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2792-15

CHANGE OF USE FROM B1 USE TO D1/D2 USE

**FORMER OFFICES
1 WOOLRAM WYGATE
SPALDING
LINCS
PE11 1LY**

FOR

SOUTH HOLLAND COMMUNITY CHURCH



PLANNING, DESIGN & ACCESS STATEMENT

CHANGE OF USE FROM B1 USE TO D1/D2 USE

FORMER OFFICES
1 WOOLRAM WYGATE
SPALDING
LINCS
PE11 1NU

The application is to acquire Town & Country Planning Permission to change the use of former offices to a community facility for the benefit of South Holland Community Church.

Pre-application discussions have taken place with Planning Officer Tracey Meachen and Pastor Kevin Taylor with positive response, in principle, subject to usage and traffic generation.

The South Holland Community Church have been searching for a number of years to acquire a permanent facility for their use. Currently they are a transient group who predominantly meet at Ayscoughfee Hall School, where they have been for the last 11 years.

The only alterations that will take place are cosmetically externally and alterations to toilets and fire escape issues to comply with the Building Regulations internally.

CURRENT PROGRAMME OF EVENTS

Currently the church rent the hall at Ayscoughfee Hall School, which they have done for the past 11 years from 9:00am to 1:15pm on a Sunday and Thursday evenings for music practice, additional gatherings are in members' homes which it is anticipated will continue.

FUTURE PROGRAMME OF EVENTS

If successful with the application and purchase of the property within 6 to 12 months they hope to start a Parent & Toddler Group and a Senior Drop In one day per week, subject to personnel to staff the groups.

The Sunday and Thursday evening usage will continue.

VEHICLE GENERATION

Currently a maximum of 16 No. vehicles attend at Ayscoughfee Hall School, but many of these travel from the Woolram Wygate and Pennygate area.

The application site is currently able to accommodate 15 to 16 vehicles on the frontage of Woolram Wygate and Browns Gate, which will be initially sufficient for current usage.

If the usage increases the church are in discussions with the dentist practice opposite for a reciprocal car parking arrangement (the practice to use the application site parking during the week and the church have their use at the evenings and weekends) together with a similar arrangement with St Norberts School in Tollgate (100 metres away)

NOISE ISSUES

Noise generated from the use is likely to be minimal, consisting of piano, drums, guitar etc and controlled internally if found necessary.

APPENDIX

LOCATION PLAN 1/2500
(INDICATING OVER-SPILL VEHICLE PARKING)

LOCATION PLAN 1/1250

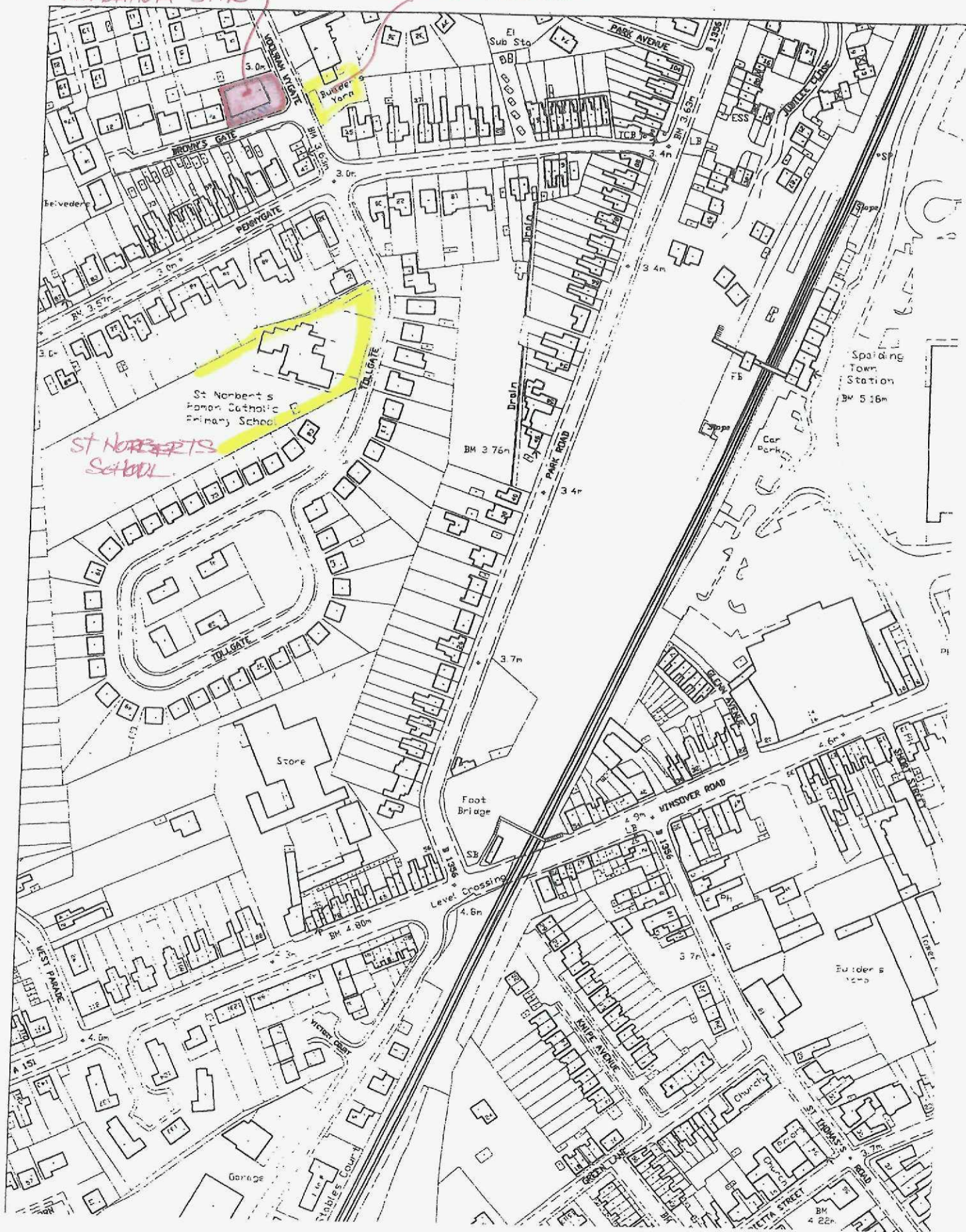
'GOOGLE' SITE & LOCATION PLANS

SITE PHOTOGRAPHS

LOCATION PLAN 1/2500
(INDICATING OVER-SPILL VEHICLE PARKING)

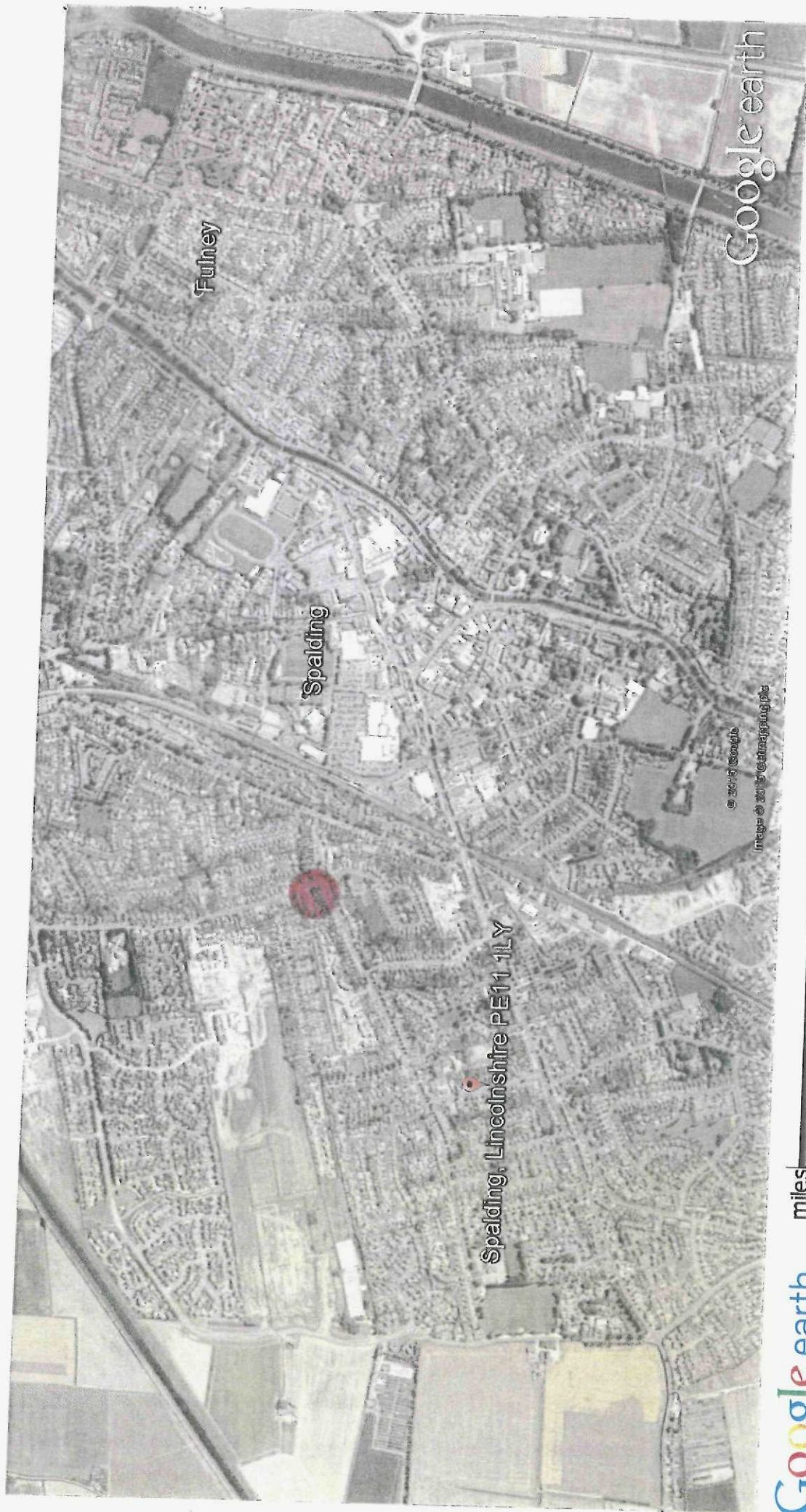
APPLICATION SITE

DENTAL PRACTICE



LOCATION PLAN 1/1250

'GOOGLE' SITE & LOCATION PLANS



Google earth

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km



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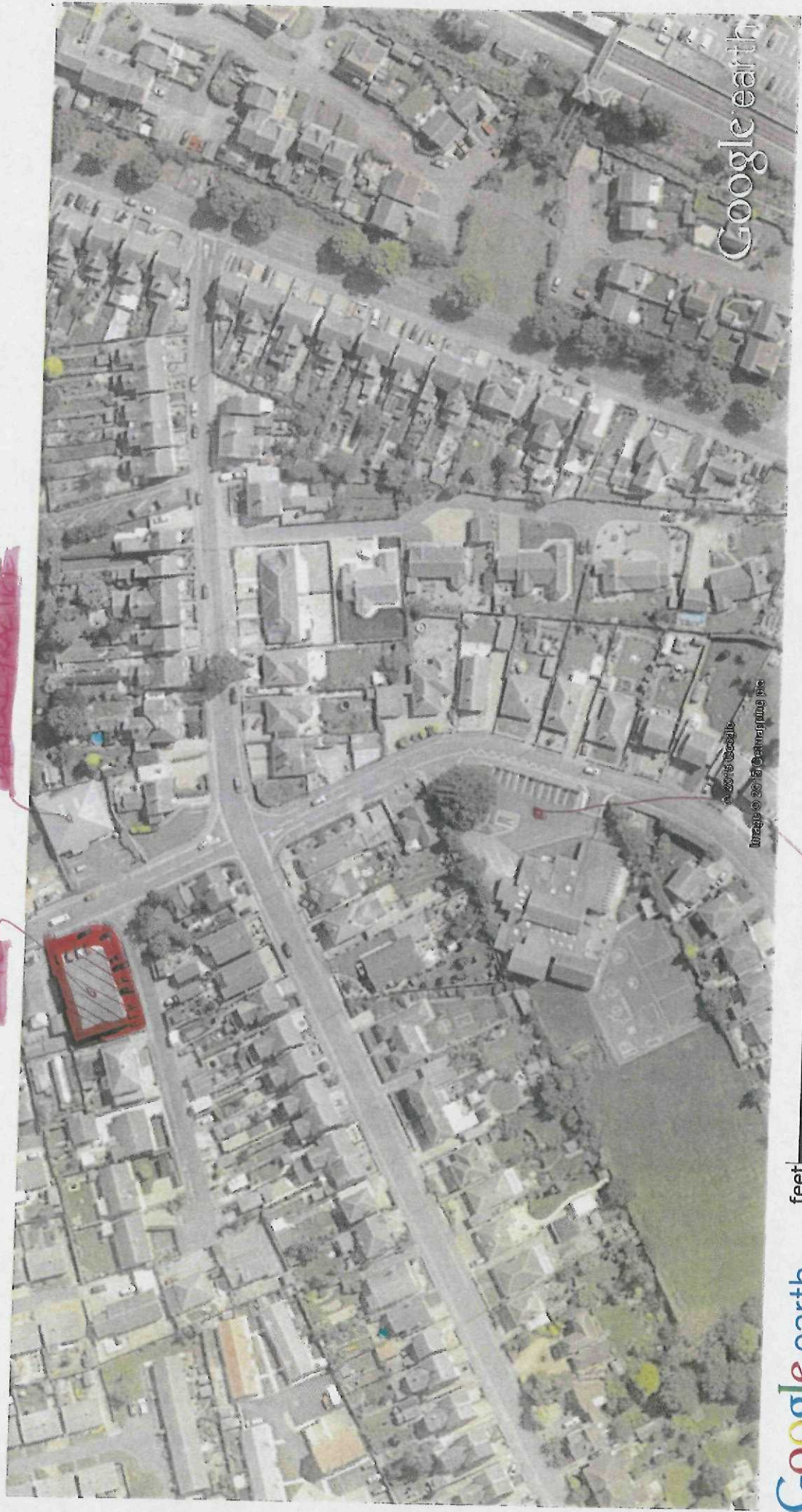
Google earth

feet
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SITE

DEVELOPMENT



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Google earth

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800

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ST. NORTON'S SCHOOL



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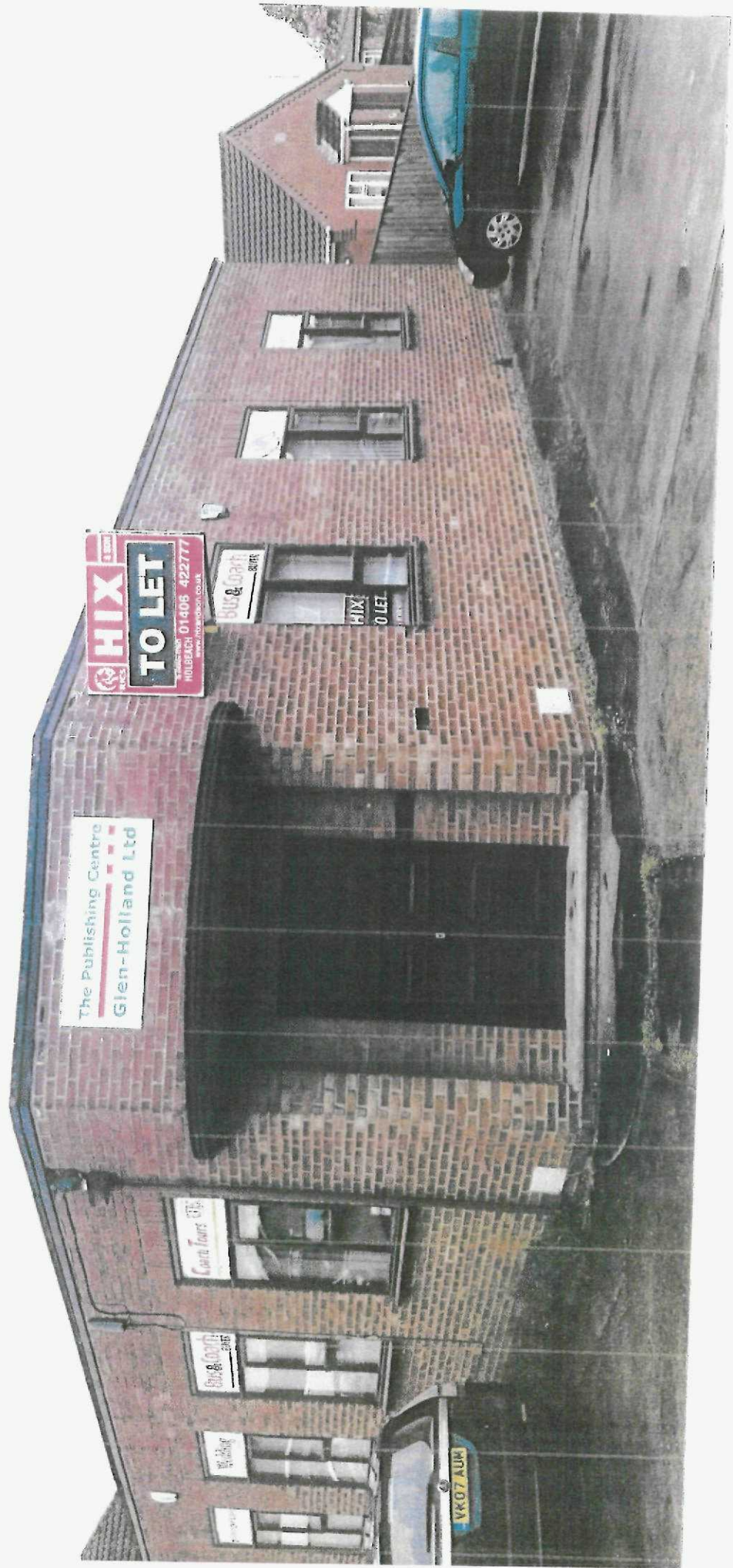
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Google earth



SITE PHOTOGRAPHS





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