

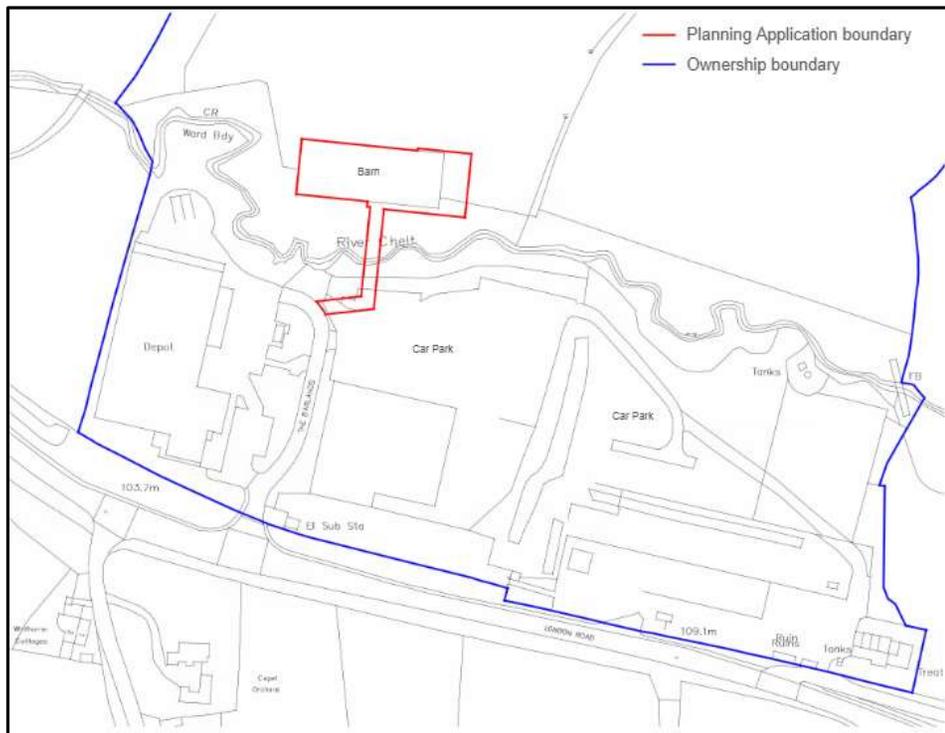
Dowdeswell Park, London Road

25/01587/FUL

Change of use of agricultural building to a Padel Centre (Use Class E(d)) with associated alterations, pedestrian access and footbridge

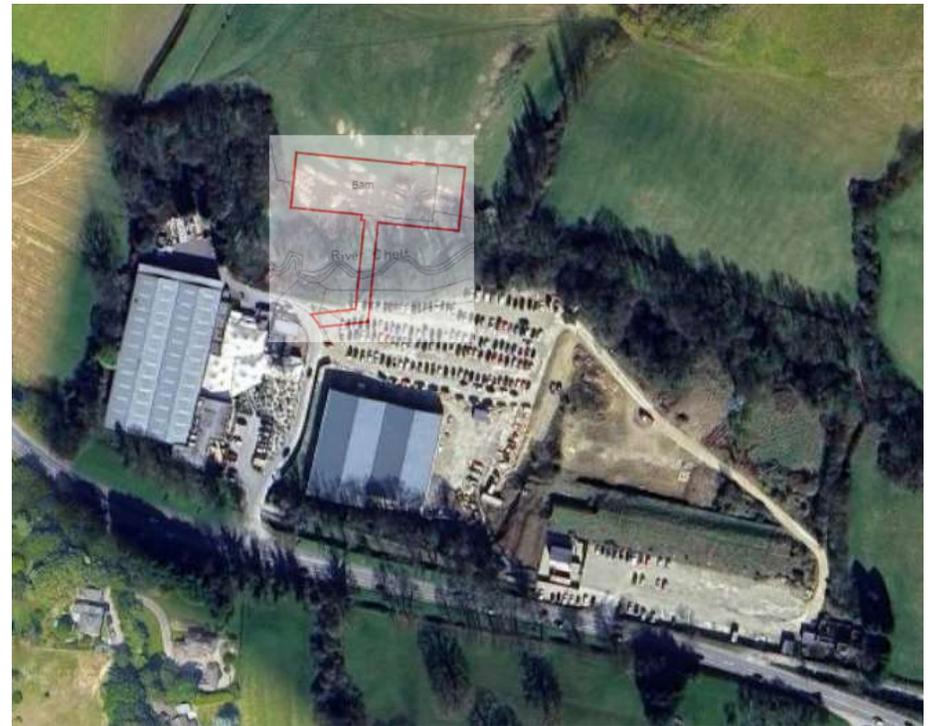
Officer recommendation: Permit subject to conditions and s106 agreement

Site location plan



Google earth image

(note the image is not up to date and the existing barn is not shown)



View from car park to the south



25/01587/FUL

Photos of existing building



View from public footpath to the north



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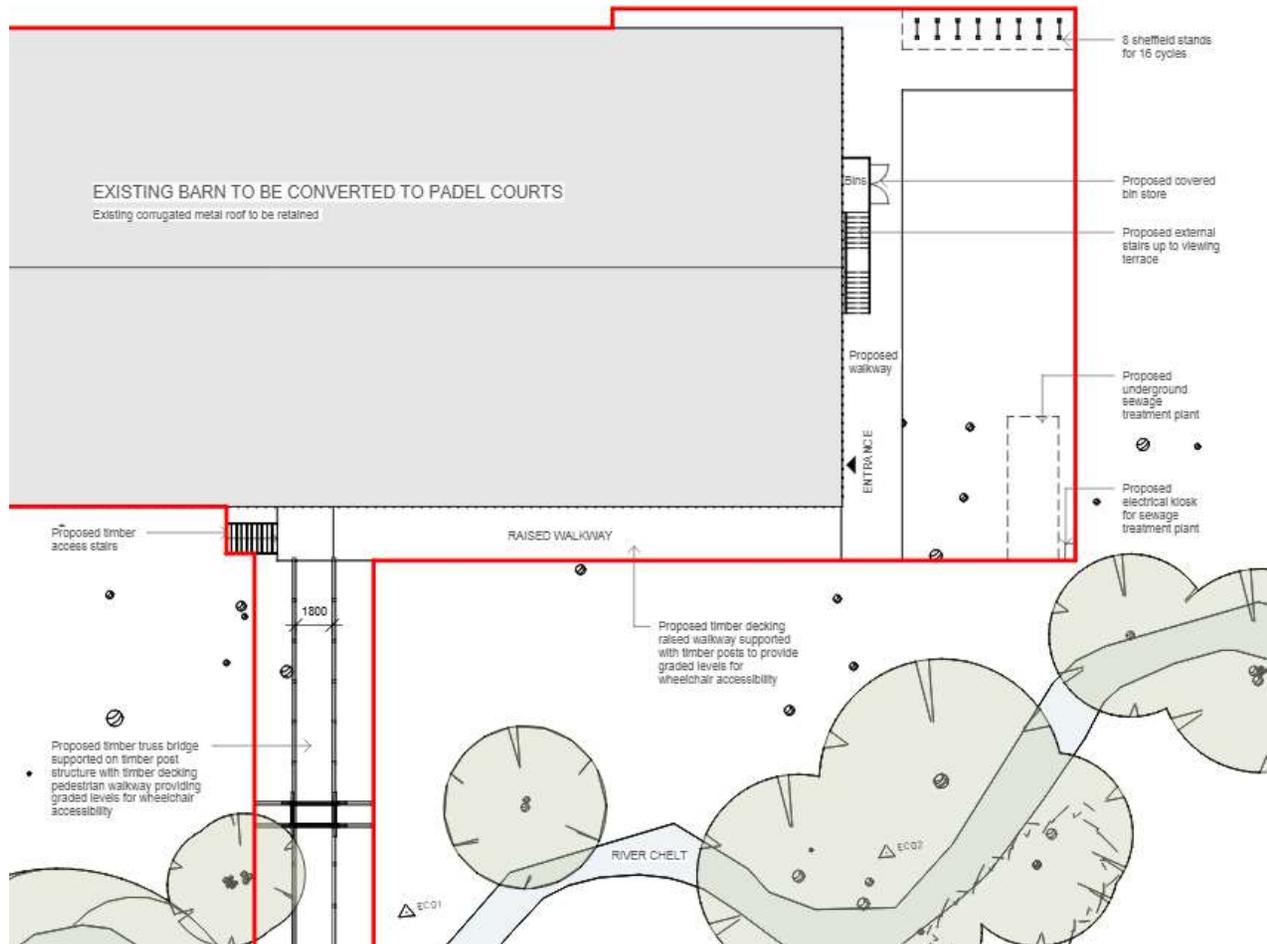
Existing site plan



Proposed site plan

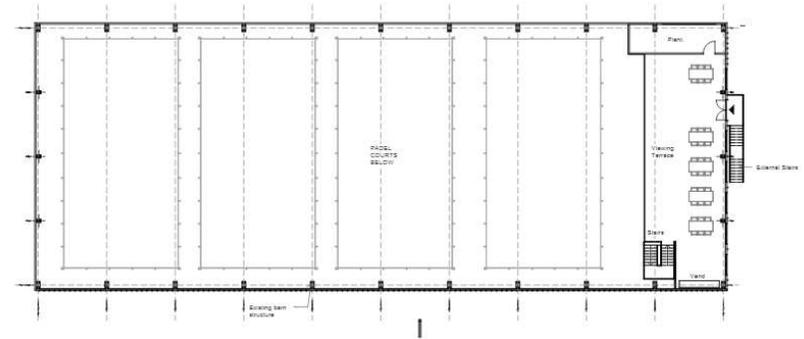


Proposed site plan

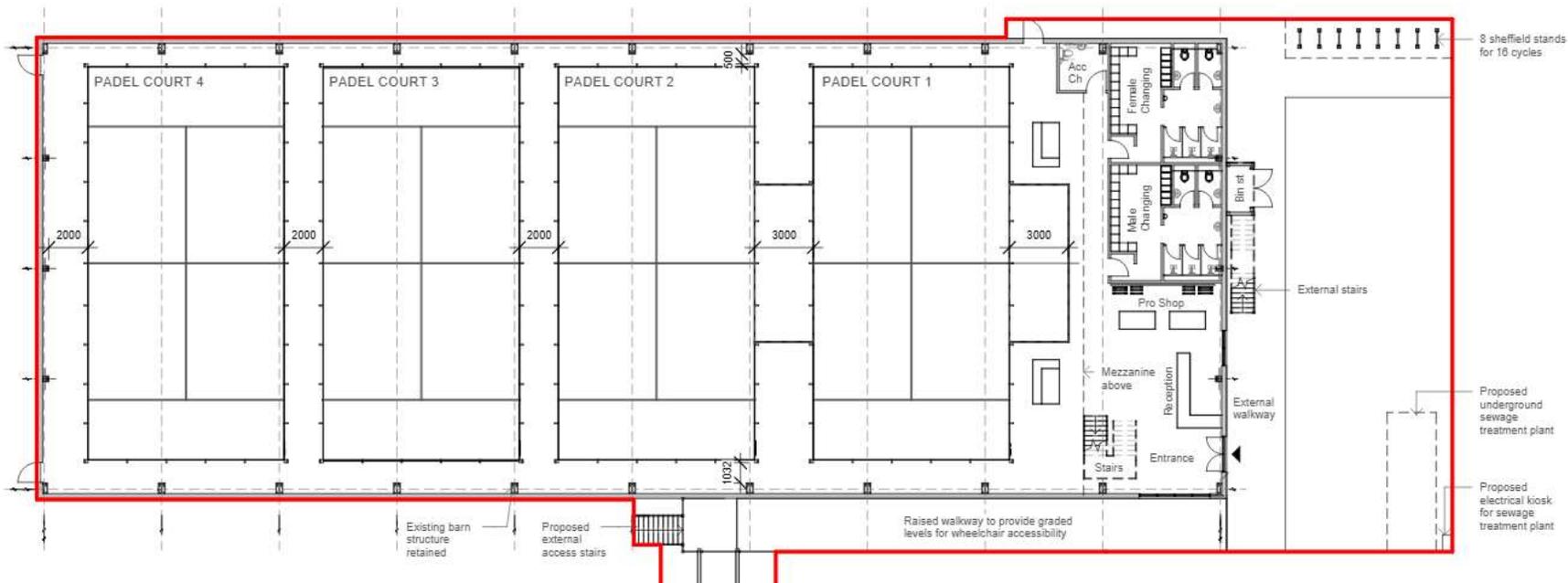


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Proposed floor plan and mezzanine plan

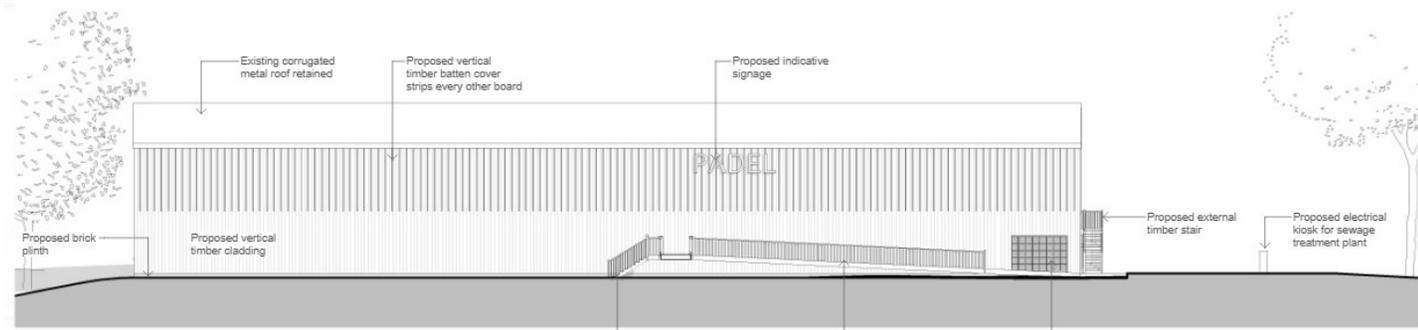


Proposed Plan - Mezzanine
1:200

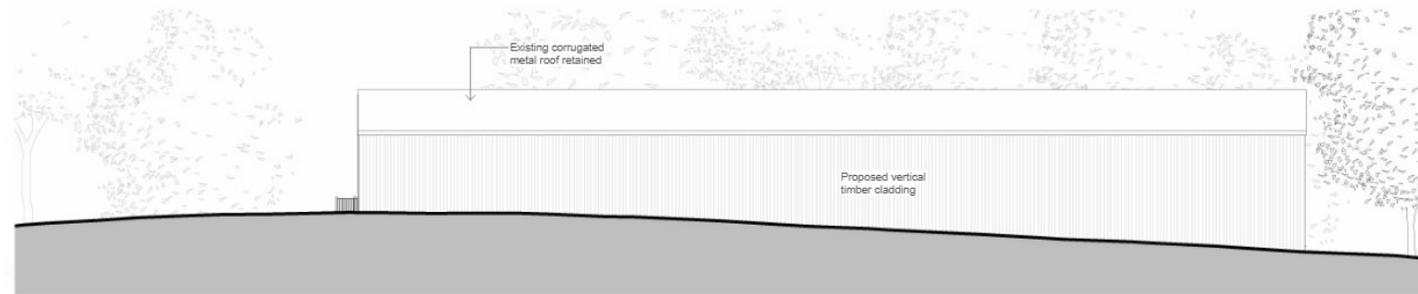


Proposed Plan - Ground
1:200

Proposed elevations



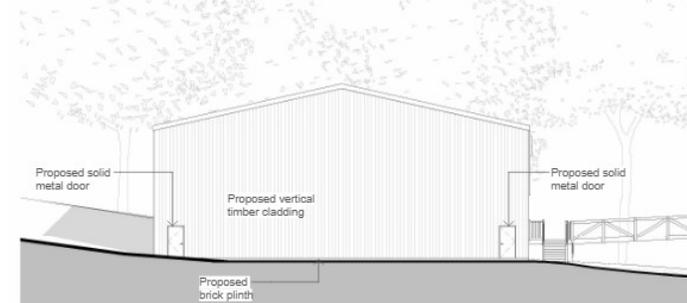
Proposed Elevation - South
1 : 200



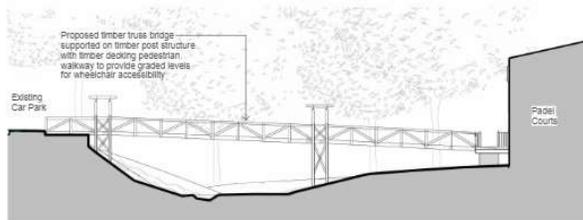
Proposed Elevation - North
1 : 200



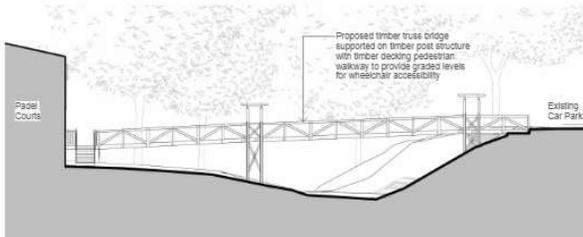
Proposed Elevation - East
1 : 200



Proposed Elevation - West
1 : 200

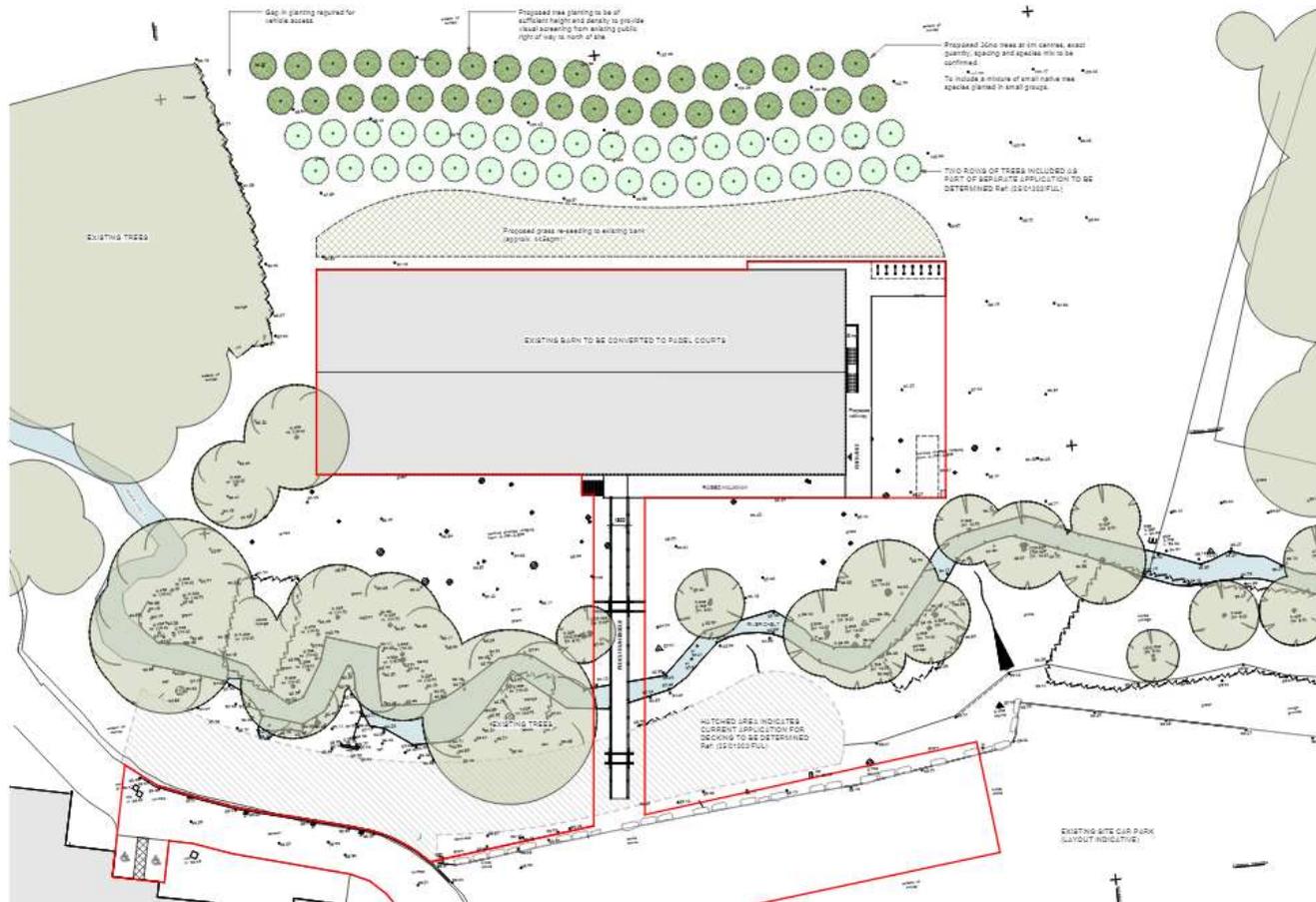


Proposed Elevation - East - Bridge
1 : 200



Proposed Elevation - West - Bridge
1 : 200

Proposed tree planting plan



Key considerations

- Principle of a change of use
- Design
- Landscape impacts
- Ecology and biodiversity net gain
- Trees and landscaping
- Flood risk
- Amenity
- Highway safety

Summary of recommendation

- The proposed change of use is acceptable in connection with the wider use of the site. The resultant building would continue to be appropriate in this rural context, and details in relation to external lighting and signage can be controlled by condition.
- Only relatively minor changes to the existing structure are necessary to facilitate the proposed use, and therefore the visual sensitivities of the area will not be harmed, and the wider landscape will be preserved. The planting of 36no. trees will further the statutory purpose of conserving and enhancing the natural beauty of the National Landscape.
- The scheme is supported by the Council's Ecologist subject to conditions, and no objection is raised by Natural England or the Environment Agency.
- Similarly, the Local Highway Authority raise no objection, and no significant harm to the amenity of neighbouring land users would occur.
- The recommendation is to grant planning permission subject to conditions and a section 106 legal agreement.

Conditions

- Time limit
- Approved plans
- Submission of external lighting details
- Submission of Construction Environmental Management Plan
- Submission of scheme for biodiversity enhancements
- Submission of Habitat Management and Monitoring Plan
- Biodiversity Gain Plan in accordance with submitted details
- Submission of external facing materials
- Submission of external signage details
- Adherence to permitted hours of use
- External doors to be kept closed
- Used for indoor sport/recreation only (Class E(d))
- Statutory biodiversity gain condition

S106 agreement

- Delivery, management and maintenance of off-site biodiversity gains for 30 years
- Monitoring fee for on-site gains