

Written Update – 26/01/25/S73 - Changes to wording of condition 3 of planning permission 87/01900/1 granted 04.02.1988 for erection of single storey building for 6 workshop units and parking spaces. (Revised by plans received 28/01/1988) - Hub Fitness, Unit 1-4 Glovers Court, Hitchin, Hertfordshire, 23-25 Bury Mead Road, SG5 1RP

Further representations received

Further representations have been received from neighbouring residents of Heathfield Road and Stormont Road, raising concerns about the proposed Class E(d) use of Units 1–4 and the adequacy of the proposed noise mitigation measures and planning conditions.

The additional concerns to those already raised are summarised as follows:

- The extent of the building's openable frontage and the potential for noise to escape through open doors and windows, including when amplified sound is not being used.
- The suitability of permitting outdoor exercise
- The absence of clearly defined limits on the scale, frequency and duration of larger classes, special events and outdoor activities.
- Differences between the April and July 2026 versions of the Noise and Operations Management Statement (NOMS)
- Concerns regarding the proposed operating hours, particularly Sunday activities
- The adequacy and enforceability of the proposed conditions, including the identification of the permitted outdoor activity areas, the specification of acoustic mitigation works and the control of amplified sound.
- The relevance of planning permission 16/01679/1, relating to another gym use within the wider site, which included a condition requiring windows to remain permanently closed.
- Questioned whether the Environmental Health Officer's recent observations adequately reflect the wider history of noise complaints. Reference has been made to complaints dating from August 2025, earlier site visits, noise recordings and monitoring undertaken during April and May 2026.

Officer response

The additional representations have been considered alongside the matters addressed in the main committee report and the Environmental Health Officer's investigations. Officers acknowledge the concerns raised, including the previous noise complaints and the potential for noise from both amplified and unamplified activities. However, the Environmental Health Officer has raised no objection subject to appropriate controls, and recent observations indicate that noise has reduced following mitigation measures. Having regard to the established commercial character of the site, the existing operation and the proposed restrictions, officers remain satisfied that the Class E(d) use would not result in unacceptable harm to neighbouring residential amenity.

For clarity, the external areas associated with Units 1–4 referred to in the recommended conditions are those falling within the application site edged red on the submitted site location plan. The proposed conditions are considered sufficiently clear to control the use of these areas, and no further restrictions on outdoor exercise or class sizes are considered necessary.

Following a further review of the recommended conditions, officers propose to remove Condition 6 'Amplified Sound System' in its entirety, as its requirements are not considered necessary having regard to the controls already secured through the remaining conditions. The wording of those conditions will otherwise remain unchanged, save for the insertion of the specific date of the July 2026 NOMS wherever that document is referenced, to ensure that the approved document is clearly identified.

Conclusion

The further representations do not raise any matters which alter the assessment or conclusions set out in the main committee report. Officers remain satisfied that the proposal is acceptable having regard to Policies D3 and T2 of the North Hertfordshire Local Plan 2011–2031.

There are no substantive changes to the proposed development or the officer assessment. The recommendation to **grant** planning permission remains unchanged, subject to the deletion of Condition 6 and the clarification of the NOMS document references as outlined above.