

PLANNING COMMITTEE ADDENDUM Presentation E

2.00PM, WEDNESDAY, 9 MARCH 2022

COUNCIL CHAMBER, HOVE TOWN HALL

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ADDENDUM

ITEM

**Page
No.**

E BH2021/03532 - 1 Courtyard Lane, Hove - Full Planning

1 - 16

1 Courtyard Lane

BH2021/03532

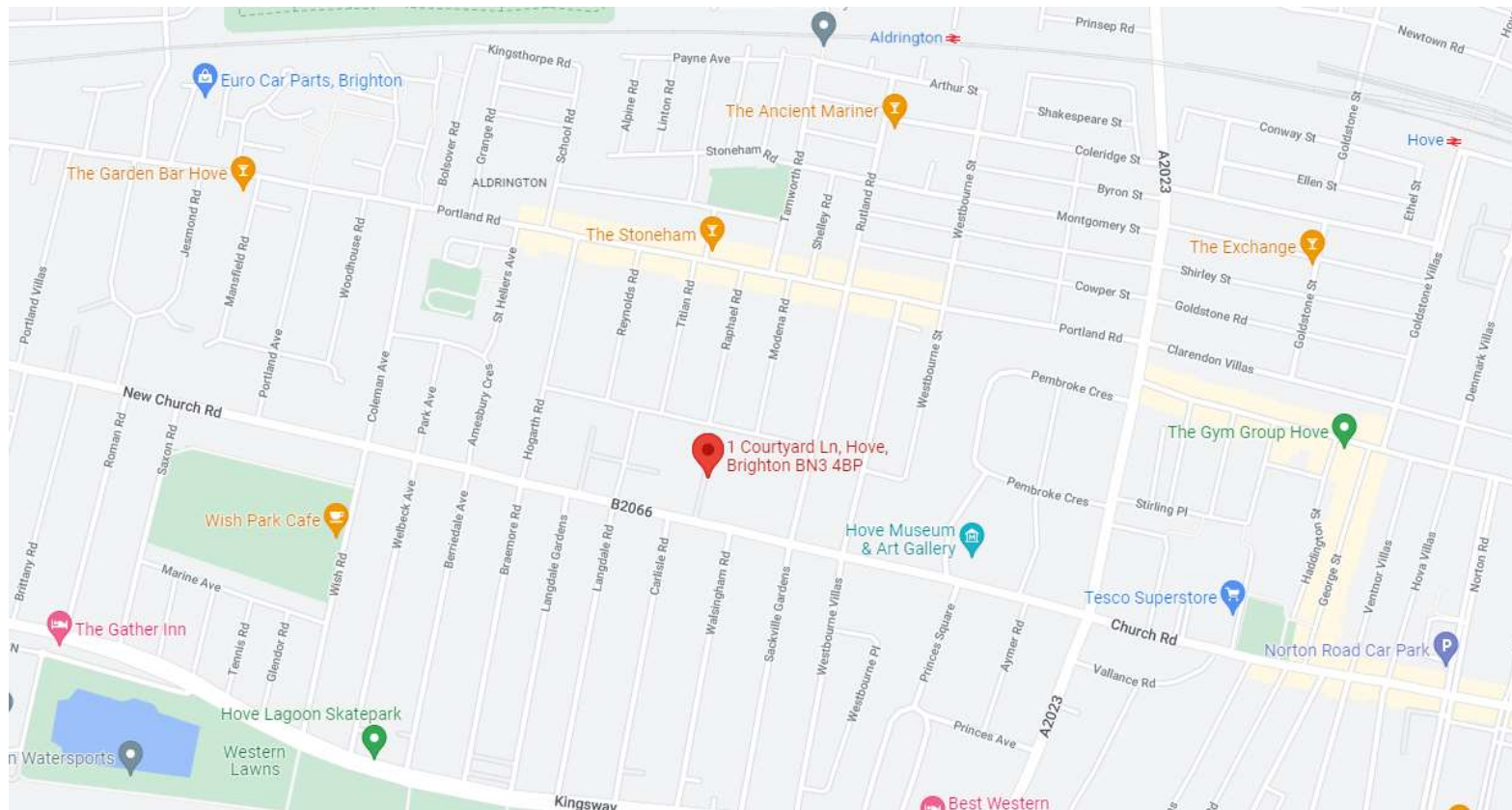


**Brighton & Hove
City Council**

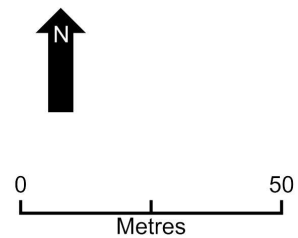
Application Description

- Partial change of use of domestic swimming pool for private swimming sessions, swimming lessons, and scuba classes. (Retrospective)

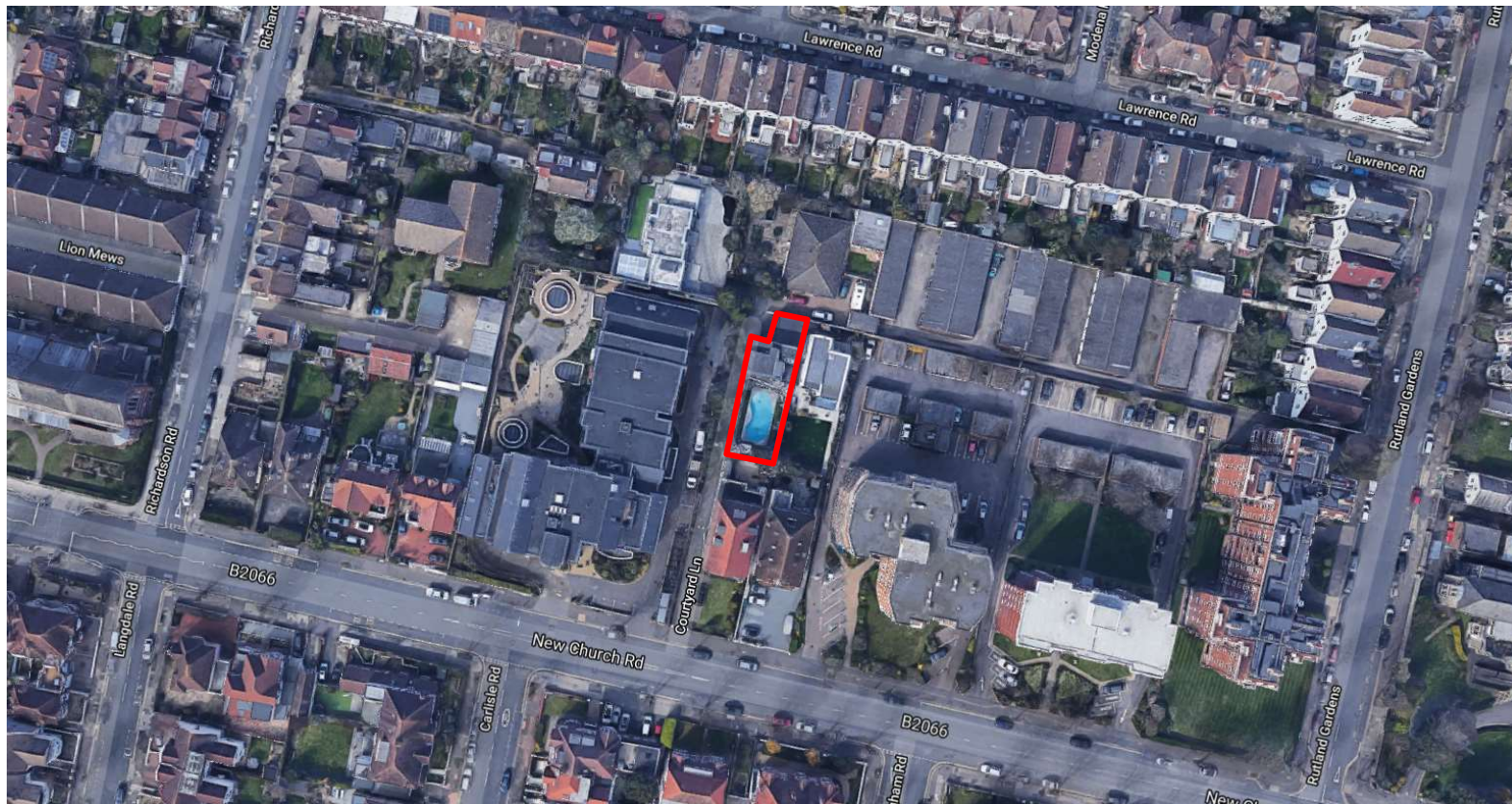
Map of application site



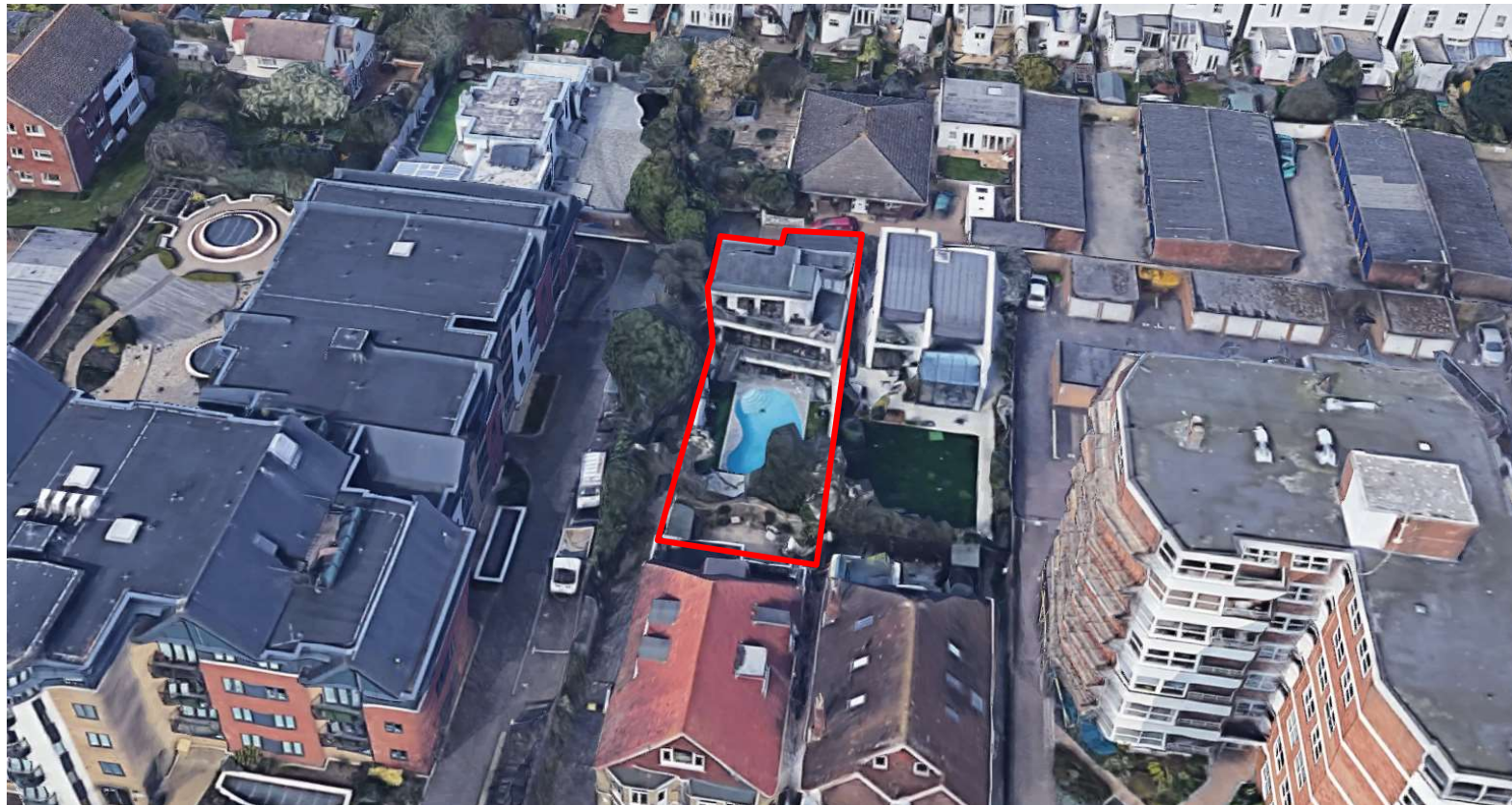
Location Plan



Aerial photo(s) of site



3D Aerial photo of site



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Photo – entrance to Courtyard Lane from Western Road



Photo – looking south down Courtyard Lane



The swimming pool is on the left hand side, beyond the rendered wall

MT1

Photo – facing south

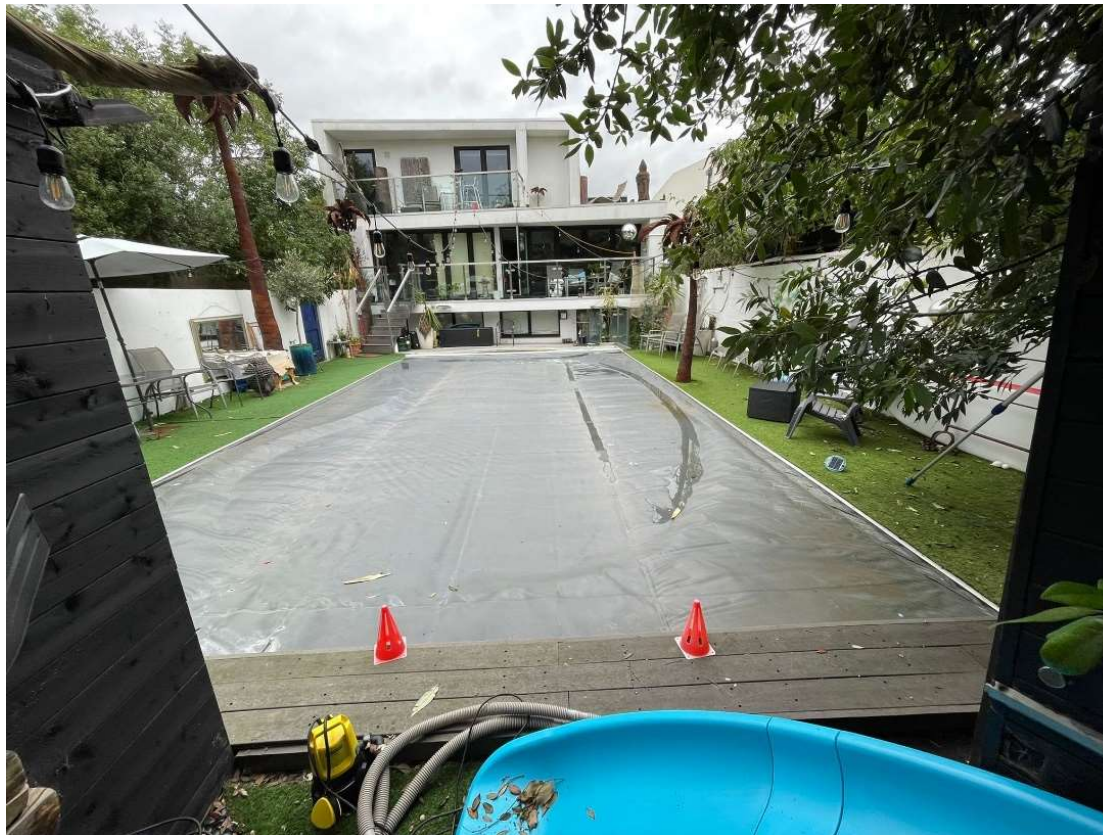


Slide 9

MT1

Michael Tucker, 25/02/2022

Photo – facing north



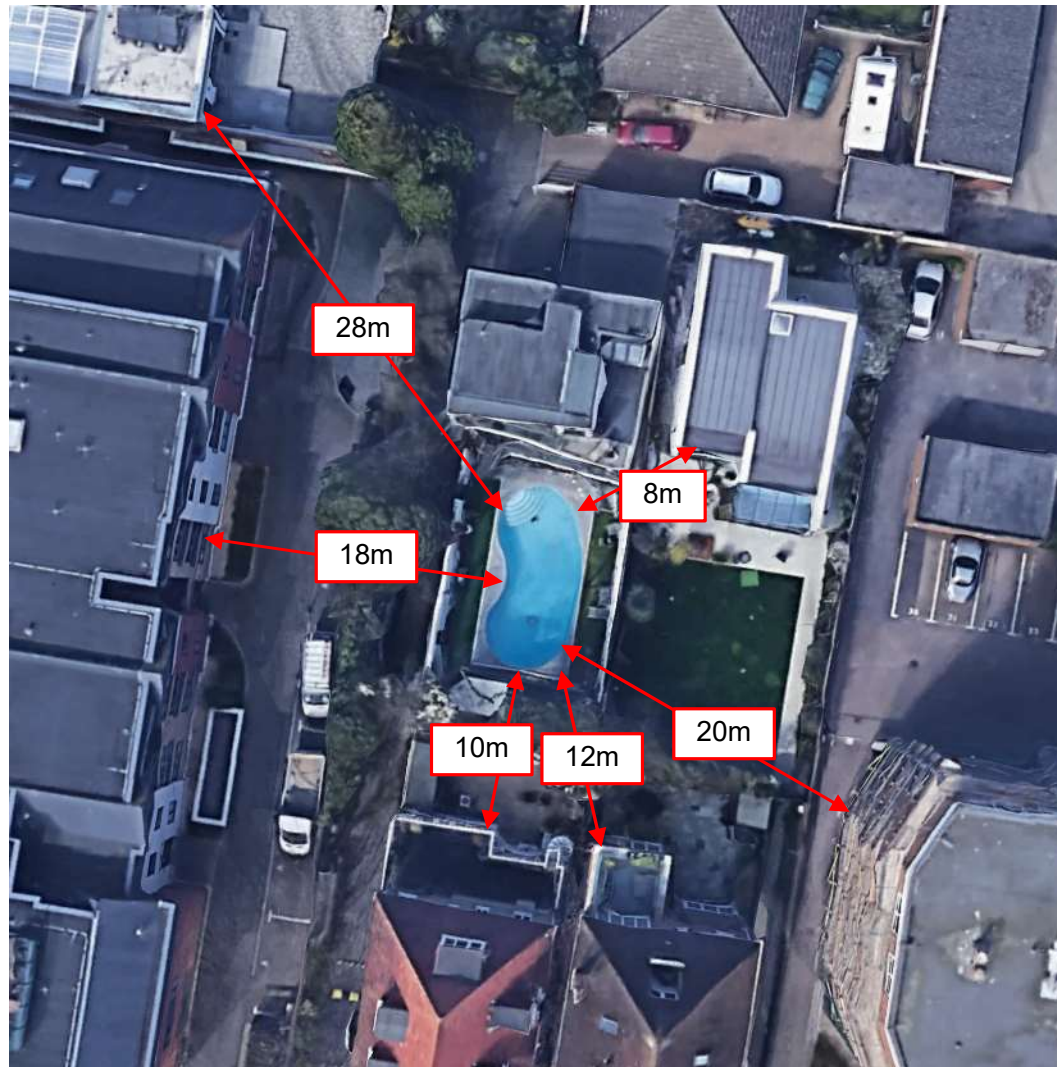
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Photo – facing west



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Approximate separation distances



Proposed Schedule of Use

- Monday, Tuesday and Wednesday - between 15:30 and 18:30, maximum five 30-minute swimming lessons which comprise one teacher and either one or two students
- Thursday and Friday - between 15:30 and 18:30, maximum three private swimming sessions, each session no more than 7 adults, or maximum group size of 6 if a mixed ground of adults and children.
- Saturday - between 10:00 and 13:30, maximum six 30-minute swimming lessons which comprise one teacher and either one or two students.
- Sunday (once per month) - between 09:30 and 14:30, monthly underwater scuba class which comprise 1-2 teachers and a maximum of 9 students.



Key Considerations in the Application

- Principle of the partial change of use
- Impact upon neighbouring amenity
- Sustainable transport matters

Conclusion and Planning Balance

- The introduction of an element of non-domestic use is considered acceptable in principle, on the significantly revised basis now proposed.
- Impact upon neighbouring amenity is considered acceptable, subject to conditions securing the hours and intensity of the non-domestic use and the submission of a full management plan setting out mitigatory measures.
- Highways impact is considered acceptable, subject to the submission of a travel plan and details of cycle parking.