

13th February 2024



Planning
South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir/Madam,

RE: INSTALLATION OF PLANT, EXTERNAL ALTERATIONS AND CYCLE PARKING – UNIT 2, 70 WESTLODE STREET, SPALDING

Please find enclosed a full planning application for external works in respect of the Carpetright store at Unit 2, Westlode Street in Spalding. This application is associated with the introduction of a new tenant, Pure Gym Limited ('PureGym').

Unit 2 Westlode Street is located within the town centre at Spalding and comprises a freestanding retail warehouse unit that is currently occupied by Carpetright. It provides floorspace of approximately 604 sq. m with shared car parking for 145 vehicles and rear service access from Westlode Street. The adjoining unit is occupied by B&M, with other mixed commercial development including a bingo hall in close proximity. There are also residential properties to the east of the application site on Westlode Street.

Planning Statement

In October 2023, the District Council issued a Lawful Development Certificate (ref. H16-0764-23) to confirm that the use of the application site as a 24-hour gym within Class E would be lawful and would not require planning permission. This planning application relates to external works associated with the refurbishment and reoccupation of Unit 2 by PureGym.

The proposed works comprise the installation of air conditioning condensers and ventilation louvres to the rear elevation of the building, replacement entrance doors to the front elevation, the installation of four cycle stands adjacent to the main entrance and the widening of an existing fire exit to the rear elevation. These works are relatively minor in nature and will have limited impacts on the appearance of the application site, noting that the rear service area is enclosed by substantial walling to the Westlode Street frontage. The replacement doors to the main entrance will comprise bi-folding automatic doors that will provide appropriate access for all visitors including the mobility impaired.

In terms of the proposed external plant, the application is supported by an Acoustic Design Report that has been prepared by Anderson Acoustics. This has considered the impacts of the proposed plant on noise-sensitive receptors, specifically residential properties to the east of the application site on Westlode Street. Based on an environmental noise survey, the report has set appropriate plant noise limits and its assessment shows that, based on a worst-case scenario for the operation of plant, the noise rating level will be -11 dB below the proposed plant noise limit at the nearest residential receptor. It therefore concludes that there will be no adverse impact on amenities and that no mitigation is required.

The proposal is therefore considered to accord with the relevant provisions of Policy 3 (Design of New Development) and Policy 30 (Pollution) of the South East Lincolnshire Local Plan (2019).

Heritage Statement

The application site is located within the Spalding Conservation Area and so the provisions of Policy 29 (The Historic Environment) of the Local Plan apply. Part B of Policy 29 states that proposals within

a Conservation Area should preserve (and enhance or reinforce as appropriate) features that contribute positively to the area's character, appearance and setting. The application site is a modern building of utilitarian design. Nevertheless, it does not detract from the character and appearance of the conservation area, having been designed in a manner that screens the commercial development and its associated car parking from views along Westlode Street and through the Conservation Area. The proposed works are minor in nature and will not have any significant impacts on the appearance of the application site. They will not adversely affect any features that contribute positively to the character and appearance of the Conservation Area and its significance as a designated heritage asset will therefore also be unaffected.

Flood Risk Statement

The application site is located within Flood Zone 3, although the mapping associated with the South East Lincolnshire Strategic Flood Risk Assessment indicates that the site is within a low hazard area for fluvial and tidal flooding. It is not at risk from surface water or groundwater flooding. This application involves minor non-residential works associated with an existing, less vulnerable use and would be exempt from the sequential and exception tests under the terms of the NPPF. Nevertheless, given the very small footprint of the proposed external works, and the fact that they relate to ancillary plant and cycle parking to be sited on existing areas of hardstanding, it is clear that the proposed works will not increase flood risk either to users of the application site or elsewhere. It is therefore considered to accord with Policy 4 (Approach to Flood Risk) of the Local Plan.

We look forward to hearing from you in due course. If you have any queries or require any further information, then please don't hesitate to contact me.

Yours sincerely,



JONATHAN WADCOCK
Director