Whitehaven and the three smaller towns

ii) increasing provision of local community facilities, such as community centres and public open space, in Local Centres and villages identified as needing them

iii) improving the number and quality of facilities in areas of the Borough which exhibit higher than average levels of socio-economic deprivation – especially as regards health care, sports and fitness facilities where healthy living is an issue.'

- 5.13 **Policy ENV1** sets out an approach to ensure that new build development is not prejudiced by flood risk, by permitting new build on sites outside areas at risk of flooding and ensuring that new development does not contribute to increased surface water run-off through measures such as Sustainable Drainage Systems.
- 5.14 **Policy DM24** states where a proposed development is likely to be at risk from flooding or increases risk of flooding elsewhere, a Flood Risk Assessment (FRA) will be required to be submitted as part of the planning application. Development will not be permitted where it is found that there is an unacceptable risk of flooding; or the development would increase the risk of flooding elsewhere.
- 5.15 The proposed development is primarily located within Flood Zone 1 but also Flood Zone 2, so is therefore predominantly at the lowest risk of flooding. The site is therefore considered to be a low risk in terms of flooding, but a Flood Risk Assessment is included as part of the submission.

Principle – National Planning Policy Framework ("NPPF") (as revised February 2019)

- 5.16 The purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF states that sustainable development has three objectives social, economic and environmental.
- 5.17 The social and economic are as follows:

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right

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time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. "

- 5.18 Paragraph 85 states that *'Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. Planning policies should:*

a) define a network and hierarchy of town centres and promote their long-term vitality and viability – by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters...'

- 5.19 The above policy is replicated by the aims of Policy ER9 above in paragraph 5.10. The use is appropriate for this location within the Egremont settlement, and also in terms of Egremont's situation in terms of the hierarchy of settlements in Copeland as a Borough.

- 5.20 Paragraph 91 states: *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:*

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.'

- 5.21 The above paragraph is important in relation to the proposed use. The facility to be provided is a new start up business, as they feel that there is space in the leisure and fitness market for the type of gym facility that they will provide. It is aimed at a different market to the other facilities within both the settlement and wider Borough and aims to bring more users into the leisure sector and enable additional healthy living and lifestyles.

- 5.22 Ultimately when assessing the proposal there is a need to balance any harm caused by the proposed development with the positives of this particular instance. The vacant unit is considered an appropriate location for such a use, and there is no impact on any residential properties due to its location. The use as a gym promotes healthy living and lifestyles. The

case put forward demonstrates how the proposal meets the policies of the Local Plan, and in particular the aims and text of the National Planning Policy Framework.

6.0 Conclusion

- 6.1 The proposed development provides the opportunity for a new business in a suitable location within Egremont.
- 6.2 The proposed use will provide a suitable reuse for a vacant unit within a Key Service centre.
- 6.3 The proposed development will provide a positive leisure and health related use, which will also provide employment, on an employment site.
- 6.5 The type of gym proposed is of a different type and specification to those already available within the settlement.
- 6.4 It is contended therefore that the proposed development is acceptable and is in accordance with both national and local planning policy, and therefore should be approved.

Simon Blacker MRTPI

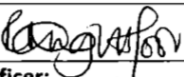

Appendix A: Delegated Planning Report 4/15/2090/0F1



**COPELAND BOROUGH COUNCIL
DELEGATED PLANNING DECISION**

1.	Reference No:	4/15/2090/0F1
2.	Proposed Development:	CHANGE OF USE FROM CONFECTIONERS WAREHOUSE TO CROSSFIT GYM
3.	Location:	6 BRIDGE END INDUSTRIAL ESTATE, EGREMONT
4.	Parish:	Egremont
5.	Constraints:	ASC;Adverts - ASC;Adverts, Flood Area - Flood Zone 2, Coal - Off Coalfield - Data Subject To Change
6.	Publicity Representations & Policy	<p>Publicity:</p> <p>Neighbour Notification Letter(s) Yes</p> <p>Site Notice Yes</p> <p>Press Notice No</p> <p>Representations / Consultation Responses: See report.</p> <p>Relevant Planning Policies: See report</p> <p>Planning History for Neighbouring Land: See report</p>
7.	Report:	<p>PROPOSAL This application relates to a unit within the Bridge End Industrial Estate. The proposal would change the use of the premises from a warehouse to a Crossfit gym.</p> <p>CONSULTATION RESPONSES <u>Parish Council</u> No objection</p> <p><u>Highway Authority</u></p>

	<p>No response received</p> <p><u>Neighbour Notification</u> No response received</p> <p><u>Site Notice</u> No responses received</p> <p>PLANNING POLICY <u>National Planning Policy Framework (NPPF)</u> The NPPF sets out the Government's planning policies and introduces a presumption in favour of sustainable development.</p> <p>Paragraph 17 of the NPPF covers the 12 key principles of the planning framework. One principle states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of the land and buildings.</p> <p>The NPPF is a material consideration in the determination of planning applications and requires that applications be granted in accordance with the development plan unless material considerations indicate otherwise.</p> <p><u>Copeland Local Plan 2013-28</u> The Core Strategy and Development Management Policies DPD forms the basis of the Copeland Local Plan. The policy relevant to the determination of this application is ER6 - Location of Employment.</p> <p>The application consists of the change of use of a small employment unit on the Bridge End Industrial Estate from warehousing to a gym. The estate is currently in a number of different uses including a boxing gym in an opposite unit. There are no residential premises which would be affected by the proposal and the unit benefits from land to the front which remains available for parking.</p> <p>It is considered that the application would allow for the economically beneficial use of this empty industrial unit and benefit the wider area. It is not considered that given the separation from the nearest residential units that any implications in terms of residential amenity would occur. The application provides a premises for a local business within a key service centre and is considered to be in accordance with Policy ER6 of the Copeland Local Plan 2013-28.</p>
8.	<p>Recommendation: Approve (commence within 3 years)</p>

9.	<p>Condition(s):</p> <p>1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p> <p>Reason</p> <p>To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>2. Permission shall relate to the following plans and documents as received on the respective dates and development shall be carried out in accordance with them:- Location Plan, scale 1:1250, dated as received 5 March 2015</p> <p>Reason</p> <p>To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.</p> <p>The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.</p>	
Case Officer:		Date: 8/4/15
Authorising Officer:		Date: 23/4/15.
Dedicated responses to:-		

Appendix B: Letter from unit owner in support of planning application

Copeland Borough Council
The Copeland Centre,
Catherine Centre,
Whitehaven,
CA28 7SJ

24th September 2020

Dear Sir / Madam

Ref : Unit 5 & 6 Ennerdale Bridge, Egremont

As current owners of the premises, we would like to support the application for change of use to the above premises on behalf of Urban Fitness & Performance.

We think it would make an ideal re-use of the building whilst enhancing the facilities in the local area. We do not believe it will go outside the current planning permission nor impact on the surrounding area, the current parking arrangements will be more than adequate for the customers on site at any one time.

Ground work including rain and foul drainage was recently re-newed. We provided double the amount of rain water drains than was previously installed with channel drains placed all around the perimeter.

From a recent flood survey the following information has been extracted: The development site has the advantage of being on the high side of the river and the Ennerdale Mill weir. When this weir causes the river to break its banks it does so on the opposite side of the river into the meadow which slopes away to the south relieving flood conditions at the Mill complex to culminate further down the river.

The surface water drainage from the Site will, as at present, follow the ground contours and flow away from the Site discharging into local drains to the river. Foul drainage will be into the local foul sewer as at present.

Yours sincerely

Mr and Mrs Reay