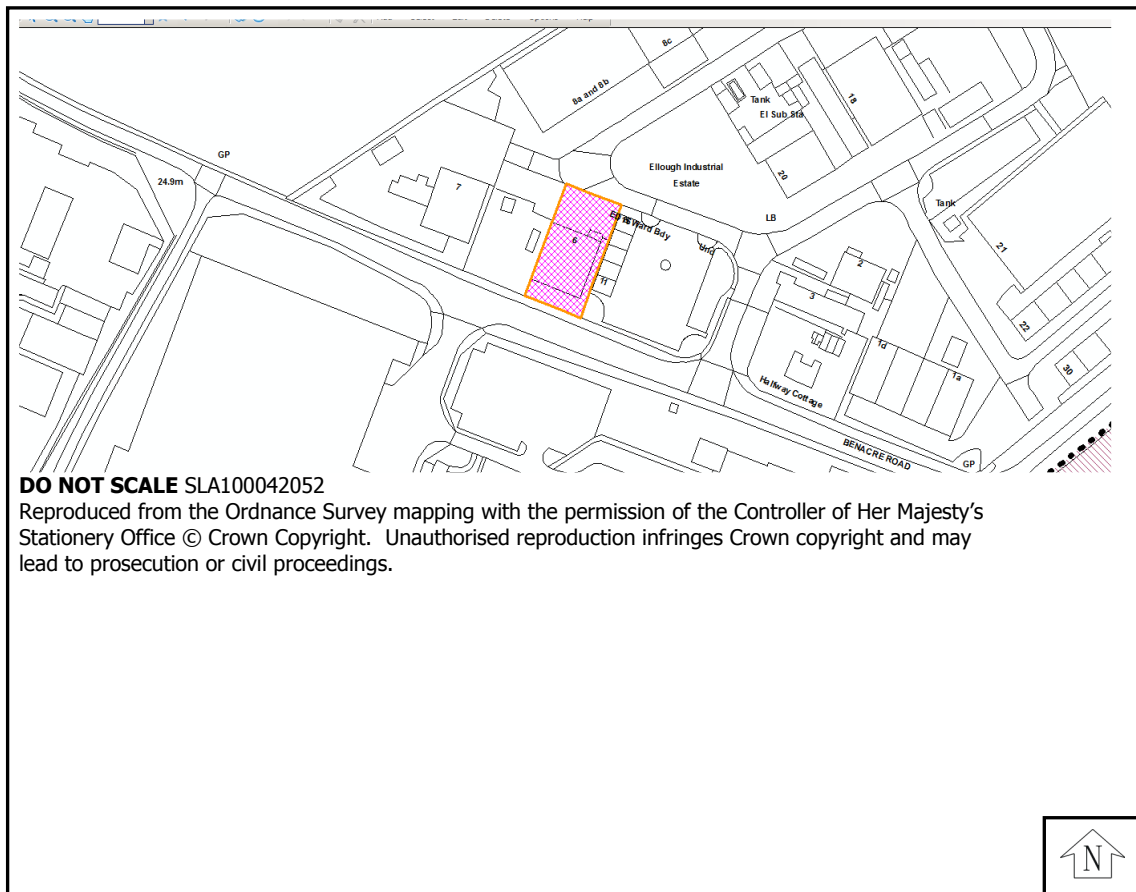


**PLANNING COMMITTEE – 13 OCTOBER 2015****APPLICATION NO DC/15/3570/FUL****LOCATION**

Unit 6  
 Ellough Industrial Estate  
 Benacre Road  
 Ellough  
 Beccles  
 Suffolk  
 NR34 7TD

**EXPIRY DATE** 26 October 2015  
**APPLICATION TYPE** Full Application  
**APPLICANT** Beccles Royales Gymnastic Club

**PARISH** Ellough  
**PROPOSAL** Change of use from B2 Industrial to D2 Assembly & leisure

**SUMMARY**

- 1.1 This application proposes a change of use of an existing industrial unit on the Ellough Industrial Estate to enable it to be used by the Beccles Royales Gymnastic Club. The proposal is contrary to policy DM08, but is recommended for approval due to the absence of suitable alternative accommodation.

## SITE DESCRIPTION

- 2.1 This site includes an existing industrial building on the Ellough Industrial Estate. It takes its access from an internal estate road and backs onto Benacre Road. There is a concrete hardstanding in front of the building and a parking area opposite the site.

## PROPOSAL

- 3.1 The existing use of the site is a B2 general industrial use. The proposal is a change of use to a D2 "Assembly and Leisure" use, which would enable use by the Beccles Royales Gymnastic Club. No external alterations are proposed to the building.

## CONSULTATIONS/COMMENTS

- 4.1 **Neighbour consultation/representations:** The managing director of Ellough Industrial Estate has approached Peter Aldous MP for his support and he has responded:
- 4.2 "Thank you for your e-mail. Being aware of the position at the Beccles Sports Centre, I am sympathetic to the position in which the Royales find themselves and I'll forward your e-mail to Richard Amor asking him to take full account of the issues that you raise".
- 4.3 **Ellough Parish Council Comments:** application approved

## Consultees

- 4.4 **Suffolk County Archaeological Unit** was consulted on the 11 September 2015.
- 4.5 **Suffolk County - Highways Department** were consulted on the 11 September 2015.
- 4.6 Response: SCC as Highways Authority has no objection to this application providing the opening times are conditions to what is stated in the design and access statement.
- 4.7 **WDC - Economic Regeneration:** The Economic Development and Regeneration Department reports as follows:-
- 4.8 The particular site in question is a valuable industrial area with good quality industrial units, and as such we would not support the loss of an industrial unit, to this type of activity.

## PUBLICITY

- 4.9 None

## SITE NOTICES

- 4.10 The following site notices have been displayed:

General Site Notice	Reason for site notice: Change of Use, Date posted 18.09.2015 Expiry date 08.10.2015
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## PLANNING POLICY

- 5.1 Relevant policies are Waveney Core Strategy policy CS07 Employment and Development Management policy DM08 Existing Employment Areas and Other Employment Sites

## PLANNING CONSIDERATIONS

- 6.1 The key issue in this case is whether it is appropriate to allow this industrial unit to be used for non-employment uses. The most relevant Local Plan policy is Development Management policy DM08. This states (in part):
- 6.2 “The use of employment sites for purposes other than B1, B2 and B8 will rarely be appropriate unless it can be proven to the satisfaction of the Council that the proposed use cannot be located within a town centre”.
- 6.3 A supporting statement submitted with the application details the alternative sites considered in and around Beccles; including locations at Common Lane North, Newgate and Smallgate, Puddingmoor, Gosford Road and London Road commercial areas.
- 6.4 Buildings considered but rejected as too small to accommodate club equipment through footprint and/or height include Hungate Church Hall, the Public Hall, Sir John Leman Training Hall, Beccles Middle School, Scouts and Guides Hall, Gillingham Hall and unit 9F on the Ellough Industrial Estate.
- 6.5 The Design and Access Statement explains that the gymnastic club has been operating for 35 years and currently operates from the Sir John Leman School. However a change in the school’s status has since in increase in the number of students and reduced the opportunities for the gymnastics club, which currently operates from 9.00 to 13.00 on a Saturday morning. The equipment needed also provides a problem with storage on site. As a result the club has a waiting list.
- 6.6 The proposed opening hours at Ellough are 9.00 – 13.00 on Saturday and 17.30 – 21.00 Monday to Friday. The extended hours would enable the waiting list to be reduced.
- 6.7 The application is accompanied by general letters of support from British Gymnastics, Eastern Counties Gymnastics, Suffolk County Gymnastics Association and Suffolk Sport.
- 6.8 The proposal if approved would result in the loss of employment floorspace. However the applicant has considered alternatives and it does appear that the height required (for gymnastic rings and hoops) limits suitable venues.
- 6.9 The management of the Ellough Industrial Estate has become aware of the comments of Economic Regeneration and provided the following response:
- 6.10 “We feel that the opposition provided has failed to understand the actual on-site accommodation now and the future development of the site.
- 6.11 For immediate letting we currently have 4150 sq ft of vacant space. As well as this, Ellough Industrial Estate has begun construction of a new 2500 sq ft terrace of Industrial units, which will be available for lease before the end of 2015. A third phase of this construction is planned to start in 2016 with a further 2,500 sq ft. The total area of the two developments is 5,000 sq ft which compensates for the area of this application.
- 6.12 Within the perimeter of the Industrial Estate there is currently space for further developments totalling at least 34,000 sq ft. This includes space for a 10,000 sq ft unit in the area beside Unit - 6. The additional development can all be supported by the existing infrastructure within the site. It is therefore felt that adequate industrial space and accommodation is being provided, with a forward thinking and progressive implementation of further facilities being provided. It should be noted that should the need for additional industrial buildings be required then Ellough Industrial Estate will willingly discuss and construct industrial buildings to sustain any growth that maybe required. Indeed we would ask that the Waveney District Council Economic & Regeneration Department enter in

discussion with us, should they be aware of a need, so that we can be in a position to act positively along with being able to sustain that identified growth”.

- 6.13 There would be some parking available on the site (11 spaces are shown on the submitted plans, of which one is a disabled space, together with two “Sheffield” cycle stands). There is a parking area opposite the site; this is often full during the day but is likely to be less well used during the off-peak hours that the club intend to operate.
- 6.14 There are no dwellings in the immediate vicinity whose amenity might be affected by the proposal.

## **CONCLUSION**

- 7.1 Although the proposal is contrary to Development Management policy DM08, it is clear that the gymnastics club provides a valuable community facility. It has been unable to find suitable alternative premises in the town centre. Furthermore, additional evidence has been provided which indicates that vacant employment floor space is available at the industrial estate and that further expansion is proposed. Accordingly the application is recommended for approval.
- 7.2 Use class D2 includes a wide variety of uses, including casino, snooker club and concert hall, not all of which would be suitable in this location. It is therefore recommended that a condition be imposed limiting the use to the gymnastics club.
- 7.3 The consultation period had not expired when this report was drafted (although it will have expired prior to the meeting. Any additional comments will be reported verbally to members.

## **RECOMMENDATION**

That subject to any consultation responses received prior to the meeting, permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

Reason: In accordance with Section 91 of the Town and Country Planning Act 1990 as amended.

2. The development hereby permitted shall not be brought into use until it has been completed in all respects strictly in accordance with drawing number 1925.15.1 received 1 September 2015, for which permission is hereby granted or which are subsequently submitted to and approved in writing by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: To secure a properly planned development.

3. The use shall not commence until the area within the site shown on drawing number 1925.15.1; for the purposes of manoeuvring and parking of vehicles have been provided and thereafter it shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

4. The premises shall be used only for a gymnastics club and for no other purpose whatsoever, (including any other purpose in Class D2 of the Schedule to the Town and

Country Planning (Use Classes) Order 2005) or in any provision equivalent to that Class in a statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To retain control and enable consideration as to whether other uses in the Use Class would be satisfactory in this area.

**BACKGROUND INFORMATION:** See application ref: DC/15/3570/FUL at [www.waveney.gov.uk/publicaccess](http://www.waveney.gov.uk/publicaccess)  
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