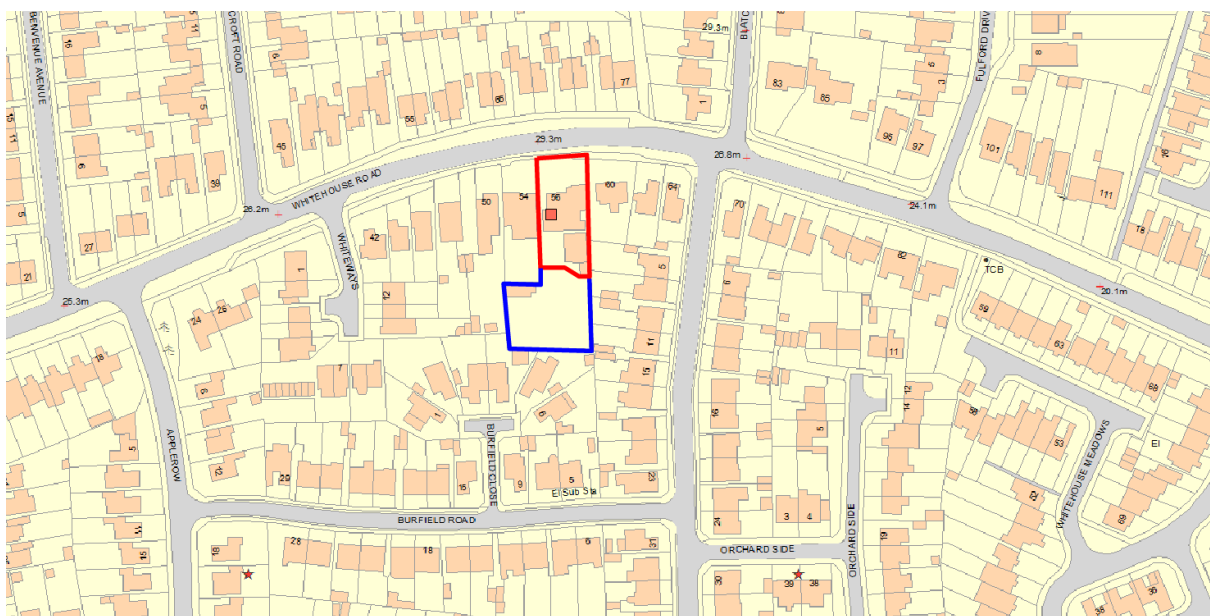


Reference:	21/00994/AMDT	
Application Type:	Minor Amendment	
Ward:	St Laurence	
Proposal:	Application to vary condition 1 (Approved opening hours) to extend opening hours to allow school children and working adults to utilise the facilities (Minor Material Amendment of planning permission 20/00160/FUL allowed on appeal dated 30/03/2021)	
Address:	56 Whitehouse Road Eastwood Southend-On-Sea SS9 5SR	
Applicant:	Mrs T Kennedy	
Agent:	Mr Tony Collins	
Consultation Expiry:	22 nd June 2021	
Expiry Date:	23 rd July 2021	
Case Officer:	Oliver Hart	
Plan Nos:	Application Form; Cover Letter	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 The site is located to the south side of Whitehouse Road, between its junctions with Orchard Grove and Blatches Chase to the east and Whiteways and Heycroft Road to the west. These roads have no parking restrictions in place.
- 1.2 The application property itself is a detached bungalow set on a substantial plot with an in and out driveway and front forecourt area some 17m wide x 12.5m (at its deepest) that can accommodate up to 6no. vehicles. The rear garden is also of considerable size, measuring some 40m deep x 30m in maximum width.
- 1.3 There is a collection of outbuildings spread throughout the rear garden including an enclosed swimming pool and associated changing room positioned approx. 1m from the rear of the application building. The swimming pool is an historic feature of the site.
- 1.4 Whitehouse Road is a classified road and is residential in character, typified by a mixture of bungalows and two storey dwellinghouses of varying size and scale. These dwellings typically have deep front gardens predominantly given over to hardstanding to provide off-street parking.
- 1.5 The site is also well provisioned by public transport, with bus services at Green Lane to the north (some 280m away) running between Shoeburyness and Rayleigh. A further bus stop with services running between Southend and Basildon is also located some 390m west.
- 1.6 The site is not the subject of any site-specific planning policies.

2 The Proposal

- 2.1 Permission is sought to vary condition 01 (Approved Opening Hours) of planning permission 20/00160/FUL dated 30/03/2021 for a '*Change of use of swimming pool to rear from domestic use (Class C3) to domestic and leisure use (Classes C3 and D2) (Retrospective)*'.
- 2.2 The substantive permission was granted on appeal and was subject to the following restricted operating hours and a maximum of 5 participants per class. A copy of the appeal decision is attached at Appendix 1. The condition subject of the current application is as follows:

01 The commercial use of the swimming pool shall be limited to:

Mondays to Thursdays 9:30 to 14:15

Fridays 9:30 to 14:15 and 16:00 to 18:00

Saturdays 9:30 to 12:30

- 2.3 The proposed amendment relates specifically to increasing the hours of commercial operation of the swimming pool, with the new hours proposed as follows:

	Current		Requested	
	Classes	1:1's	Classes	1:1's
2.4	Mondays-Thursdays	9:30-14:15	9:30-18:00	18:00-20:00
	Fridays	9:30-14:15	16:00-18:00	9:30-18:00
	Saturdays	9:30-12:00		9:00-14:00
	Sundays			14:00-18:00
				10:00-16:00

- 2.5 Of note, existing covid restrictions and a parking condition imposed upon the initial approval by the Appeal Inspector are such that the applicant has stated that class sizes comprise a maximum of 3 participants (indefinitely).

The application has been called in to Development Control Committee by Cllr Walker.

3 Relevant Planning History

- 3.1 21/00955/AD- Application for approval of details pursuant to condition 04 (Travel Information Pack) of planning permission 20/00160/FUL allowed on appeal dated 30.03.2021- Granted
- 3.2 20/00160/FUL- Change of use of swimming pool to rear from domestic use (Class C3) to domestic and leisure use (Classes C3 and D2) (Retrospective)- Refused. Allowed on Appeal.

As set out more fully within the copy decision at Appendix 1 the appeal Inspector's key comments include:

4. The swimming pool is a single storey enclosed building. It is situated in the rear garden along with a changing room and some outbuildings. The proposal involves no physical changes to the property, although I note that the parking area at the front of the bungalow has been marked out since the Council's decision. In view of the lack of any prominent signage or advertisements it is not apparent, when viewed from Whitehouse Road, that the swimming pool has been in use for commercial purposes.

5. Local residents have raised objections to overspill on-street parking from customers using the swimming pool, in particular at Orchard Grove and Blatches Chase. However, the Highway Authority has raised no objections to the proposal, subject to conditions.

6. The council considers that the commercial activity and associated non-domestic comings and goings are materially at odds with, and harmful to, the character of the residential area., The appellant has put forward hours of use in the application which would restrict the non-domestic activity. A proposed parking plan has been submitted and there would be a maximum limit on the number of pupils taking swimming lessons at any one time. I consider that these matters could be the subject of planning conditions, thereby limiting the intensity of commercial use of the property and restricting traffic movements and any associated on street parking to a level which would not cause any significant harm to the residential character of the area.

7. *Subject to the imposition of conditions, as mentioned above, the proposal would have no significant detrimental effect on the residential character of the building or the surrounding area. It would therefore not conflict with policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) or with policies DM1 and DM3 of the Southend-on-Sea Development Management Document (DMD) (2015) regarding residential character. It would also comply with the Southend-on-Sea Design and Townscape Guide (2009).*

8. *The rear garden of No.56 Whitehouse Road is adjacent to the rear gardens of a number of surrounding properties. The swimming pool and changing room is relatively close to the rear of the bungalow which would mean that customer activity would be concentrated in that area, and pedestrian access to it, rather than within the wider garden setting. The council refers to the frequency, repetition and regularity of comings and goings which introduces types and levels of activity, noise and disturbance which it considered are incompatible with a residential setting. As mentioned above, objections to the proposal primarily concern customers parking within surrounding residential roads rather than the noise and disturbance from the use of the appeal site itself. Moreover, no records of noise complaints over time from local residents have been submitted by the council as evidence to substantiate its view.*

9. *I considered that the amount of commercial use of the site may be limited by conditions to ensure that any noise and disturbance generated by visitors is at an acceptable level for neighbours. It would therefore not conflict with policies KP2 and CP4 of the Core Strategy or with policies DM1 and DM3 of the DMD concerning residential amenity. It would also comply with the Design and Townscape Guide and relevant objective in the National Planning Policy Framework.*

3.3 16/02147/FULH- Erect single storey side extension, single storey rear extension to outbuilding, raise roof height, form hip to half-hipped roof, erect dormers to front and rear, install rooflights to front, side and rear elevations and alter elevations- Granted

3.4 16/02150/FULH- Erect single storey extension to outbuilding- Granted

4 Representation Summary

4.1 Public Consultation

14 neighbouring properties were notified and a site notice was posted. 1no. letter of representation was received. Summary of representation:

- Application was approved at appeal subject to specific conditions. The application to alter these conditions goes against the initial judgement made.
- Parking concerns.

[Officer Comment] All relevant planning considerations are assessed within the appraisal section of the report. These concerns are noted but they are not found to justify refusing planning permission in the circumstances of this case.

Environmental Health

4.2 No objections are raised.

4.3 **Highways**

There are no highway objections to the extended opening times.

5 Planning Policy Summary

5.1 The National Planning Policy Framework (NPPF) (2019)

5.2 Planning Practice Guidance and National Design Guide (2019)

5.3 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP1 (Employment Generating Development), CP4 (Environment and Urban Renaissance) and CP6 (Community Infrastructure)

5.4 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM10 (Employment Sectors) and DM15 (Sustainable Transport Management)

5.5 CIL Charging Schedule (2015)

6 Planning Considerations

6.1 The main considerations in relation to this application are the principle of the development, impacts on residential amenity and highways implications.

7 Appraisal

Principle of Development

7.1 Paragraph 117 of the NPPF states: *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*

7.2 Policy KP2 requires that new development contributes to economic, social, physical and environmental regeneration in a sustainable way through securing improvements to the urban environment through quality design, and respecting the character and scale of the existing neighbourhood.

7.3 Policy CP4 requires that new development be of appropriate design and have a satisfactory relationship with surrounding development.

7.4 Policy DM15 states that development will be allowed where there is, or it can be demonstrated that there will be, physical and environmental capacity to accommodate the type and amount of traffic generated in a safe and sustainable manner.

7.5 The principle of the development has been found to be acceptable following the appeal decision. There are no material changes in relevant planning policies or variations to the development or its site circumstances which alter this view.

- 7.6 The proposed changes which relate to the extension of existing commercial operating hours of the swimming pool are considered to fall within the remit of a minor material amendment to the consented scheme in principle as it concerns the same description of development and same site edged red. The determining material planning considerations are discussed below.

Design and Impact on the Character of the Area

- 7.7 The NPPF states that “*decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area*”.
- 7.8 Policies KP2 and CP4 of the Core Strategy, and Policies DM1 and DM3 of the Development Management Document, seek to maintain and enhance the amenities, appeal and character of residential areas.
- 7.9 As noted, the proposal is seeking to extend the existing hours associated with the commercial use of the pool summarised in the table at 2.3 above.
- 7.10 In line with the Inspector’s comments above, regard is had to the position of the swimming pool within an enclosure to the rear and absence of advertisements and physical changes to the property such that when viewed from Whitehouse Road, it is not apparent the swimming pool is in use partly for commercial leisure purposes.
- 7.11 Concern was previously raised that the part commercial activity and associated non-domestic comings and goings were materially at odds with, and harmful to, the character of the residential area. However, the appeal Inspector disagreed with this. At paragraph 10 of his decision he noted that the appellant’s statement of case for the appeal included hours of operation in excess of those applied for in the original application form (Monday to Friday 09:15 to 14:30). The hours were clarified by the appellant during the course of assessment of the application by the Council. The hours in the appellant’s statement of case exceeded those clarified hours. The number of individuals using the pool at any one time was reduced in the appeal statement of case to no more than 3 per class rather than 5. The main difference between the hours applied for initially and those in the appellant’s statement of case was that there would be additional commercial use of the pool in the period 16:00 hrs to 19:00 hrs Mondays to Wednesdays, and on Fridays. The Inspector noted that this would involve activity when local residents would be more likely to be at home and potentially using their rear gardens in the warmer weather. Therefore the character impact of the extended hours now proposed involves a degree of judgment. Arguably the extension of activity into early evening hours will alter the impact on character but on balance and given the restricted numbers of patrons involved, which can be controlled by condition, it is considered that the extended hours now proposed by the applicant would continue to satisfactorily restrict the non-domestic activity at the property to within acceptable limits from a character impact aspect.
- 7.12 Moreover, regard is had to the front curtilage available at the application site which has been found to reasonably accommodate 6 domestic vehicles. Accordingly, it is not considered on balance that this proposal would significantly harm the character and appearance of the application property, the streetscene or wider surrounding area.

- 7.13 The permission granted on appeal was subject to conditions restricting operating hours, parking arrangements (in conjunction with parking plan No.CC/001) and a limit on the number of pupils taking swimming lessons at any one time. Subject to the specific time changes proposed here, those other conditions would continue to apply satisfactorily in controlling the development's impacts and limiting the intensity of commercial use of the property and would also reasonably restrict traffic movements and any associated on street parking to a level which would not cause any significant harm to the residential character of the area.
- 7.14 On this basis and subject to those restrictive conditions, it is considered that the proposal would on balance be acceptable and compliant with the above policies.

Impact on Residential Amenity

- 7.15 Paragraphs 124 and 127 of the National Planning Policy Framework seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 7.16 Policy KP2 of the Core Strategy seeks to secure improvements to the urban environment through quality design. Policy CP4 seeks to maintain and enhance the amenities, appeal and character of residential areas.
- 7.17 Policy DM1 of the Development Management Document seeks to support sustainable development which is appropriate in its setting, and that protects the amenity of the site, immediate neighbours, and surrounding area, having regard to matters including privacy, overlooking, outlook, noise and disturbance, sense of enclosure/overbearing relationship, pollution, daylight and sunlight.
- 7.18 Policy DM3 seeks to support development that is well designed and that seeks to optimise the use of land in a sustainable manner that responds positively to local context and does not lead to over-intensification, which would result in undue stress on local services, and infrastructure.
- 7.19 The swimming pool is positioned along the boundaries with No.60 Whitehouse Road and No's 5-7 Orchard Grove to the east, with access to the swimming pool provided via a side access which runs along the boundary with No.54 Whitehouse Road to the west.
- 7.20 The appeal Inspector noted that the swimming pool and changing room are relatively close to the rear of the bungalow which would mean that customer activity would be concentrated in that area and pedestrian access to it, rather than within the wider garden setting. Whilst a number of objections to the initially refused proposal were received, they related primarily to customers parking within surrounding residential roads rather than as a result of any noise and disturbance from the use of the site itself. This was a matter noted by the Inspector in reaching his findings.
- 7.21 Consistent with the above findings, whilst the extension of hours later into the evenings and weekends offers potential for a degree of increased activity and associated disturbance to neighbours, and was not specifically considered by the appeal Inspector regard is had to the modest number of participants per class (presently capped at 3) and 'class' activities taking place almost exclusively during typical working hours (9.30-18:00 Monday-Friday), with the majority of activities into the more sensitive early evening hours

relating to 1:1 lessons.

It is considered on balance that a single customer (and car to the forecourt area) visiting the property during these times is unlikely to create activity and associated disturbance to a degree that would give rise to unacceptable levels of noise or significant harm to residential amenity. For Members' information Environmental Health have confirmed that no noise complaints have been received to date.

- 7.22 On this basis and subject to the retention of restrictive conditions, the proposal is on balance considered to be acceptable and policy compliant in the above regards.

Highways

- 7.23 A total of 6 car parking spaces are to be retained, 2 for the residential dwelling and 4 for commercial visitors. These spaces are accessed via an existing in-out driveway. The parking layout ensures that vehicles can manoeuvre effectively.
- 7.24 The site has been found to be in a sustainable location with regard to public transport with bus stop provision and service in close proximity in Green Lane and a wider service from Kent Elms.
- 7.25 It is also considered that the highway impact on the surrounding area will not have a detrimental impact as the hours of commercial operation are outside of peak hours which reduces the impact on the highway network. Unrestricted parking in the surrounding roads is available however, given the level of parking for the development and the restrictions to the number of patrons using the facility it is not considered that the highways impact will be significant in the surrounding roads.
- 7.26 On this basis and noting the conditions relating to a parking plan (No. CC/001) and Travel Plan Statement (previously approved 21/00955/AD) there are no highway objections to this proposal and it is policy compliant in this regard.

Community Infrastructure Levy (CIL)

- 7.27 No new floor space is created. The proposed development is not CIL liable.

8 Conclusion

- 8.1 The proposal falls within the ambit of a minor material amendment further to Section 73 of the Town and Country Planning Act 1990. Having taken all material planning considerations into account, it is found that subject to compliance with the attached conditions, the proposed development would on balance be acceptable and compliant with the objectives of the relevant development plan policies and guidance. The proposal involving part commercial operation has been found to be acceptable in principle and in terms of impact on character and highway conditions. It is considered on balance that the extended hours now proposed would have an acceptable impact on the amenities of nearby residential occupiers. The application is therefore recommended for approval.

9 Recommendation

GRANT PLANNING PERMISSION subject to the following conditions:

01 The swimming pool subject of this permission shall operate only in accordance with the following approved hours:

	Classes	1:1's
Mondays- Thursdays	9:30-18:00	18:00-20:00
Fridays	9:30-18:00	18:00-20:00
Saturdays	9:00-14:00	14:00-18:00
Sundays		10:00-16:00

And at no other times

Reason: To protect the environment of people in neighbouring properties and general environmental quality. This is in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

02 The commercial use of the swimming pool subject of this permission shall be limited to no more than 3 users at any one time.

Reason: To protect the environment of people in neighbouring properties and general environmental quality. This is in accordance with the National Planning Policy Framework, Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Design and Townscape Guide (2009).

03 Vehicle parking for visitors using the swimming pool subject of this permission during its commercial periods of operation shall be permanently provided, maintained and made available for use within the 6 marked bays at the front of the property in strict accordance with plan No. CC/001.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policy CP3 of the Core Strategy (2007) and Policy DM15 of the Development Management Document (2015).

04 The swimming pool subject of this permission shall be operated solely in accordance with the Travel Plan details previously submitted to and approved in writing by the local planning authority under the approval of details application reference 21/00955/AD or any other details that have previously been submitted to and approved in writing by the local planning authority under the terms of this condition. The development shall be operated in accordance with the details approved under this condition in for its lifetime.

Reason: In the interests of sustainability, accessibility, highways efficiency and safety, residential amenity and general environmental quality in accordance with the National Planning Policy Framework, Core Strategy (2007) Policies KP2, CP3 and CP4, Development Management Document (2015) Policy DM15 and the Design and Townscape Guide (2009).

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.



Appeal Decision

Site visit made on 16 February 2021

by **Martin H Seddon BSc MPhil DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 March 2021

Appeal Ref: APP/D1590/W/20/3259580

56 Whitehouse Road, Eastwood, SS9 5SR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs T Kennedy against the decision of Southend-on-Sea Borough Council.
 - The application Ref: 20/00160/FUL, dated 30 January 2020, was refused by notice dated 28 April 2020.
 - The development proposed is retrospective planning application for change of use of swimming pool from solely domestic use (Class C3) to domestic and leisure uses (Class C3 & D2).
-

Decision

1. The appeal is allowed, and planning permission is granted for change of use of swimming pool from solely domestic use (Class C3) to domestic and leisure uses (Class C3 & D2) at 56 Whitehouse Road, Eastwood, SS9 5SR, in accordance with the terms of the application ref: 20/00160/FUL, dated 30 January 2020 and subject to the conditions in the schedule at the end of this document.

Main Issues

2. The use of the swimming pool for commercial purposes commenced prior to the application to the Council. The main issues are:
 - the effect of the proposal on the residential character of the building and the surrounding area, and
 - the effect on the living conditions of neighbours in respect of noise and disturbance.

Reasons

Effect on residential character

3. The appeal building is a detached bungalow with a substantial rear garden. It is sited within a row of detached dwellings of varying form and design at the south side of Whitehouse Road (A1015). Whitehouse Road is a busy highway which links Southend-on-Sea with Rayleigh.
4. The swimming pool is a single storey enclosed building. It is situated in the rear garden along with a changing room and some outbuildings. The proposal involves no physical changes to the property, although I note that the parking

<https://www.gov.uk/planning-inspectorate>

area at the front of the bungalow has been marked out since the Council's decision. In view of the lack of any prominent signage or advertisements it is not apparent, when viewed from Whitehouse Road, that the swimming pool has been in use for commercial purposes.

5. Local residents have raised objections to overspill on-street parking from customers using the swimming pool, in particular at Orchard Grove and Blatches Chase. However, the Highway Authority has raised no objections to the proposal, subject to conditions.
6. The Council considers that the commercial activity and associated non-domestic comings and goings are materially at odds with, and harmful to, the character of the residential area. The appellant has put forward hours of use in the application which would restrict the non-domestic activity. A proposed parking plan has been submitted and there would be a maximum limit on the number of pupils taking swimming lessons at any one time. I consider that these matters could be the subject of planning conditions, thereby limiting the intensity of commercial use of the property, and restricting traffic movements and any associated on-street parking to a level which would not cause any significant harm to the residential character of the area.
7. Subject to the imposition of conditions, as mentioned above, the proposal would have no significant detrimental effect on the residential character of the building or the surrounding area. It would therefore not conflict with policies KP2 and CP4 of the Southend-on-Sea Core Strategy (2007) or with policies DM1 and DM3 of the Southend-on-Sea Development Management Document (DMD) (2015) regarding residential character. It would also comply with the Southend-on-Sea *Design and Townscape Guide* (2009).

Living conditions

8. The rear garden of No.56 Whitehouse Road is adjacent to the rear gardens of a number of surrounding properties. The swimming pool and changing room is relatively close to the rear of the bungalow which would mean that customer activity would be concentrated in that area, and pedestrian access to it, rather than within the wider garden setting. The Council refers to the frequency, repetition and regularity of comings and goings which introduces types and levels of activity, noise, and disturbance which it considers are incompatible with a residential setting. As mentioned above, objections to the proposal primarily concern customers parking within surrounding residential roads, rather than noise and disturbance from the use of the appeal site itself. Moreover, no records of noise complaints over time from local residents have been submitted by the Council as evidence to substantiate its view.
9. I consider that the amount of commercial use of the site may be limited by conditions to ensure that any noise and disturbance generated by visitors is at an acceptable level for neighbours. It would therefore not conflict with policies KP2 and CP4 of the Core Strategy or with policies DM1 and DM3 of the DMD concerning residential amenity. It would also comply with the *Design and Townscape Guide* and relevant objectives in the National Planning Policy Framework.

Other Matters

10. I note that the appellant's statement of case includes hours of operation in excess of those applied for in the original application form (Monday to Friday 09:15 to 14:30). The hours were clarified by the appellant during the course of assessment of the application by the Council. The hours in the appellant's statement of case exceed those clarified hours. The number of individuals using the pool at any one time was reduced in the statement of case to no more than 3 per class rather than 5. The main difference between the hours applied for initially and those in the appellant's statement of case is that there would be additional commercial use of the pool in the period 16:00 hrs to 19:00 hrs Mondays to Wednesdays, and on Fridays. This would involve activity when local residents would be more likely to be at home and potentially using their rear gardens in the warmer weather.
11. In applying the principles in the case of *Bernard Wheatcroft Ltd v SSE [JPL 1982 P37]* I consider that the development would be so changed that to grant permission on the basis of the extended hours of operation would deprive those who should have been consulted on the changed operational hours of the opportunity of such consultation. The extended hours have not been the subject of formal public consultation or consultation with the highway authority and consequently it is inappropriate to vary the originally stated hours of operation as part of this appeal. Although the appellant has consulted neighbours, the documentation generally does not refer to hours of operation. The reduction in occupation to no more than 3 users is a less intense use, but I consider that the application should be determined on the basis of the combination of hours of use and number of users as proposed in the application and consulted upon by the Council.

Conditions

12. I have considered the conditions suggested by the Council and the appellant. The Council has stated the extended hours put forward in the appellant's statement of case, albeit with some discrepancies. However, as mentioned above I have determined this appeal on the basis of the hours of operation and number of users as applied for and consulted upon by the Council. The conditions imposed for hours of use and number of users are necessary in the interest of residential amenity. A condition is included to ensure that the parking layout is retained, again in the interest of the amenity of neighbours. I note that the Highway Authority has suggested a condition regarding a travel information pack. I have therefore included a relevant condition in the interest of sustainable forms of travel.
13. I have taken all other matters raised into account, including the social benefits and opportunities for its users that would be provided by the proposed facility. Although alternative facilities are available elsewhere in the surrounding area, the small scale of the pool can provide a specially controlled environment for its users.
14. For the reasons given above I conclude that the appeal should be allowed subject to conditions.

Martin H Seddon

INSPECTOR

Conditions

- 1) The commercial use of the swimming pool shall be limited to:
Monday to Thursdays 9:30 to 14:15
Fridays 9:30 to 14:15 and 16:00 to 18:00
Saturdays 9:30 to 12:30
And at no other times.
- 2) The commercial use of the swimming pool shall be limited to no more than 5 users at any one time.
- 3) Vehicle parking for visitors using the swimming pool during its commercial periods of operation shall be permanently provided, maintained, and made available for use within the 6 marked bays at the front of the property in strict accordance with plan No.CC/001.
- 4) Within 3 months of this decision a copy of a travel information pack including details of sustainable travel options and visitor parking arrangements shall be submitted to and approved in writing by the local planning authority. Copies of the approved information pack shall thereafter be provided to all commercial users of the swimming pool.