

Parish:	North Wootton	
Proposal:	Change of use of domestic garden building to Pilates Studio.	
Location:	Linnymead Manor Road North Wootton King's Lynn Norfolk PE30 3PZ	
Applicant:	Mr B Smith	
Case No:	25/01495/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 6 November 2025 Extension of Time Expiry Date: 6 February 2026

Reason for Referral to Planning Committee – Called in by Cllr Ring.

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the retrospective change of use of a domestic garden building to a Pilates Studio and the change of use of a small area at the rear of the existing domestic garage to a servery ancillary to and used in association with the Pilates Studio.

The site is located within the development boundary of North Wootton, which is designated as a 'Settlement adjacent to King's Lynn and the Main Towns' (Tier 3) by Development Plan Policy LP01.

If approved the permission would result in a mixed-use site comprising residential (Use Class C3) and Pilates Studio and ancillary Servery (Use Class E(d) indoor sport, recreation or fitness excluding motorised vehicles, firearms, swimming and skating).

Key Issues

Points of Clarification
Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Safety
Impact on Trees
Other Material Planning Considerations.

Recommendation

APPROVE

THE SITE AND APPLICATION

The site accommodates a 4-bedroom, 1.5-storey, detached dwelling. The dwelling is set back from the highway and benefits from a large front driveway with two access points: one to the east and one to the west.

Full planning permission is sought for the retrospective change of use of a domestic garden building to a Pilates Studio and the change of use of a small area at the rear of the existing domestic garage to a 'servery' to be used in association with the Pilates Studio.

Linnymead is the first property to the north of Manor Road following the All Saints Drive / Manor Road intersection. Manor Road is residential in character and is bordered by neighbouring dwellings to the east and west.

If approved the permission would result in a mixed-use site comprising residential (Use Class C3) and Pilates Studio with ancillary Servery (Use Class E(d) indoor sport, recreation or fitness excluding motorised vehicles, firearms, swimming and skating).

Mixed-use sites do not benefit from permitted development rights. Therefore, neither the residential elements nor the Pilates elements would be able to make any changes usually permitted by the Town and Country (General Permitted Development) (England) Order 2015, as amended; hereon referred to as the GPDO if this application is approved.

SUPPORTING CASE

1. Introduction: This statement is submitted in support of the above planning application, which seeks permission for the change of use of an existing domestic garden building to a small-scale Pilates studio. The proposal represents a modest and sustainable form of development that makes effective use of an existing building without physical alteration.

2. Nature and Scale of Use: The proposed Pilates studio will operate at a very low intensity, with a strict limit of no more than five customers at any one time. Classes will be run at set times, ensuring a controlled pattern of use and generating a one-way flow of visitors, with patrons arriving before a session and leaving together at its conclusion. This management approach prevents overlapping activity and limits disturbance.

The scale and nature of the use is comparable to other accepted home-based or ancillary uses and would not result in activity incompatible with the surrounding residential area.

3. Access and Parking: The site benefits from adequate on-site parking, capable of accommodating the limited number of patrons associated with each class. Safe and suitable access is already available. Norfolk County Council, as Local Highway Authority, has raised no objection, confirming that the proposal would not result in highway safety or parking concerns.

4. Residential Amenity and Noise: A noise impact assessment prepared by dB Consultation Limited confirms that the proposal would not result in unacceptable noise impacts on neighbouring properties. The assessment concludes that noise generated within the Pilates studio, including low-level music, voices, equipment, and the AC heating and cooling system (including the external condenser unit), would not be audible at neighbouring dwellings. The report further explains that the ethos of Reformer Pilates is to promote wellbeing and calm, with clients finishing sessions in a quiet state. Vehicle movements are therefore unlikely to be noticeable at neighbouring properties. Any slight potential impact is further reduced by spacing between classes and limiting the number of classes per day.

5. Health, Well-being and Social Benefits: The proposal would deliver clear health and well-being benefits, providing opportunities for physical exercise, rehabilitation, and stress reduction within the local community. It supports wider public health objectives by encouraging active lifestyles and improving physical and mental well-being. The studio would also provide a local social benefit, enabling residents to access structured exercise close to home, reducing the need to travel to more distant facilities and supporting community cohesion.

6. Planning Policy Context: West Norfolk Borough Council Local Plan: The proposal aligns with the overarching objectives of the West Norfolk Borough Council Local Plan, which seeks to support sustainable development, protect residential amenity, and encourage appropriate small-scale economic activity. The use of an existing building for a low-intensity studio ensures efficient use of land and buildings while avoiding harm to neighbouring occupiers.

National Planning Policy Framework (NPPF) The NPPF supports a prosperous rural economy and encourages small-scale business development that is compatible with its surroundings. It also promotes development that supports healthy and safe communities and makes effective use of existing buildings. The proposal accords with these principles by facilitating local employment, promoting health and well-being, and avoiding unnecessary travel.

South Wootton Neighbourhood Plan: The proposal is strongly supported by the South Wootton Neighbourhood Plan, in particular Policy B3 – Home Working, which provides that new business development that combines living and small-scale employment will be encouraged, provided that it does not result in unacceptable impacts on residential amenity, traffic, parking, or the character of the area.

The proposed Pilates studio fully accords with Policy B3, as it:

- is small-scale and ancillary in nature;
- operates at low intensity with a limited number of clients;
- provides adequate on-site parking; and
- has been demonstrated to result in no unacceptable noise or disturbance.

7. Planning Conditions: Any potential impacts arising from the proposal can be effectively and proportionately controlled through planning conditions, for example relating to: hours of operation; maximum number of clients per session; number of classes per day; and restriction of the use solely to a Pilates studio.

When applied correctly, planning conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission. In this instance, appropriate conditions would ensure the proposal remains compatible with its residential setting.

8. Conclusion: The proposed change of use represents a modest, well-managed form of development that utilises an existing building, generates minimal traffic, and gives rise to no unacceptable noise or amenity impacts. The conclusions of the noise assessment by dB Consultation Limited, together with the absence of objection from the Highway Authority, demonstrate that the proposal is acceptable in planning terms.

The development delivers meaningful health, well-being, and social benefits and is fully consistent with national, local, and neighbourhood planning policy. Any residual concerns can be satisfactorily addressed through planning conditions. The application is therefore respectfully commended for approval.

PLANNING HISTORY

20/01997/F: Application Permitted: 17/02/21 - New roof structure providing three additional bedrooms to detached residential property, including changes to external facing materials.

2/00/0118/F: Application Permitted: 15/03/00 - Extension to dwelling.

2/97/0153/F: Application Permitted: 12/03/97 - Creation of new vehicular access.

RESPONSE TO CONSULTATION

Parish Council: Comments were withdrawn.

Highways Authority: NO OBJECTION

With regards to highway safety considerations only, the new parking guidelines recommend that vehicle parking should accord with the anticipated demand for the Pilates studio element. The dwelling would also need to maintain its independent allocation which would require a minimum of 3 spaces which can be accommodated in the locality of the area indicated.

The parking allocation across the site is tight with regards to its layout but we believe it to be workable because the studio [Pilates] element would be via a booking system and the parking and access would operate under a one-way system. We would not consider it unreasonable to work on the ratio of one to one in relation to the studio parking requirement and it is also notable from the supporting documentation that the applicants themselves are working on a one space per class member together with the booking system.

Therefore, on that basis of the above we believe it would be difficult to substantiate an objection on highway safety grounds subject to a booking system with a maximum of 5 attendees being allowed together with the following condition being applied: *Prior to the first use of the development hereby permitted the proposed access (one way in/out) / on-site car parking areas shall be laid/set out in accordance with the approved plan and retained thereafter available for that specific use.*

CSNN: OBJECT

The application has been discussed within the team, and colleagues agree that, notwithstanding the noise technical letter, there is not sufficient detail to allow a full assessment of likely noise impacts. New development generating noise should ensure that noise levels do not exceed the existing background noise levels for the location by more than 5dB. These background noise levels have not been established so cannot be measured against. The report does not sufficiently address or consider people noise externally both in the parking area or the external areas around the refreshment area and studio. Given the early start times for classes, measuring should have included full assessment if this.

Moreover, whilst we have tried to consider whether the application could operate under planning conditions, or with amendment, we are not sufficiently confident that the use could be effectively monitored and controlled. For example, to ensure that the pool and hot tub were not used by the public, it would be best to have it separated from the commercial element, by moving the fence separating the garden. However, there is insufficient space to allow this (unless the studio doors were relocated to the end elevation (south)). Was this not

retrospective, this could have been an option as a redesign. We consider that controlled use by planning condition preventing client use of the pool and hot tub would be difficult to monitor and enforce, as how could clients be differentiated from guests of the residents? Furthermore, there would be similar concerns for the sauna and ice bath. Had the Pilates studio been completely separated from these other facilities stated for private use only, it may have been easier to assess and potentially control via the planning regime, as it could have been fenced off as a stand-alone element.

We remain concerned about the number of parking spaces and the parking layout which would likely require manoeuvres by domestic and client cars on the gravel parking area at all times, at a greater level than expected for a residential site.

Classes are reported as starting as early as 6am. This is considered nighttime and an inappropriate activity for the location.

We do not feel that this could be controlled to ensure there are no adverse impacts on residential amenity and maintain an objection.

REPRESENTATIONS

TWENTY letters of **OBJECTION** have been received. The issues raised can be summarised as:

- The development could lead to congestion, illegal parking, and safety risks for pedestrians and other road users, especially if there is no gap between classes,
- Noise and disturbance from people, music and cars,
- Change of use and character of the area; the development could set a precedent for other commercial uses in a residential area,
- Lack of Supporting Infrastructure such as waste disposal, soundproofing, management of parking area and one-way system,
- Social media suggests far more activities than the planning application suggests such as hen parties, brand content days, use of the swimming pool and sauna / ice baths, etc
- The business is already up and running without planning permission. How can the Council let that happen?
- The Loco Instagram page states that classes start at 6am on Mondays and Thursdays,
- The area is already saturated with buildings that lack sufficient parking,
- If permission is granted it must prevent parking on the road or verges,
- The enterprise would be better located in the empty local village shops that offer parking,
- Having a long-standing connection to the village shouldn't exempt any business, large or small, from scrutiny,
- Adhering to the planning process is not destroying a small business it is simply asking for fairness and transparency,
- The description of development is misleading and does not reflect the nature of the proposed events,
- The acoustic report is flawed because no baseline background monitoring survey was undertaken as a reference, and
- Manor Road is not a busy through road and it has not seen a significant increase in traffic since the 450 dwellings were approved at Wootton Grange.

A letter was submitted on behalf of several local residents (numbers not specified) **OBJECTING** to the application. Issues, that are not covered above, include:

- The application has continually shifted making it difficult for people to consider the effects the development would have on them; the change in 'goalposts' this seems wholly unreasonable and does not allow for scrutiny of the proposal or a clear and transparent planning process,
- No business plan accompanied the application,
- Information on the Luco Wellness directly contradicts the application submission,
- Noise from the servery,
- Comparisons have been made to other small business in the local area. However, these businesses tend to cater to single customer visits, during normal working hours,
- The business caters for up to 125 visitors per week, potentially with 250 associated vehicle movements, plus any staff involved with the food/drink element,
- Management arrangements are required in relation to the parking arrangements,
- It is likely that some customers will choose to park off-site; examples of this have already occurred, and
- Some of the conditions suggested by the agent would not meet with the relevant tests set out in the NPPF.

TWENTY letters of **SUPPORT** have been received. The reasons for support can be summarised as:

- The servery will only be offering healthy drinks and acai bowls,
- Sufficient parking is being proposed,
- Previous planning approvals [for other structures on the site] have been obtained,
- [I'm] looking forward to giving support to a local small business and attending a class,
- New businesses that focus on health and wellbeing should be supported,
- The small nature of the development suggests there would be no significant noise impacts,
- The open day experience was quiet and tranquil, and there was plenty of parking,
- Given the location, many people will walk or cycle to their classes, and
- Pilates classes are not known for their loud or excessive music.

TWO NEUTRAL letters have been received. The issues raised can be summarised as:

- Concerns regarding the commercial use of the existing swimming pool and hot tub and the associated noise that would generate, and
- The number of individuals able to access the business at any one time needs to be limited.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP07 - The Economy (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP18 - Design & Sustainable Development (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

LP38 - Community and Culture (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 3: Design

Policy 4: Residential Parking Standards

Policy 7: Biodiversity Improvements

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the consideration of this planning application are:

Points of Clarification

Principle of Development

Form and Character

Impact on Neighbour Amenity

Highway Safety

Impact on Trees

Other Material Planning Considerations.

Points of Clarification

The Proposal: The Local Planning Authority (LPA) is aware of what is being advertised on social media as well as what has been occurring on site. However, the LPA must determine the application based on the information that has been submitted and must consider whether such a proposal is acceptable or could be made acceptable by condition.

When considering whether conditions are required the LPA must ensure that they meet the tests laid down in Planning Practice Guidance and that is that they must be: necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise, and reasonable in all other respects.

Notwithstanding this, what is being advertised and what has / is happening in terms of classes starting as early as 6am (for example) gives an insight into issues that could arise and confirms the need for tight controls to enable harmonious coexistence of the mixed-use and neighbouring residential uses.

For the avoidance of doubt what is being sought is a mixed-use development comprising Residential (which includes the following existing facilities on the site: hot tub, swimming

pool, sauna and ice bath, garage / car port, rear garden store(s) and the shed at the front), and Pilates Facilities (which comprises the Pilates Studio and a small servery for drinks (e.g. matcha) and snacks (acai bowls)) accommodated in the rear element of the domestic garage / carport.

Description of Development: Whilst the LPA requested a change in description to include the servery, the agent considered this wasn't necessary considering it was a use incidental to the Pilates Studio. This is not the view held by the LPA.

Notwithstanding this, given that the red line goes around the entire site and, if permitted, the site would become a mixed-use site, all structures / uses / buildings within the red line can be controlled. Furthermore, permission would result in neither element of the mixed-use development benefitting from permitted development rights, meaning that alterations to either element, that may ordinarily be permitted through the GPDO, would require planning permission.

Unauthorised Development: It is clear when looking at the plans approved under application 20/01997/F that the small rear extension to the garage that accommodates the servery is unauthorised because it does not accord with what was permitted and does not fall within permitted development.

The extension is not immune from enforcement action by virtue of the passage of time; however, this doesn't mean that it would be expedient to enforce. In relation to this, if an application were to be made for its retention, given its limited scale and the minimal impact on the neighbouring property to the east, it would be difficult to see why permission would not be granted. However, the use of this element as a servery in connection with the Pilates Studio forms part of the consideration of the current application.

Reconsultation: The LPA did state that when further information was received, primarily in relation to the issues outlined above, there would be a further formal consultation. However, no further information was supplied and therefore no formal reconsultation took place.

Principle of Development:

Paragraph 2 of the National Planning Policy Framework (2024) reiterates the requirements of planning law which is that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

In this instance, the Development Plan comprises the Local Plan (2021-2040) and the North Wootton Neighbourhood Plan (2022-2036).

Linnymead is a residential dwelling in a predominantly residential location. As previously stated, if approved the site would become a mixed-use site comprising residential (Class C3) and indoor sport, recreation and fitness (Class E(d)). Given the residential character of the locality, a view must be taken as to whether such a mixed-use is suitable in this residential area.

Policy LP01 of the Local Plan designates North Wootton as a 'settlement adjacent to King's Lynn and the Main Towns' (Tier 3). The preamble to Policy LP01 outlines that the relationship shared between Tier 3 settlements and King's Lynn (Tier 1, 'Sub Regional Centre') allows for 'enhanced accessibility' and availability of services. Notwithstanding this, North Wootton itself has a good range of services and facilities and is accessible by a range of modes of transport including public transport and has good pedestrian and cycle links. The location is therefore considered to be sustainable.

Local Plan Policy LP07 outlines support for developing the local economy. Paragraph 4 states the importance of leisure in contributing towards the 'economic and social vibrancy' of the borough whilst Local Plan Policy LP38 promotes community well-being with the preamble outlines the importance of health and encouraging more healthy and active lifestyles. This is reiterated in Local Plan Policy 18 and paragraph 96.c) of the NPPF which states that proposals should 'enable and support healthy lives'.

Given the sustainable location of the site, as well as the studio's role in providing opportunities for increased health and wellbeing, the proposal is considered to be acceptable in principle and in compliance with the NPPF in general and specifically paragraph 96.c) of the NPPF and Local Plan Policies 1, 7, 18, 38.

However, given the residential nature of the locality, the acceptability of the proposal will be dependent upon other factors such as neighbour amenity and highway safety.

Form and Character:

No operational development is proposed as part of this application. As such there would be no impact on the form and character of the locality in terms of built form.

Notwithstanding this, the mixed-use of the site would result in a material increase in activity (comings and goings) as well as an increase in vehicular activity and on-site parking.

Local Plan Policies LP18 and LP21 seek to conserve and enhance the environment and require development to respond sensitively and sympathetically to the local setting. Appendix B 'Design Checklists' of the Neighbourhood Plan seeks to locate and arrange car parking spaces in a way that would not be dominant or be detrimental to the sense of place, and where possible to use planting to soften the presence of cars.

The parking provision required for the mixed-use site is 8no. spaces (3no. for the dwelling and 5no. for the Pilates use). Whilst the car parking and access arrangements plan shows 9no. car parking spaces (1no. more than required) as well as a one-way in/out system, more cars can currently park on the driveway than this (the applicant suggests 12no which the LPA doesn't refute); although it is acknowledged that manoeuvring would not be possible with 12no. cars parked on the driveway and such an occurrence is unlikely to occur on a regular basis. Notwithstanding this, it would be difficult to suggest that the parking of vehicles on the driveway would have an unacceptable impact on the form and character of the locality.

It is therefore considered that the change of use to a mixed-use site would not result in development that would be unacceptable in terms of visual amenity and the development is therefore considered to accord with the NPPF in general as well as Local Plan Policies LP18 and LP21 and Appendix B of the Neighbourhood Plan.

Impact on Neighbour Amenity:

Local Plan Policy LP21 seeks to prevent proposals affecting the amenity of others, this is reiterated at paragraph 135.f) of the NPPF and, specifically in relation to car parking, Appendix B of the Neighbourhood Plan.

The main sources of noise would be from cars (engines and car doors closing) and people talking on their way to and from the Pilates Studio. It is unlikely that there would be anything other than minimal noise arising from the Pilates classes themselves.

Comments received by CSNN and letters received by neighbouring residents have raised concerns regarding potential noise impacts. The submitted noise assessment (dB Consultation Ltd, dated 03/11/25) confirms claims made in the Planning Statement (23/10/25) that noise generated by classes would be minimal due to the nature of the activity (low impact, use of reformer Pilates beds which operate on pulleys, etc). A class reading taken on 30/10/25 concluded that overall noise levels were acceptable for a residential area.

Conditioning the use to be confined to inside the Pilates Studio and the windows and doors of the Pilates Studio to be closed during classes is considered adequate to mitigate noise from the Pilates classes themselves given their scale. Restricting the hours of operation (as outlined below), the number of guests (5no.) and the interval between classes (least 30-minutes) is considered adequate to mitigate noise from guests arriving and leaving the site.

Additionally, the LPA considers that restricting the hours for the servery to be the same as the Pilates classes with no sale outside of these times (i.e. the sale of refreshments should not be a 'standalone' use; people should not be able to pop in anytime they like) and limiting sales to class attendees would be necessary to mitigate noise impacts. In addition, a 1no. year temporary permission would enable the LPA to assess the impacts over the coming year.

The latest hours proposed by the applicant are:

- Mondays and Thursdays 07:00am - 12:00pm and 17:00pm - 20:00pm;
- Tuesdays and Saturdays 09:00am - 12:00pm;
- Sundays (and Bank Holidays) 10:00am - 13:00pm.

The hours proposed in the Supporting Statement submitted in October 2025 were:

- Mondays and Thursdays 08:00am - 12:00pm and 17:00pm - 19:00pm;
- Tuesdays and Saturdays 09:00am - 12:00pm;
- Sundays (and Bank Holidays) 10:00am - 12:00pm.

The hours the LPA considers acceptable are slightly more restrictive than the applicant's latest proposal and more akin to the original hours sought. Given the ongoing objection of the CSNN team and the proximity of neighbours, the following hours are considered to meet all six tests.

However, the following hours are proposed to be conditioned:

- Monday and Thursdays 08.00am and 12.00pm and 17.00pm and 19.00pm
- Tuesdays and Saturdays 09.00am and 12.00pm
- Sundays and Bank / Public Holidays 10.00 and 13.00pm.

It is therefore considered, subject to a suite of conditions including a 1-year temporary permission, noise impacts can be suitably mitigated thus ensuring the development would be in accordance with the NPPF in general and specifically to para 135f) of the NPPF and Local Plan Policy LP21.

Parking and Highway Safety:

Local Plan Policies LP14 and Appendix B of the Neighbourhood Plan require sufficient parking to be provided to meet the needs of the development. In this instance 8no. parking spaces would need to be available.

However, paragraph 112 of the NPPF makes it clear that parking standards should take into account:

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- a) the accessibility of the development;
- b) the type, mix and use of development;
- c) the availability of and opportunities for public transport;
- d) local car ownership levels; and
- e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

This is reiterated in NCC's Parking Standards.

The owner of the Pilates studio is a resident of Linnymead and is stated as being the sole employee. Therefore, additional employee parking would not be required, and a condition would be appended to any permission granted ensuring that the development is carried out only by this sole employee whilst resident at Linnymead.

The Access and Parking Plan shows 9no. parking spaces as well as a one way 'in/out' system that could be operated whilst those car parking spaces are occupied.

The Local Highways Authority are satisfied that the access and parking proposals are acceptable and would not result in highway safety impacts.

Paragraph 117.a) of the NPPF along with Local Plan Policies LP13 and LP14 and Appendix B of the Neighbourhood Plan seek to encourage walking and cycle. If a permanent consent was being considered, secure, covered, cycle storage for at least 2no. bicycles would be conditioned. However, as only a 1no. year temporary consent is being considered it is not reasonable to require this. Furthermore, cycles could be safely left in the area adjacent to the Pilates studio as an interim measure.

It is therefore considered that the development accords with the NPPF in general and specifically to paragraphs 112 and 117.a) of the NPPF Local Plan Policies LP13 and LP14 and Appendix B of the Neighbourhood Plan.

Impact on Trees:

Paragraphs 136 and 187.b) of the NPPF pay regard to the importance of trees and this is reiterated in Local Plan Policies LP06 and LP18 and Neighbourhood Plan Policies 3 and 7 as well as Appendix B of the Neighbourhood Plan.

No operational development is taking place within the root protection area of the protected trees (which are located just outside of the site boundary). Whilst car parking is shown in this location on the Access and Parking Plan, this area already forms part of the driveway and cars can park there now.

Following a verbal discussion with the LPA's Arboricultural Officer, he has raised no objection to the development.

Given the existing situation it is considered that the development would not have an unacceptable impact on protected trees, and, on balance, the development is considered to accord with Local Plan Policies LP06 and LP18, Neighbourhood Plan Policies 3 and 7 and paragraphs 136 and 187b) of the NPPF.

Specific Comments:

In relation to comments received that are not covered in the report, the LPA responds as follows:

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- Could set a precedent for other commercial uses in a residential area - *Every application must be assessed on its own merits and therefore a precedent would not be set if the application were approved,*
- Lack of Supporting Infrastructure such as waste disposal – *Waste is unlikely to require specific management,*
- The business is already up and running without planning permission. How can the Council let that happen? – *Retrospective applications are not uncommon, are not prevented by the planning system, and take place at the applicant's risk,*
- The enterprise would be better located in the empty local village shops that offer parking – *The application must be determined as submitted,*
- Having a long-standing connection to the village shouldn't exempt any business, large or small, from scrutiny – *Full scrutiny is being given to the application,*
- The application has continually shifted making it difficult for people to consider the effects the development would have on them; the change in 'goalposts' this seems wholly unreasonable and does not allow for scrutiny of the proposal or a clear and transparent planning process – *It is not uncommon for applications to evolve during the determination period and communications have been available on Public Access providing transparency,*
- No business plan accompanied the application – *There is no policy requirement for a business plan in this instance,*
- The business caters for up to 125 visitors per week, potentially with 250 associated vehicle movements, plus any staff involved with the food/drink element – *The restrictions proposed by condition would reduce this figure, and*
- Some of the conditions suggested by the agent would not meet with the relevant tests set out in the NPPF – *the conditions proposed are considered to meet the six tests.*

It should be noted that the agent's supporting statement is incorrect as far as it refers to South Wootton Neighbourhood Plan and not North Wootton Neighbourhood Plan.

CONCLUSION:

The development is for the change of use of a residential site to a mixed-use site comprising a residential use (Class C3) and related uses / facilities / structures (hot tub, swimming pool, sauna and ice bath, domestic garage / car port, rear garden store(s) and a shed at the site's frontage); and an indoor sport, recreation or fitness use (Class E(d)) comprising of a Pilates Studio and a servery.

A lot of concern has understandably been expressed given what is advertised on social media and the actual occurrence of classes taking place at 6am. However, the LPA can only look at what forms the planning submission which is for a relatively small-scale mixed-use proposal.

Notwithstanding the number of objections, it is considered on balance, and subject to a strict suite of conditions including a 1no. year temporary consent, that the development would not result in unacceptable impacts in terms of form and character, neighbour amenity, highway safety and trees. The development is therefore considered to be in general accordance with the NPPF, Local Plan and Neighbourhood Plan.

It is therefore recommended that this application be approved subject to the following conditions.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 **Condition:** The mixed-use hereby permitted shall be discontinued on or within 12 months of the date of this permission unless a further application for planning permission is submitted prior to the expiry of this permission and is subsequently approved.
- 1 **Reason:** In order that the Local Planning Authority can monitor and control the development to ensure that the amenity of the occupiers of neighbouring dwellings is not unacceptably affected in accordance with the NPPF and Local Plan Policy LP21.
- 2 **Condition:** The one-way 'in/out' access and on-site parking areas provided on site shall be retained in accordance with drawing no. 1759-02 for the lifetime of the development.
- 2 **Reason:** To ensure the permanent availability of the parking / manoeuvring areas in the interests of satisfactory development and highway safety in accordance with the NPPF, Local Plan Policies LP13 and LP14 and Appendix B of the Neighbourhood Plan.
- 3 **Condition:** The following facilities (the Pilates Facilities), as shown hatched on drawing no: 1759-01a, shall only be used in relation to the Pilates business hereby approved:
 - Pilates Studio and
 - Servery (for drinks and cold snacks).
- 3 **Reason:** For the avoidance of doubt and in the interests of proper planning.
- 4 **Condition:** The following facilities, as shown on drawing no: 1759-01a, shall only be used for purposes incidental to the enjoyment of occupiers of the residential dwelling at shall at no time be used in association with the Pilates Facilities hereby permitted:
 - the hot tub,
 - swimming pool,
 - sauna and ice bath,
 - domestic garage / car port,
 - rear garden store(s),
 - shed at the front.
- 4 **Reason:** For the avoidance of doubt and in the interests of proper planning.
- 5 **Condition:** The Pilates Facilities hereby approved shall only be operated by Miss Megan Smith whilst resident at Linnymead, Manor Rd, North Wootton.

Pilates classes shall only take place between the following times:
Monday and Thursdays 08.00am and 12.00pm and 17.00pm and 19.00pm
Tuesdays and Saturdays 09.00am and 12.00pm
Sundays and Bank / Public Holidays 10.00 and 13.00pm.

Classes shall only take place within the Pilates Studio and all windows and doors of the Pilates Studio shall be closed during classes.

There shall be no more than 5no. people (excluding the 1no. instructor) in any Pilates class at any one time.

The servery shall only be open for business and available for use by those attending Pilates classes during times Pilates classes are taking place, and the sale of refreshments shall at no time take place outside of these times. Refreshments purchased from the servery shall only be consumed off-site.

There shall be at least a 30-minute interval between each Pilates class.

- 5 Reason: To ensure that the development remains compatible with the surrounding residential uses in accordance with the NPPF and Development Plan Policy LP21.