

Planning Statement

The Lounge Health Hub CIC

25 Main Street, Egremont

1. Proposal

The application seeks permission for the change of use of the ground floor of 25 Main Street, Egremont, from its former public house use to The Lounge Health Hub CIC.

The proposal will bring an existing commercial premises back into active use as a community-focused health, wellbeing, education and training facility.

The proposed use will include wellbeing and treatment services, social prescribing, community activities, education and training, and opportunities supporting confidence, skills development and pathways towards further education and employment.

The facility is intended to operate throughout the year, providing both adult and young person provision, including training and CPD activity outside school term times.

2. Existing Building and Proposed Works

The proposal makes use of the existing building and does not involve the construction of a new building.

The majority of the works are internal and are required to adapt the premises for its proposed use. The external alterations are limited and are shown on the submitted drawings, including the proposed rear doors providing access to the garden.

The existing garden will provide an additional outdoor wellbeing and community space.

There is no significant change proposed to the overall form or character of the building.

3. Suitability of the Proposed Use

The proposal represents a positive reuse of an existing commercial premises within the established built-up area of Egremont.

The proposed use is community-focused and differs significantly from the former public house use. It will primarily operate through appointments, scheduled activities, training and education rather than public house or late-night entertainment.

The proposed use is therefore considered compatible with the surrounding area and is not expected to result in an unacceptable impact on neighbouring properties.

4. Community Benefit

The Lounge Health Hub CIC has been established to provide a long-term community resource in Egremont.

The Health Hub will provide:

- health and wellbeing services;
- social prescribing and self-referral opportunities;

- accessible and subsidised wellbeing provision;
- community activities;
- education and training;
- opportunities for young people and young adults;
- confidence and skills development; and
- pathways towards further education and employment.

The aim is to provide a welcoming and supportive environment which complements existing local services and provides practical opportunities for local people.

5. Education, Training and Employability

A dedicated training and academy element will form an important part of the proposed use.

The facility will provide practical training and development opportunities for young people and adults, including those who may benefit from additional support in developing confidence, skills and employability.

The Health Hub is developing working relationships with local education providers, including West Lakes Academy and The PRU in Workington. Letters of intention of use from these organisations are included with the application.

The facility will also provide adult training and CPD opportunities throughout the year.

6. Planning Benefits

The proposal will:

- bring an existing premises back into beneficial use;
- provide a community health and wellbeing facility;
- support social prescribing and community referrals;
- provide education and training opportunities;
- support young people and adults;
- provide pathways towards further education and employment;
- support local organisations and education providers; and
- provide an additional community wellbeing space.

The proposal therefore provides a beneficial and sustainable reuse of the existing premises.

7. Biodiversity

Priority habitat associated with the River Ehen is identified within 500 metres of the site. However, the proposed development will not affect this habitat.

No works are proposed to the river, riverbank or associated habitat. There will be no excavation, infilling, alteration of the watercourse or other works that would directly affect the identified priority habitat.

The proposed works are confined to the existing developed site and garden and will not result in the loss or degradation of the identified river habitat.

8. Conclusion

The proposal will bring an existing commercial premises back into beneficial use as a community health, wellbeing, education and training hub.

It involves limited physical alteration to the existing building and provides significant potential community benefit through health and wellbeing services, social prescribing, education, training and pathways towards employment and further education.

The proposed use is considered appropriate to the existing premises and surrounding area.

Planning permission is therefore respectfully requested.