



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3338-18

**CHANGE OF USE OF PREMISES
FROM B1 (BUSINESS) TO D2 (ASSEMBLY & LEISURE)**

**TERRY RUDD MOTORCYCLES
BARRINGTON
43 FEN ROAD
HOLBEACH
SPALDING
LINCS
PE12 8QD**

FOR

**MRS M TUGWELL
(TEDDS HEALTH & FITNESS GYMNASIUM)**



PLANNING, DESIGN & ACCESS STATEMENT

**CHANGE OF USE OF PREMISES
FROM B1 (BUSINESS) TO D2 (ASSEMBLY & LEISURE)**

**TERRY RUDD MOTORCYCLES
BARRINGTON
43 FEN ROAD
HOLBEACH
SPALDING
LINCS
PE12 8QD**

This application is a re-application following refusal of application H09-0235-18 which was attempting to acquire Planning Permission to change the use of Terry Rudd Motorcycles to Tedds Health & Fitness Gym. H09-0235-18 was refused for the following reason:-

- 1. The application site is outside of the physical development boundary of Holbeach, there is no footway connection between the site and the footway network within the town and it is not on a regular public transport route. Consequently it is considered likely that a high proportion of visitors to the proposed gym, and staff members, would use their cars to travel to and from the site. This, no matter the distance of travel involved, would be contrary to one of the core planning principles to make the fullest use of public transport. The reliance on the motor car would also increase carbon emissions, contrary to the requirements of the environmental role of planning.*

Furthermore, the details submitted in support of this application fail to provide sufficient evidence that adequate space is available within the application site to accommodate the parking of those vehicles during peak operating times. This deficiency is likely to result in the indiscriminate parking of vehicles along the carriageway and verges of Fen Road. Such parking of vehicles is likely to lead to unsafe conditions in terms of pedestrian and vehicle movement in the vicinity of the site, cause erosion of highway verges and have an adverse impact upon visual and residential amenity on the southern approach to the town.

Moreover, it is not considered that the applicant has provided sufficient justification that the proposal is necessary in that location and that no alternative site exists to accommodate the proposed use.

The proposal is therefore contrary to Policies SG1, SG2, SG4, SG14 and SG15 of the South Holland Local Plan (2006), as well as Paragraphs 7, 8 and 17 of the National Planning Policy Framework (2012).

The main issues which justified the Refusal Notice are the amount of traffic generation, numbers of persons using the facility and on site vehicle parking.

Information provided with the original application was not reflective of how the health and fitness facility will operate.

On site vehicle parking will be 27 No spaces which includes staff spaces.

See attached schedule of how the Health & Fitness Centre will operate.

The refusal notice referred to the fact that the applicant has not provided sufficient justification information that this proposal is necessary in this location and that no alternative sites exist to accommodate the proposed use, the following attempts to address these comments:-

RESEARCH

1. Holbeach St Marks Community Gym currently has 150 members and the premises accommodates parking for 13 cars only.
2. Everybody's Gym Spalding is a smaller gym located just off the High Street. The car park can only accommodate 5 cars or 8 with double parking.
3. Royal's Gym (currently known as J W Limming Ltd) in Holbeach. This property has just received Planning Permission to trade as a gym, with only four on road parking spaces which will potentially cause congestion and problems with parking within the area.
4. Heroes' Gym Spalding, a larger gym within an industrial estate. They have parking for approximately 7 cars, sharing the car park with various surrounding business's using HGV's there is no bus route in this area, therefore only accessible by car.
5. Spalding School of Dance Low Fulney, is a newly built dance studio approximately 1.9 miles from town. They have 50 parking spaces and no footpath or public transport route. They have an estimated footfall of around 1500 visitors each week according to their Planning Application in 2014. Furthermore the Planning Application states "The site is outside the confines of a settlement in an area of open countryside where it is the policy of the local planning authority not to permit new development unless it is appropriate and necessary in that location and cannot be accommodated within a defined settlement limit." "The site is not well related to an existing settlement and does not have a complete footway link to Spalding. Consequently, the use would be reliant on car borne trips to and from site." (Section 5.0 planning history, highlighted section). Also section 7.12 highway safety, states "There is no complete footway link from the site to Spalding. However the County Highways Authority has not objected to the proposal on highway safety grounds". We feel that this property has the same issues as on our property, yet this was granted.

PROPERTIES CONSIDERED

Over the last year we have viewed several properties as follows:-

1. The former Spalding School of Dance, Spalding. This property was too small for our needs.
2. The Fitness Centre, Spalding. This property was ideal in size and had ample parking but we require a lease to buy which the owner was not willing to give.
3. Parker, Pode Hole. This was an ideal space in a great location with plenty of parking but there wasn't any drainage to the property to allow for showers and toilets and the owner required its occupation before we could investigate further.
4. Bicker Road, Donington. This property was far too small for our needs.

APPLICANTS PLANS

As a gym, we will be offering a variety of different services, catering for all walks of life, from your average person trying to get fit, families who want to keep fit together and athletes wanting to compete from different fitness backgrounds.

We will be offering different tiers of membership from basic membership, couples, families (3 or more), silver, gold and platinum (which will offer a lot of extra support).

We will be looking at working closely with the youth of the community, to enable them to indulge in more positive productive activities instead of hanging around the streets and/or around town.

Every two or three months we will hold seminars and event fun days for the local community to come along to enable them to learn more about nutrition, fitness and living a healthier lifestyle.

We would like to approach the local GP surgery and build a relationship with them regarding tackling obesity and any illness/rehabilitation where our services would be beneficial (nutrition and exercise), in aiding guided recovery.

ADDITIONAL JUSTIFICATION

We would like to bring your attention to a few points in the Planning Permission granted to Spalding School of Dance, Low Fulney, in comparison to our application for Fen Road, Holbeach.

1. The approximate distance from Spalding town to the dance studio in Low Fulney is 1.9 miles, without a footpath or any public transport this journey has to be made by car. According to section ACCESS on the design and access statement, 13 walked, but the footpath ends at the Start of Fulney Lane South.

Our property in Fen Road is 1.3 miles approximately from Holbeach town centre. The footpath ends at 64 Fen Road, 160 metres away. There are also approved plans showing that this footpath will be extended for the recent housing development proposals, bringing it right up to our property.

2. Section ACCESS from the design and access statement states that “My students live as far as Boston, Wisbech and Bourne and as we plotted a Google map we realised that few live in the town centre itself.”

The majority of members at our gym are local and therefore the carbon footprint would not be anywhere near as high as the footprint as the dance school has, and more so, members that travel to gyms in Boston and further, will now only have to travel to Holbeach which surely reduces their carbon footprint substantially. Furthermore with the new housing development and each household having anywhere between 1 to 3 cars, with having a gym so close to their estate, will in return reduce carbon emissions.

Our aim for our gym is the same as the dance school with the growing obesity crisis, depression and other mental illnesses which exercise, nutrition and the support and the feeling of belonging and being part of a gym family can provide.

The adjacent development by Ashwood Homes Ltd, which has recently been approved under reference H09-0331-17 effectively brings the built environment closer to the application facility, which includes public footpaths from the development and long Fen Road (see attached layout).

G R Merchant

May 2018

APPENDIX

LOCATION PLAN 1/1250

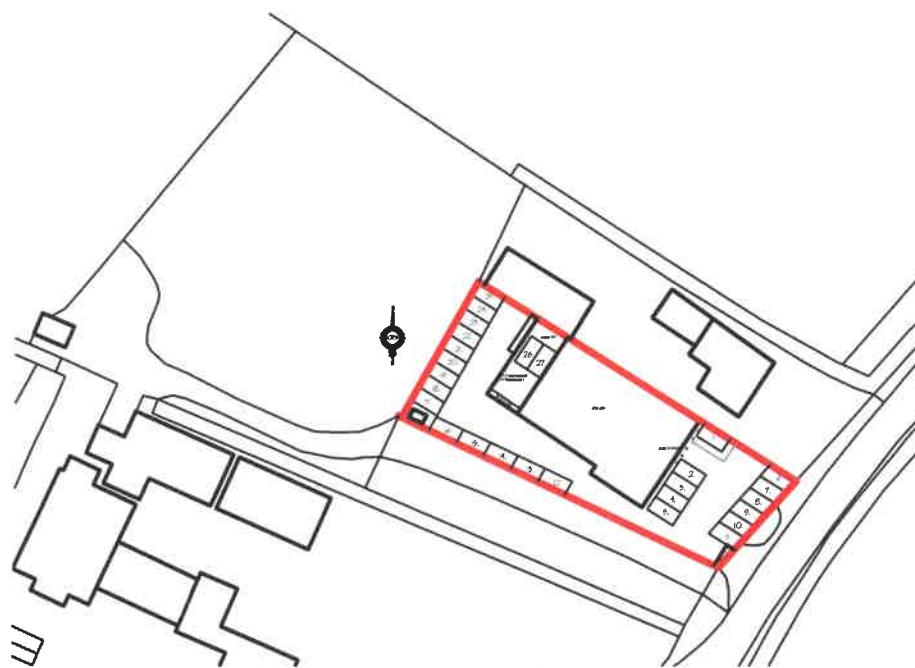
“GOOGLE” PLANS

USAGE SCHEDULE

SOUTH EAST LINCOLNSHIRE LOCAL PLAN INSET MAP NO 5 – HOLBEACH

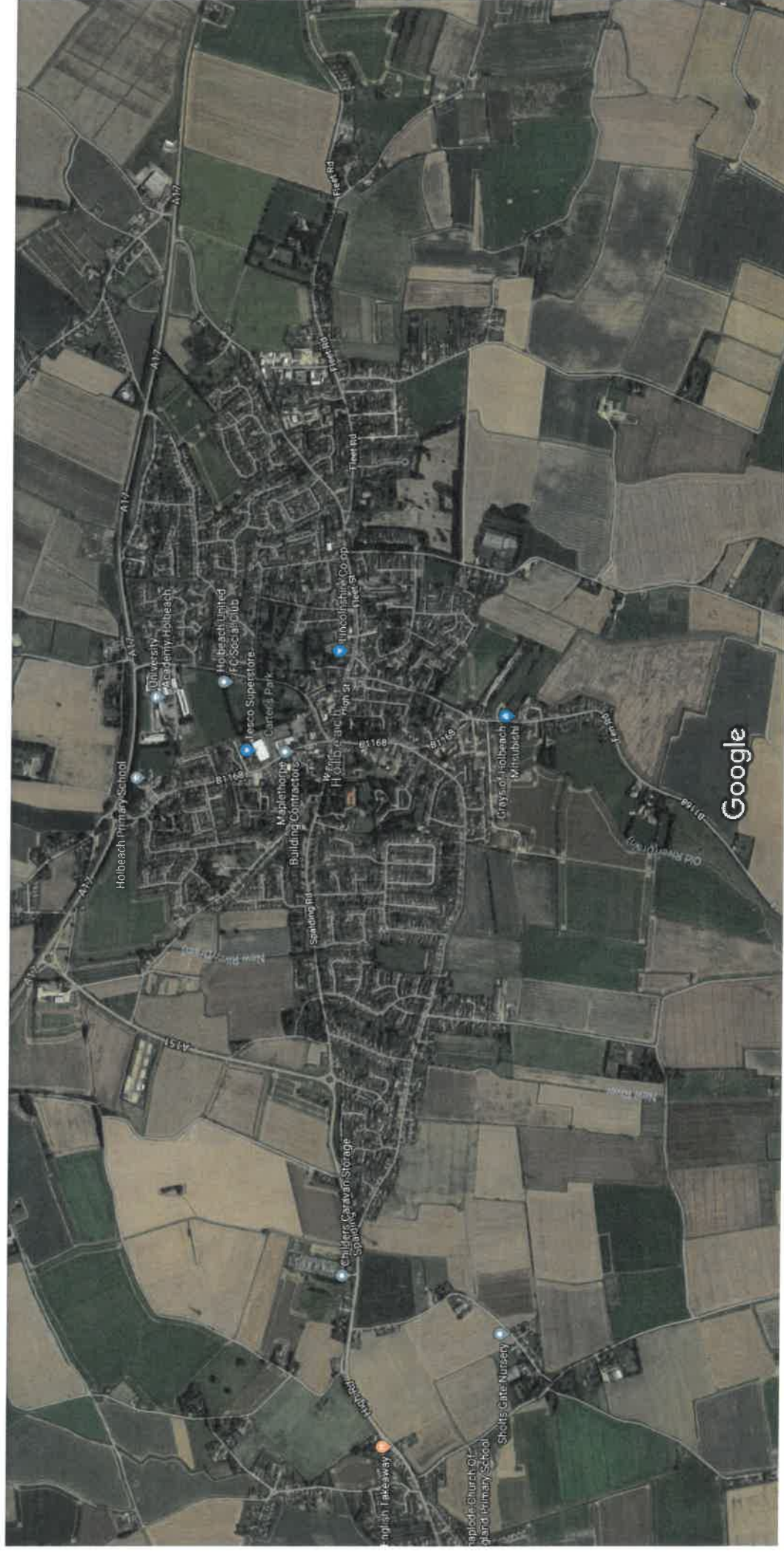
H09-0331-17 – LAYOUT PLAN

LOCATION PLAN 1/1250



Ordnance Survey (c) Crown Copyright 2018. All rights reserved. Licence number 100022432

"GOOGLE" PLANS



Imagery ©2018 Google, Map data ©2018 Google 200 m



Imagery ©2018 Google, Map data ©2018 Google 50 m



Imagery ©2018 Google, Map data ©2018 Google 20 m

USAGE SCHEDULE

Tedd's Health & Fitness Gym

Service Users daily

MONDAY									
Service Users	6-8am	8-10am	10-12pm	12-2pm	2-5pm	5-8pm	8-10pm	Total daily	
	7	10	5	12	12	45	10	101	
TUESDAY									
Service Users	6-8am	8-10am	10-12pm	12-2pm	2-5pm	5-8pm	8-10pm	Total daily	
	7	10	5	12	12	43	10	99	0
WEDNESDAY									
Service Users	6-8am	8-10am	10-12pm	12-2pm	2-5pm	5-8pm	8-10pm	Total daily	
	8	12	6	10	12	40	8	96	0
THURSDAY									
Service Users	6-8am	8-10am	10-12pm	12-2pm	2-5pm	5-8pm	8-10pm	Total daily	
	7	10	6	8	10	35	7	83	0

Tedd's Health & Fitness Gym
Service Users daily

FRIDAY	6-8am	8-10am	10-12am	12-2pm	2-5pm	5-8pm	8-10pm	Total daily
Service Users	7	10	6	8	8	30	7	76
SATURDAY	8-10-10-30	10-30-12-30	12-30-2-30	2-30-5-30	Total daily			
Service Users	10	15	18	8	51			
SUNDAY	9-11am	11-1pm	1-3pm	3-5pm	Total daily			
Service users	12	15	10	8	45			
					0			0

The morning period from 6am till 12pm Monday to Friday, is used for a mix of personal training clients as well as a few early gym users (parents after having droppe

The period from 12-2pm is used by people working locally on their lunch break.

The period from 2-5pm is used for normal gym users as well as for students after school.

The period 5-8pm, is the busiest period with everyone finishing work wanting to attend, as well as families with their children (The gym will be holding various gym

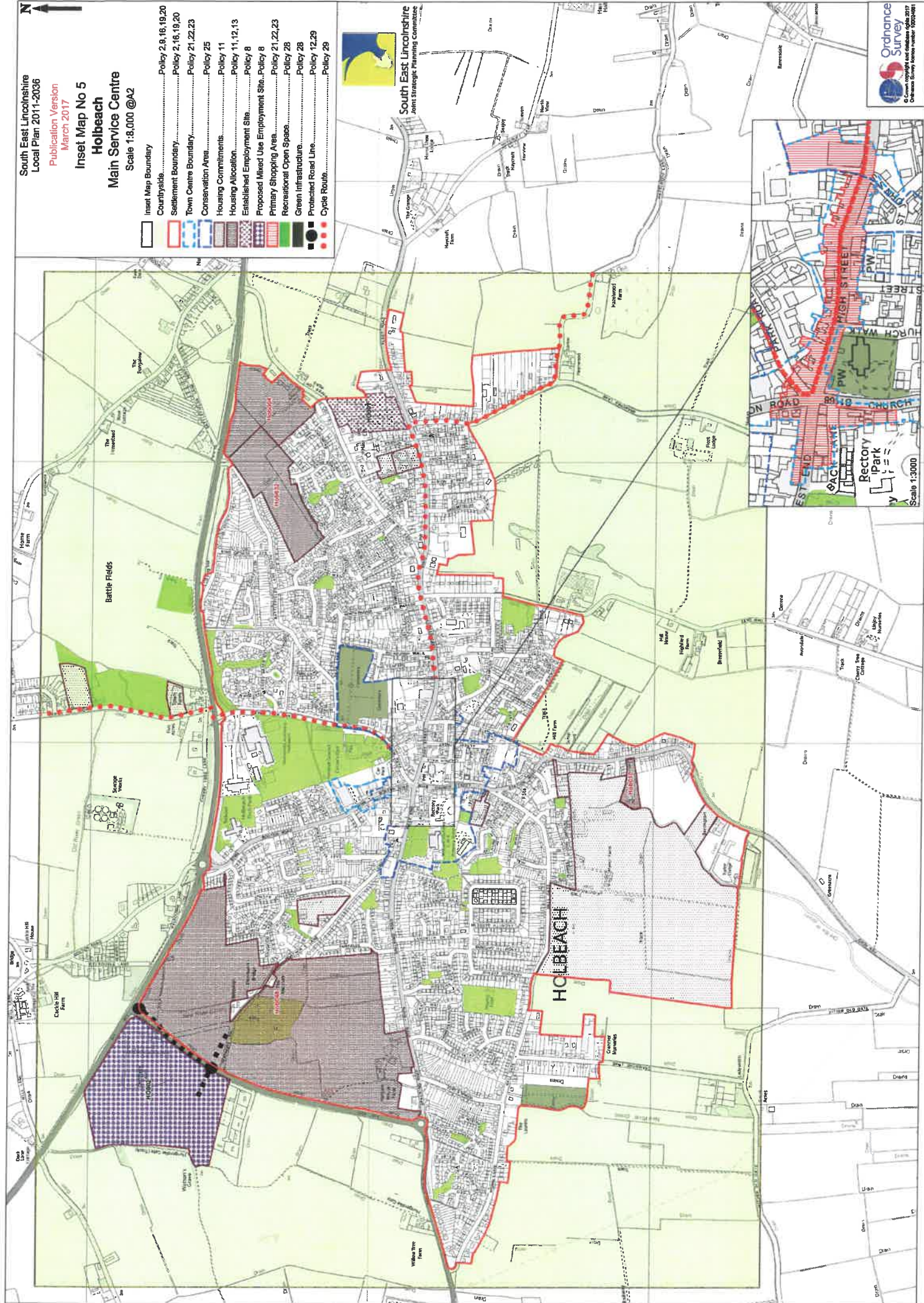
**SOUTH EAST LINCOLNSHIRE LOCAL PLAN INSET MAP NO 5 -
HOLBEACH**

**Inset Map No 5
Holbeach
Main Service Centre**
Scale 1:8,000 @A2

- | | |
|--|------------------------------------|
| | Inset Map Boundary |
| | County Boundary |
| | Settlement Boundary |
| | Town Centre Boundary |
| | Conservation Area |
| | Housing Allocation |
| | Established Employment Site |
| | Proposed Mixed Use Employment Site |
| | Primary Shopping Area |
| | Recreational Open Space |
| | Green Infrastructure |
| | Protected Road Line |
| | Cycle Route |



South East Lincolnshire
Joint Strategic Planning Committee



H09-0331-17 – LAYOUT PLAN

Urban
Proximity to Urban

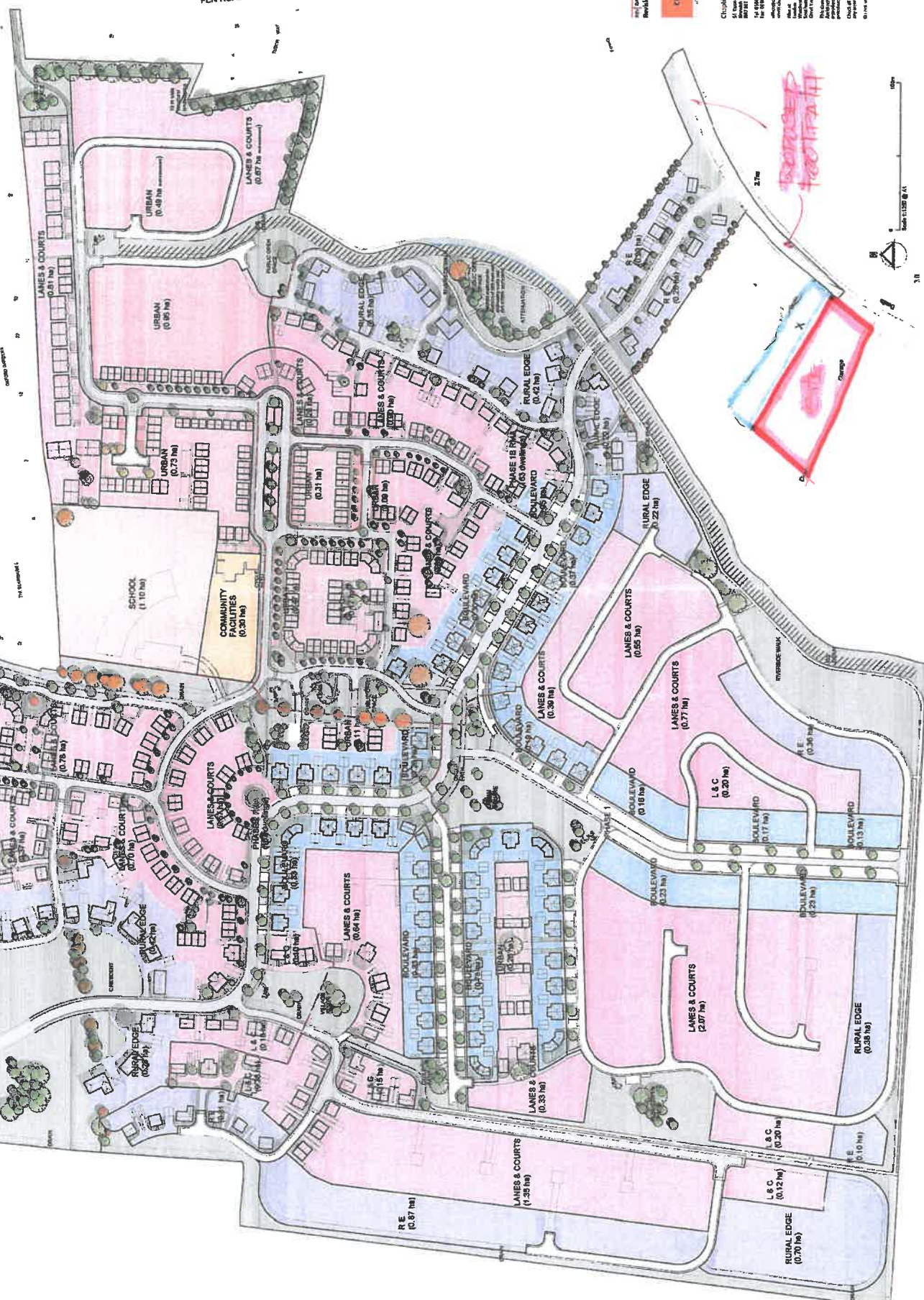
Lanes & Courts
Mixed

Boulevards
Proximity to Boulevard

Rural Edge
Mixed

School
Contemporary

Community Facilities
Greenbelt



2004

PLANNING

DATE	DESCRIPTION	DUPLICATE	CHECKED BY

PLANNING

Ashwood Homes Ltd

Holbeach Meadows

Hall Gate / Fen Road
Holbeach

1

Master

1001

b6
b7C
b7D

51

8/09/2018 1:1250 @ A1

Figure 1