

Planning Statement

Change of use from a self-contained residential dwelling (Use Class C3) to ancillary leisure centre accommodation associated with sports, health and wellbeing activities within the existing leisure centre complex (Use Class E).

The application seeks permission for the change of use of the existing two-bedroom flat located within the Leisure Centre complex from residential accommodation to ancillary leisure centre use associated with sports, health and wellbeing activities operated by the Town Council.

The flat has been privately let as an independent residential dwelling for approximately 10 years and is currently vacant. Prior to this period, the accommodation historically formed part of the wider leisure complex and was ancillary to the operation of the building when part of the premises operated as a public house, providing accommodation for the pub landlord. The former public house element has since been converted into a gym and associated leisure facilities.

The proposed change of use will enable the accommodation to be brought back into operational use as part of the wider Leisure Centre, supporting the Council's sports, recreation and wellbeing functions. The accommodation will be used in connection with leisure centre activities and operations, providing flexible space to support the delivery of community health, fitness and wellbeing services.

The proposal does not involve any external alterations to the building and the use is considered compatible with the established leisure and community function of the site. The change of use represents a sustainable and efficient use of existing floorspace within a Council-owned community facility and will support the continued enhancement of local sports and wellbeing provision for residents.

It is therefore considered that the proposal accords with the relevant planning policies supporting community facilities, health and wellbeing initiatives, and the effective re-use of existing buildings.