



County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Site Area

What is the measurement of the site area? (numeric characters only).

9875.00

Unit

Sq. metres

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including any change of use

The high-level scope of this project is to maintain the existing pool hall and sports hall and demolish all other portions of the leisure centre. To re-build a new compact and efficient central structure linking the two retained structures to offer new wet and dry leisure facilities, that will better suit the running of the leisure centre going forward. The main objectives of this project are to bring the design and use of the leisure centre up to a modern standard. Consolidating existing uses and replacing some with new areas of growth in the health and fitness/ leisure industry. It is considered that a partially new comprehensive redevelopment of some existing and some new facilities of the building, whilst retaining the existing pool and hall facilities, represents the most economical way of re-providing enhanced facilities effectively and efficiently. The demolition and reconfiguration works will result in temporary closure of the centre until all works are complete. The project also includes re-cladding/ façade works to the existing sports hall as indicated on proposed elevations. Alongside the retained pool hall and sports hall, the proposed replacement facilities will provide: - An open plan cafe/ food and beverage hall and reception space with links to all other main facilities - A new learner pool and health suite/ spa pool - A new 2 storey public library development - A new 6 lane 10 pin bowling alley - New kitchen and servery facilities - new double height tag active and soft play space - Extended Tone Zone/ fitness suite - An indoor cycling studio - New and re-configured changing and WC facilities - As well as new admin areas and extended sports hall storage.

Has the work or change of use already started?

Yes

No

Existing Use

Please describe the current use of the site

The current use of the site is retained as leisure and assembly. The leisure centre site has direct access from North Street that services its dedicated parking, however, this entrance and parking is also shared to serve neighbouring commercial developments. There is also additional access to the rear and current/ retained plant areas via East Parade and Adam Street. Pedestrian routes into the site share the same roads, but is also possible to Aire Street to the West with most traffic approaching from the north due to the proximity to the Ouse docks to the south of the site. The site is largely enclosed by neighbouring commercial developments on plots/ site sold or leased by the council.

Is the site currently vacant?

Yes

No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

Yes

No

Land where contamination is suspected for all or part of the site

Yes

No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Roof

Existing materials and finishes:

Proposed materials and finishes:

Single Ply Roof Membrane - Grey - Low Pitch behind Upstand/ Parapet

Type:

Windows

Existing materials and finishes:

Proposed materials and finishes:

PPC Aluminium Curtain Walling System - Colour Dark Grey.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Proposed materials and finishes:

New Tarmacadam Surfacing to all locally affected areas following site works. New vehicular areas formed to rear. New paving areas to pedestrian access routes/ landscaped areas. Refer to proposed site plan.

Type:

Lighting

Existing materials and finishes:

Proposed materials and finishes:

External Lighting - Design TBC Subject to Electrical Engineer - Refer to Design Details.

Type:

Doors

Existing materials and finishes:

Proposed materials and finishes:

External PPC Steel/ Aluminium Doorsets - Colour Dark Grey

Type:

Walls

Existing materials and finishes:

Proposed materials and finishes:

Aluminium composite cladding panels - Vertical orientation - Colours vary. Mechanically fixed metal cladding cassette panels - Panelised Design - Two Tone Rust/ Bronze. Mechanically fixed metal cladding cassette panels - Stack bond - Dark Grey. Render cladding panels - Panelised - Off-White. Louvre panels/ Louvre-look-a-like cladding - Grey. Ground-level Architectural Masonry Plinth - Engineering Brickwork. Refer to Proposed Elevations.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

M00510-WBA-XX-XX-DR-A-90_100 - Proposed Site Plan - Colour
M00510-WBA-XX-XX-DR-A-20_200 - Elevations - Sheet 01
M00510-WBA-XX-XX-DR-A-20_201 - Elevations - Sheet 02
M00510-WBA-XX-XX-RP-A-DAS - Design and Access Statement
M00510-WBA-XX-XX-DR-A-3D_001 - External 3D View 01
M00510-WBA-XX-XX-DR-A-3D_002 - External 3D View 02
M00510-WBA-XX-XX-DR-A-3D_003 - External 3D View 03
M00510-WBA-XX-XX-DR-A-3D_004 - External 3D View 04
M00510-WBA-XX-XX-DR-A-3D_005 - External 3D View 05
M00510-WBA-XX-XX-DR-A-3D_006 - External 3D View 06
M00510-WBA-XX-XX-DR-A-3D_007 - External 3D View 07
M00510-WBA-XX-XX-DR-A-3D_008 - External 3D View 08

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Are there any new public roads to be provided within the site?

- Yes
 No

Are there any new public rights of way to be provided within or adjacent to the site?

- Yes
 No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- Yes
 No

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- Yes
 No

Vehicle Type:

Cars

Existing number of spaces:

93

Total proposed (including spaces retained):

110

Difference in spaces:

17

Vehicle Type:

Cycle spaces

Existing number of spaces:

50

Total proposed (including spaces retained):

50

Difference in spaces:

0

Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes
 No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes
 No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- Yes
 No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- Yes
 No

Will the proposal increase the flood risk elsewhere?

- Yes
 No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

c) Features of geological conservation importance

Yes, on the development site

Yes, on land adjacent to or near the proposed development

No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

Septic tank

Package treatment plant

Cess pit

Other

Unknown

Are you proposing to connect to the existing drainage system?

Yes

No

Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

00.22468-ACE-00-ZZ-DR-C-1000-Below Ground Drainage GA
00.22468-ACE-00-ZZ-DR-C-1010-Existing & Proposed Catchment Area Plan

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- Yes
 No

If Yes, please provide details:

Bins are currently stored in dedicated area to rear of the building - Access achieved via East Parade. The new proposal is to replace a like-for-like solution with new bin store to the rear car parking and deliveries area as indicated on the proposed site plan.

Have arrangements been made for the separate storage and collection of recyclable waste?

- Yes
 No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- Yes
 No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- Yes
 No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- Yes
 No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

D2 - Assembly and leisure

Existing gross internal floorspace (square metres):

4351

Gross internal floorspace to be lost by change of use or demolition (square metres):

1589

Total gross new internal floorspace proposed (including changes of use) (square metres):

5483

Net additional gross internal floorspace following development (square metres):

1132

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	4351	1589	5483	1132

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes

No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

Part-time

Total full-time equivalent

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

54

Part-time

84

Total full-time equivalent

70.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

Yes

No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

If you do not know the hours of opening, select the Use Class and tick 'Unknown'

Use Class:

Other (Please specify)

Other (Please specify):

Assembly/ Recreation/ Health and Leisure

Unknown:

No

Monday to Friday:

Start Time:

06:15

End Time:

22:00

Saturday:

Start Time:

07:45

End Time:

21:00

Sunday / Bank Holiday:

Start Time:

07:45

End Time:

21:00

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes

No

Is the proposal for a waste management development?

- Yes
- No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- Yes
- No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
- No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
- The applicant
- Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
- No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

15/06/2023

Details of the pre-application advice received

Informal pre-application meetings with Calum Rowley and Keith Thompson. The below advice given for this application:

Heritage Statement

This needs to include an assessment against the current building's setting adjacent to the Conservation Area and its setting in relation to the nearby Listed Buildings. Will also need to identify the character of the CA, listed building setting and assess the impacts of the work on both. This assessment will need to include an assessment of the proposed materials if intending to use cladding given the traditional red brick that is predominant in the area. Link to Conservation Area Appraisals which includes Goole which should inform this document and assessment (<https://www.eastriding.gov.uk/planning-permission-and-building-control/conservation-areas-and-listed-buildings/conservation-areas/conservation-area-appraisals-and-management-plans/>)

Flood Risk

As discussed, will need updating to reflect the scheme. Details which need to be considered as within the SFRA and Flood Risk SPD.

Contamination

Phase 1 and likely phase 2 contamination required. Further surveys may be conditioned for ground investigation under existing buildings.

Drainage

Drainage Assessment required as part of the submission. Likely to use existing connections but details required.

Ecology

Additional Bat Surveys required as discussed in meeting.

Highways

Transport statement will be acceptable and should include details of the increase in floor space to determine whether additional spaces required. A Travel Plan may also be required so we would advise you speak to Paul McConnon (paul.mccannon@eastriding.gov.uk) as to whether one would be required.

For parking requirements, the cycle store/spaces should equate to 20% of the total number of parking spaces being provided, 2no motorcycle spaces are required and 5% of the total number of spaces are required to be reserved for EV's with a further 5% passive for future requirement (needs to be shown on a plan for Highways). Parking spaces should be 2.5m by 5m. Further details can be found in the Sustainable Transport SPD (<https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/supplementary-planning-documents/>)

Trees/Landscaping

Either Arboricultural assessment required if there are impacts on existing trees or a short statement if no works/impacts to trees are to occur. Details of landscaping within the civic/front area to the entrance would be included within the site plans.

Lighting/Noise

Details of proposed external lighting would be required, shown on both a plan and associated technical details that companies usually provide (such as luminance levels, wattage etc). Given the existing use of the site, a noise survey is unlikely to be required as it is not anticipated that hours of opening would be extended or there would be a significant increase in noise levels emanating from the building.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

First Name

Surname

Declaration Date

Declaration made

Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

- Watson Batty Architects Ltd

Date

04/10/2023