

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0518**  
**LA Fitness Marine Drive, Southport**  
(Cambridge Ward)

Proposal: Change of use to a place of worship/church hall with ancillary D2 use (assembly and leisure)

Applicant: Mr Malcolm Hathaway Elim Foursquare Gospel Alliance

### **Executive Summary**

This application is for a change of use of a former Health Club to a mixed use as a place of worship/church hall with ancillary assembly and leisure use.

The main issues for consideration in the assessment of this application are the principle of the use within a residential area, as identified on the UDP proposals map, and impact on residential amenity.

**Recommendation(s)                      Approval**

### **Justification**

The proposed use is appropriate in this location and will not have a significant detrimental impact on residential amenity. No external alterations are proposed so no design or street scene issues arise. The proposal therefore complies with Policies EDT13, EDT15, H10 and the granting of planning permission is justified.

### **Conditions**

1. T1 Time Limit - 3 years
2. H-7 Cycle parking
3. Within 2 years of the commencement of the use hereby permitted, at least 10% of the energy requirements for this development shall be met from renewable sources on site and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.
4. X1 Compliance

### **Reasons**

1. RT1
2. RH-7
3. To ensure that the proposed development meets the requirements of Policy

4. DQ2 in the Sefton Unitary Development Plan in the interests of sustainability.  
RX1

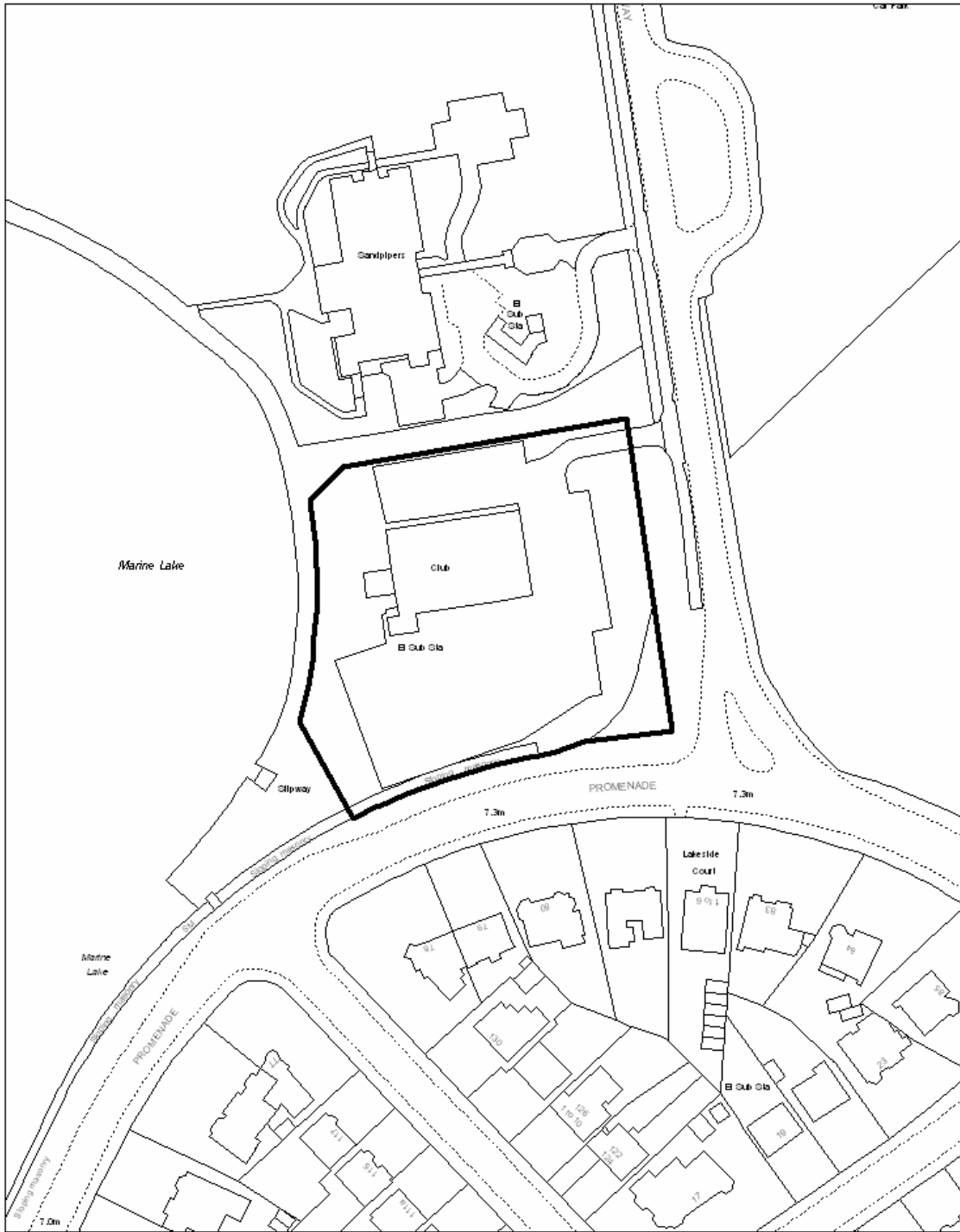
## **Drawing Numbers**

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

## List of Background Papers relied upon in the preparation of this report

History referred to  
Policy referred to



<b>Sefton Council</b> <b>Planning &amp; Economic</b> <b>Regeneration Department</b> Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>		S/2010/0518 LA Fitness Marine Drive Southport PR8 1RY OSGR: 334106, 418582 Sheets: 510A Area: 6970 sqm		<b>Standard Site Plan</b> Scale: 1:1250 Date: 20/5/2010 Drawn By: EBERT on	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council License No. 1000181921</small>		<small>Created by Sefton Council Planning &amp; Economic Regeneration Department using MapInfo</small>		Ward(s): Cambridge Postcode Sector(s): PR9 0 Polling District(s): X6 Parish(es): None Found	

## The Site

The site comprises an existing two storey building occupying a corner plot at the junction of Promenade and Fairway. Formal car parking is laid out to the front and side of the premises and vehicular access to the site is from.

## Proposal

Change of use to a place of worship / church hall with ancillary D2 use (assembly and leisure)

## History

- S/00243 Extension of car park by 20 spaces. Granted 31/07/1974
- S/08978 Erection of extension to squash rackets club. Approved 25/07/1978.
- S/17543 Erection of 9ft high post and chain link fencing surrounding two proposed tennis courts fronting the Promenade. Granted 16/09/1981.
- S/21165 Erection of an extension to beer store at front and extension to clubroom / lounge at side of premises. Granted 14/09/1983.
- S/22122 Erection of 2 storey extension at front of squash club facing Fairway. Granted 11/04/1984.
- S/24395 Layout of an all-weather playing area and provision of extra car parking spaces. Granted 03/07/1985.
- S/25149 Display of eleven advertisement hoardings around the perimeter of the all-weather playing pitch.
- N/1988/0508 Erection of a sports hall and covered swimming pool to be used as an extension to existing squash club, extension to car park and extension to all-weather football pitch. Granted 17/08/1988.
- N/1993/0273 Retention of 4m high fence and poles along west boundary of all-weather sports pitch. Granted 24/06/1993.
- N/2000/0563 Erection of single storey extension at rear. Granted 02/10/2000.
- N/2001/0795 ADV retention to display various illuminated free standing and fascia signs. Granted 23/10/2001.

## Consultations

**Highways Development Control** – *There are no objections to the proposal as there are no highway safety implications, however, no cycle parking has been shown on the drawings. In accordance with SPD Ensuring Choice of Travel, 3 spaces for visitors (i.e. 2 Sheffield cycle stands) located close to the main entrance to the building must be provided. In view of the above, there are no objections to the proposal subject to the condition requiring cycle parking.*

**Environmental Protection Director** – *No objections*

## Neighbour Representations

Last date for replies: 28<sup>th</sup> May 2010

Received: None at date of report

## Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

CPZ1 Development in the Coastal Planning Zone  
CS3 Development Principles  
EDT13 Southport Central Area - Development Principles  
EDT15 Southport Seafront  
H10 Development in Primarily Residential Areas

## Comments

The main issues for consideration in the assessment of this application are the principle of the use within a residential area, as identified on the UDP proposals map and impact on residential amenity.

The site lies within an area designated as Primarily Residential on the adopted UDP, and also within the Southport Seafront and Southport Central Areas. The site is adjacent to Urban Greenspace.

### Principle

Policy EDT13 permits development which makes positive contribution to the economic function of the area in the retail, commercial, entertainment, cultural, civic, public and professional service and education sectors. This proposed change of use is considered appropriate within the remit of this Policy.

Policy EDT15 permits new or improved leisure and recreation facilities; hotel and other similar accommodation and facilities for conferences, events and exhibitions. The Policy states that permanent residential development, further retail development or other development which would harm the character of the seafront or its function as a regular visitor attraction will not be permitted. This change of use does not

affect the overall function of the seafront area in that the unit did not contribute towards the area's function with its previous use as a private fitness club. The proposal complies with Policy EDT15.

### **Residential Amenity**

Policy H10 permits non-residential development in the Primarily Residential Area provided it can be demonstrated that the proposal will not have an unacceptable impact on residential amenity and is otherwise compatible with the residential character of the area.

The proposed layout plans indicate that the ground floor will be used as ... with the former pool being used as a church hall with the insertion of a floor. At first floor level will be a coffee shop...

In this case, the proposed change of use to a place of worship is replacing a gym / fitness club which has operated from the site for a number of years. The closest residential dwellings are 75 metres away on the opposite side of the Promenade (no. 80). Given this distance, the type of use proposed, and that the site was previously used as a leisure use, the proposal will not have a significant detrimental impact on residential amenity. Many places of worship and church halls are located within residential areas and the use is entirely appropriate in this location. As such the application complies with Policy H10.

### **Renewable Energy**

Policy DQ2 requires proposals for major non-residential development to incorporate renewable energy production equipment to provide at least 10% of their predicted energy requirements from renewable sources. In this case, the applicant's agent has confirmed in writing that they are currently working on proposals to create a new church hall and other support facilities on the site of the current LA Fitness car park and anticipate that this application will be made in the next few months. They have confirmed that as part of this they would include design-in renewable energy technologies that would satisfy Policy DQ2 in respect of the present development. It is therefore recommended in this case to use a Condition requiring the renewable energy element to be met within 2 years of the commencement of the use permitted here. Whilst this is an unusual method, it is considered the best option in this case as renewable energy can be achieved more successfully as part of new build scheme rather than backfitted to an existing building.

No external alterations are proposed as part of this change of use and therefore no street scene or design issues arise from this application.

In terms of Policy DQ4, there is no requirement for a contribution towards the provision of public greenspace. SPD Green Space, Trees and Development refers to major commercial, industrial and leisure development. As this proposal does not fall within these categories (the leisure element is ancillary and not over 1,000 sq m) there is no requirement for public greenspace provision.

The proposed change of use is appropriate within this location which is identified as Southport Seafront and Southport Central Area and allocated as Primarily Residential Area. Given the type of use proposed as a place of worship / church hall with ancillary D2 use, it is appropriate within this location. The building is some distance from the closest residential dwellings and will not therefore cause significant detrimental harm to residential amenity. The application is therefore recommended for approval.

Contact Officer:                   **Mrs S Tyldesley    Telephone 0151 934 3569**

Case Officer:                       **Andrea Fortune    Telephone 0151 934 2208 (Wed,  
Thurs, Fri only)**