

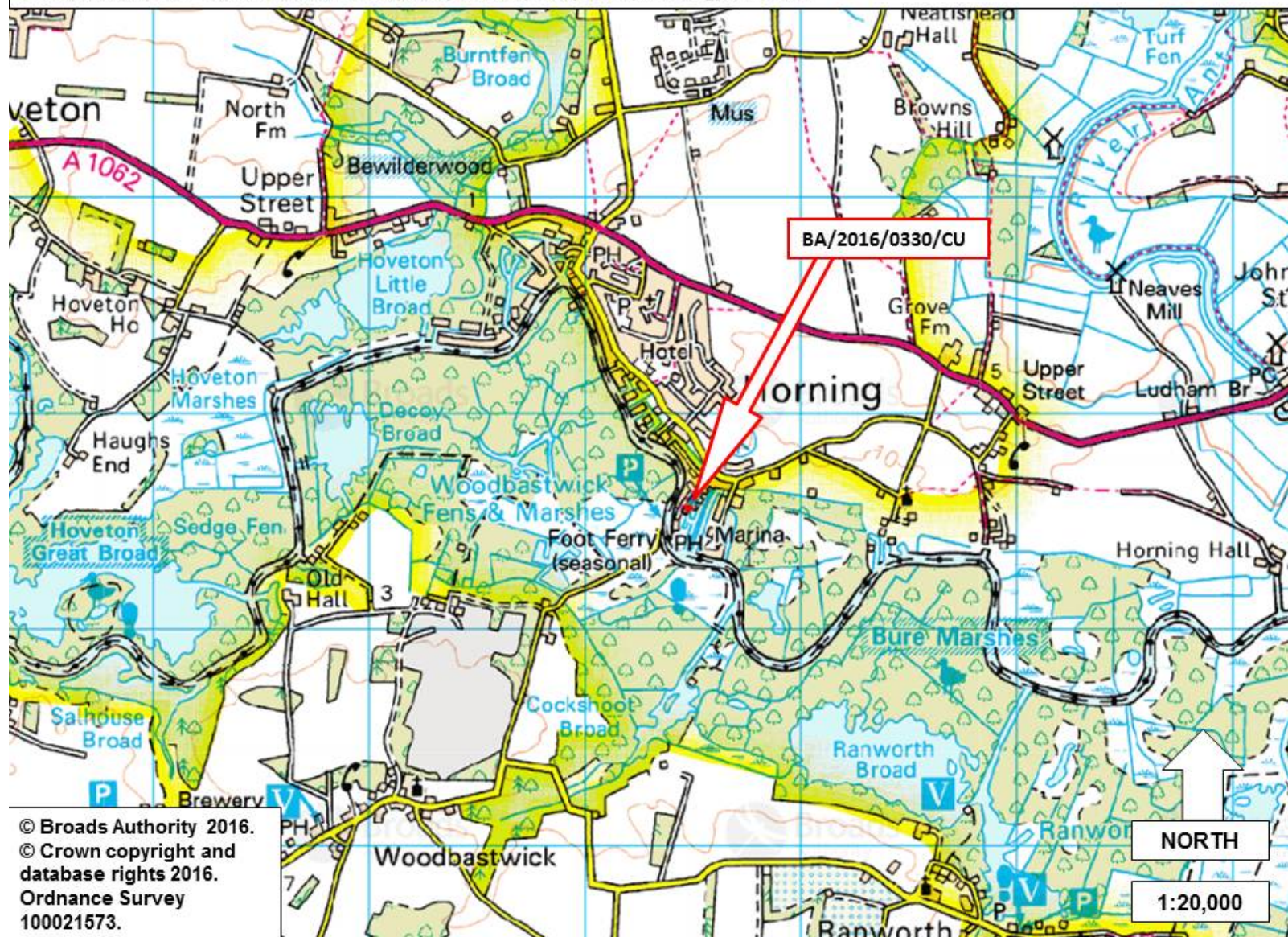
Reference:

BA/2016/0330/CU

Location

Helska Leisure Centre, Ferry Marina, Ferry Road,
Horning

BA/2016/0330/CU - Helska Leisure Centre, Ferry Marina, Ferry Road, Horning, NR12 8PS



Application for Determination

Parish	Horning Parish Council		
Reference	BA/2016/0330/CU	Target date	24.11.2016
Location	Helska Leisure Centre, Ferry Marina, Ferry Road, Horning NR12 8PS		
Proposal	Change of use to Office/Reception [Class B1].		
Applicant	Mr Len Funnell		
Recommendation	Approve subject to conditions		
Reason for referral to Committee	Applicant related to a member of the Navigation Committee and former member of the Authority		

1 Description of Site and Proposals

- 1.1 The application site is situated in the village of Horning. Horning is one of the larger riverside villages and is located on the River Bure. Horning Staithe at 'Swan Corner' proves a popular tourist attraction which means the predominant uses are commercial (shops, boatyards and public houses) holiday accommodation and leisure related uses.
- 1.2 The application site is situated to the south of Horning's main street on Ferry View Estate which is a stretch of land where numerous dykes and cuts have been formed. Boathouses and moorings are prominent to the south with residential and holiday accommodation stretching along the northern side of Ferry Lane. Ferry Marina provides private moorings and is the base for a hire fleet; in addition there is a boatshed provides marine servicing.
- 1.3 The application site is currently a leisure centre associated with Ferry Marina which contains a small swimming pool (approx. 5m long) a café, a small launderette, fish and chip shop, boat sales offices as well as toilets and changing facilities. The application seeks a change of use of the swimming pool section into an office and reception area. The application indicates that the swimming pool use is declining and the Ferry Marina website advises that it is closing on 31 October 2016. The other uses would remain unaltered.
- 1.4 The building is single storey, wooden clad stained a dark brown. The cafe and swimming pool sections are heavily glazed with windows extending from floor to eaves. The roof consists of flat grey tiles. The external appearance of the building will not be altered under this application apart from the addition of a

set of doors to the southern elevation. The site is accessed from Lower Street Horning and is in Flood Risk Zone 3b.

2 Site History

BA/2011/0141/FUL - Proposed extension of leisure complex to form boat sales office, hairdressing salon and new swimming pool changing facilities. Approved subject to conditions (07/07/2011).

BA/2010/0125/CU - Change of use to part of Helska Centre to provide extension to food sales area. Approved subject to conditions (24/05/2010).

BA/2009/0140/CU - Change of use from cafe and swimming pool to cafe and chandlers with external boat sales area. Approved subject to conditions (20/07/2009).

BA/2008/0251/CU – Proposed change of use from empty part of Leisure Centre to boat brokerage and office for Norfolk Yacht Agency. Approved subject to conditions (23/09/2008).

3 Consultation

Parish Council – Response awaited, expected 6/11/2016

District Member – no response

Broads Society – no response

4 Representations

4.1 None received.

5 Policies

5.1 The following Policies have been assessed for consistency with the National Planning Policy Framework (NPPF) and have been found to be consistent and can therefore be afforded full weight in the consideration and determination of this application. [NPPF](#)

Development Management Plan DPD (2011)
[DEVELOPMENTPLANDOCUMENT](#)

DP27 – Visitor and Community Facilities and Services

DP29 – Development on Sites with a High Probability of Flooding

6 Assessment

61 The main issue to consider in the determination of this application is the impact of the change of use of a visitor facility comprising swimming pool and café to an office and reception area.

- 6.2 In terms of flood risk, both leisure and office use are classified as less vulnerable and therefore there is no change to the flood risk vulnerability on the application site and the proposed use remains appropriate for Flood Risk Zone 3a.
- 6.3 Lower Street is the current access road to the site. It is a narrow highway, with surfacing of variable standard and it is accepted that it does not provide a good standard of access. However, it is not anticipated that the proposed new office use would generate such an increase in traffic as to significantly adversely affect highway safety, and the removal of the swimming pool use may result in reduced traffic to the site. There is sufficient parking provision and space to turn within the curtilage of the leisure centre and associated marina. On this basis a refusal of planning permission on the grounds of highway safety or access would be difficult to justify.
- 6.4 The character of the immediate area is that of waterside holiday accommodation with boat and marine industries also prominent. Even though the building in question is used as a swimming pool its use is not specifically apparent from the outside. It is therefore considered the change of use to an office would not alter or detract from the character of the area.
- 6.5 The proposed change of use would not result in any changes to the current levels of employment on site, and is therefore considered to be in accordance with DP18 which seeks to protect existing employment uses.
- 6.6 It would however, result in the loss of a visitor facility in this location which is regrettable. DP27 permits the change of use of an existing visitor facility subject to two criteria:
- (a) there is an equivalent facility available in the locality or one is made available prior to the commencement of redevelopment, to serve the same need; or
 - (b) it can be demonstrated through a viability assessment that the current use is economically unviable. In the absence of a viability assessment or proposed replacement, it is necessary to consider equivalent facilities that are available in the locality.
- 6.7 In 2006 North Norfolk District Council produced an Open Space and Recreation Study to support its Local Development Framework. The study specifically addressed the issue of swimming pool facilities and in particular those facilities that fulfil the Sport England criteria, which this pool does not. The study concluded that existing provision within the District already exceeded demand and that the requirement produced by the expected levels of growth up to 2016 would be met by existing facilities in the District. A previous application (BA/2009/0140/CU) was granted on this basis and it is therefore considered that there are not sufficient grounds on which to refuse this application.

7 Conclusion

- 7.1 Although the loss of a visitor facility is regrettable, the continuing decline in use of the swimming pool is likely to result in the need to find an alternative use for the building, which will maintain it in a productive use and provide local employment or support the local tourist industry. The proposed use is generally supported and encouraged by the Broads Local Plan and Core Strategy, therefore, on balance the proposal is considered acceptable.

8 Recommendation

- 8.1 Approve subject to the following conditions:

- (i) Time limit
- (ii) In accordance with submitted plans
- (iii) Removal of change of use permitted development rights

9 Reason for Recommendation

- 9.1 In the opinion of the Local Planning Authority the development is acceptable in respect of Planning Policy and in particular in accordance with policies DP18, DP27 and DP29.

Background papers: Planning File BA/2016/0330/CU

Author: George Papworth
Date of Report: 27 October 2016

Appendices: APPENDIX 1 – Location Plan

APPENDIX 1

BA/2016/0330/CU - Helska Leisure Centre, Ferry Marina, Ferry Road, Horning, NR12 8PS

