

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mr"/>	First name:	<input type="text" value="David"/>	Surname:	<input type="text" value="Evans"/>				
Company name	<input type="text" value="Phoenix Gymnastics Academy"/>								
Street address:	<input type="text" value="13 Canberra Rise"/>			Country Code	<input type="text"/>	National Number	<input type="text" value="07748 637083"/>	Extension Number	<input type="text"/>
	<input type="text"/>			Telephone number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>			Mobile number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Town/City	<input type="text" value="Bolton-upon-Dearne"/>			Fax number:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
County:	<input type="text" value="South Yorkshire (Met County)"/>			Email address:	<input type="text"/>				
Country:	<input type="text" value="United Kingdom"/>								
Postcode:	<input type="text" value="S63 8DG"/>								
Are you an agent acting on behalf of the applicant?				<input type="radio"/> Yes	<input checked="" type="radio"/> No				

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Description of the Proposal

Please describe the proposed development including any change of use:

The unit is currently classified as an industrial unit, we are applying to have the use changed to a gymnastics club (D2) No structural changes internally or externally will be made to the building, the only change externally that is required is to remove the existing signage and replace with similar signage for our club.

Has the building, work or change of use already started? Yes No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="Unit 1, Marrtree Business Park"/>		
Street address:	<input type="text" value="Kirkwood Close"/>		
	<input type="text" value="Oxspring"/>		
Town/City:	<input type="text" value="Sheffield"/>		
County:	<input type="text"/>		
Postcode:	<input type="text" value="S36 8ZP"/>		

Description of location or a grid reference (must be completed if postcode is not known):

Easting:	<input type="text" value="425845"/>
Northing:	<input type="text" value="402740"/>

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Email correspondence as per below.

Hi Elaine,

Thanks for the email.

I would like to confirm that the roller shutter door will not be used therefore this will give us at least another 6 or 8 parking spaces, I plan to submit a drawing showing this when we apply officially. We are aware of the visitor parking spaces but we would not require these on a day to day basis as most parents drop their children off and then return later to pick them up. Obviously we do not want to upset any of the other tenants in the units nearby so we would make the parking facilities quite clear to the gymnasts parents, and if any of the current tenants do have any concerns then we will address the issue immediately.

As mentioned previously, we currently have 2 full time employees and 4 voluntary staff, we would be looking to employ another 3 or 4 within 6 months after we have established the club, currently we have 109 club members, there is a maximum of 16 in any one class, usually there is only about 8 in each class except for Saturdays.

Part of the rental agreement of the unit does include a key to the main gate so there would never be the case where cars will be parked/waiting on Longley Ings or Sheffield road. Regarding the comment from your pollution control officer concerning music being played, this would only occur during one or maybe two classes every week and it would not be heard outside the unit as it would be for the pre-school class and the competition squad for their floor routine. Obviously we will take note of their concerns and ensure we do not disturb any of the local residents.

If you can pass this information onto your colleagues and let us have their feedback we would appreciate it very much.

Many thanks for your advice and assistance in this matter, it is greatly appreciated.

Best Regards

David N Evans

Treasurer

Phoenix Gymnastics Academy

Tel: 07748 637083

Sent from my iPad> On 7 Aug 2014, at 11:46, "Ward , Elaine"<ElaineWard@barnsley.gov.uk> wrote:>> Hello David >> Based on the information you have provided below, I can now advise you as follows:>> In policy terms, it would be preferable to retain the unit as an employment use rather than as a leisure use. Having said that, there will be an element of employment t proposed in this change of use that would be preferable to the unit being empty. Therefore in principle the use may be acceptable in this location.>> My Highways Officers have comment as follows:>> Martree Business Park is located immediately to the south of Sheffield Road, the B6462, and is accessed via Longley Ings and Kirkwood Close. Longley Ings is an adopted highway from its junction with Sheffield Road and serves the residential area. Kirkwood Close is adopted for 8 metres only, from its junction with Longley Ings. From there it is a private street, which is gated.>> Unit 1 is at the far western point of the business park and benefits from 6 no. allocated parking spaces. There are also 7 no. visitor parking spaces for use by Units 1, 2, 3, and 4. At the time of my site visit there was 1 no. vehicle parked at Unit 2 and one at Unit 3. There were only 4 or 5 vehicles parked for Units 5 and 6. Unit 1 has cycle parking (2 no. frames) outside the roller shutter door. Additional parking for this unit could be provided if the roller-shutter door is not required.>> There would be no objection to the change of use in principle. However, I would require clarification of the following items:>> The number of staff (and proposed) has been supplied but no information regarding numbers of pupils/gymnasts is given. This information is needed to assess any application fully.>> The private street access, Kirkwood Close is gated and locked outside normal office hours. Is a key supplied to the Unit? If the gate is locked I would not wish to see cars parked/waiting on Longley Ings as this is a residential area, not designed to provide parking for the business park. Likewise, I would not wish to see vehicles parked on Sheffield Road. Information regarding this issue is also needed to enable a full assessment of any submitted planning application.>> As this is a business park there are no footways to provide segregation of pedestrians from vehicles. However, given the proximity of car parking facilities I would not anticipate conflict as the Units are for light industry.>> Any planning application submission should have a scale drawing showing the precise parking facilities for this Unit.>> My Senior Pollution Control Officer has commented that if there is music to be played at the location then you need to consider the location and direction of speakers to ensure that local amenity is not affected to a detrimental degree.>> Please note that the views expressed in this email are the informal opinions of officers based on the information available at present. They are not binding on the council, who will determine your planning application.>> If you have any further questions please contact me again>> Elaine Ward>> BSc(Hons) Dip URP MRTPI> Planning Officer> Development Service> Barnsley Metropolitan Borough Council> PO Box 604> Barnsley> S70 9FE>> ☒ 01226 774731> ☒ 01226 772591> Oelaineward@barnsley.gov.uk> ☒ Please consider the environment before printing this email>>

-----Original Message-----> From: Phoenix [mailto:phoenixgymnasticsacademy@hotmail.com]> Sent: 27 July 2014 12:23> To: Ward , Elaine> Cc: davidnevans@aol.com> Subject: Change of use of Industrial unit at Oxspring>> Hi Elaine,>> Further to our conversation on Friday concerning the change of use of an industrial unit the below is a brief description of our club and what we are planning to achieve.>> Phoenix Gymnastics Academy has been running since October last year and we are a non profit making company, we currently hire hall space from Stocksbridge Community Leisure Centre 3 days a week, unfortunately we are unable to hold further classes to meet the requests of our members because the day and times are already booked at the sports centre, hence the reason we are looking to have our own premises. >> The premises at Unit 1 Martree Business Park, Oxspring would be ideal for us as it has the floor space and height for our gymnastics equipment. We would initially be open on Tuesday morning, Wednesday afternoon/evening and Saturdays from 8:30am to 14:00. We intend to expand these opening times as we get more members. >> We currently cater for children from 2 years old up to 14 years old, most if not all of the current gymnasts are dropped off by their parents and then picked up later on, we expect there to be a maximum of 6 or 8 cars parked at the premises at any one time and do not anticipate that any of the children will be walking to the academy. >> The advantage of this premises is it has a very large catchment area within Oxspring and Penistone and we hope to expand our members with people from the local community. Once we have our own premises we also intend to hold classes for adults as this is in great demand but at the moment we cannot accommodate them. We have a competition squad who came 3rd in the first Yorkshire TeamGym competition and would obviously also like to put on extra session to train them further but at the moment this is not possible because of the lack of availability at the sports centre.>> We currently have 2 paid employees but once we expand the range of classes we would be looking to take on another 3 or 4.>> Our plan eventually is run classes 6 days a week which could run from 8:30am until 6 or 7pm in the evenings but may not be all day every day, Sundays would be closed. >> If you can let us know whether the change of use is possible before we commit to letting the premises or applying for the change of use, we would appreciate it very much.>> Best Regards>> David N Evans> Treasurer> Phoenix Gymnastics Academy>> Tel: 07748 637083>> Sent from my iPad

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Are there any new public roads to be provided within the site? Yes No

Are there any new public rights of way to be provided within or adjacent to the site? Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? Yes No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Others - description:

Type of other material:

Description of *existing* materials and finishes:

No Changes will be made externally

Description of *proposed* materials and finishes:

None

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	6	10	4
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	1	1
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer Package treatment plant Unknown

Septic tank Cess pit

Other

Are you proposing to connect to the existing drainage system?

Yes No Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Main sewer

Pond/lake

Soakaway

Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site Yes, on land adjacent to or near the proposed development No

b) Designated sites, important habitats or other biodiversity features

Yes, on the development site Yes, on land adjacent to or near the proposed development No

c) Features of geological conservation importance

Yes, on the development site Yes, on land adjacent to or near the proposed development No

14. Existing Use

Please describe the current use of the site:

The site was used for light industrial use

Is the site currently vacant? Yes No

If Yes, please describe the last use of the site:

The premises was vacated approximately 1 year ago

When did this use end (if known) (DD/MM/YYYY)?

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? Yes No

Land where contamination is suspected for all or part of the site? Yes No

A proposed use that would be particularly vulnerable to the presence of contamination? Yes No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? Yes No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? Yes No

17. Residential Units

Does your proposal include the gain or loss of residential units? Yes No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Yes No

Use class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2 Financial and professional services	0.0	0.0	0.0	0.0
A3 Restaurants and cafes	0.0	0.0	0.0	0.0
A4 Drinking establishments	0.0	0.0	0.0	0.0
A5 Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a) Office (other than A2)	0.0	0.0	0.0	0.0
B1 (b) Research and development	0.0	0.0	0.0	0.0
B1 (c) Light industrial	416.0	416.0	0.0	-416.0

18. All Types of Development: Non-residential Floorspace (continued)

B2	General industrial			0.0	0.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	416.0	416.0
Other	Please Specify	0.0	0.0	0.0	0.0
	Total	416.0	416.0	416.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
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19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	2	6	0
Proposed employees	5	6	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
D2	09:30:00	19:00:00	08:30:00	14:30:00			<input type="checkbox"/>

21. Site Area

What is the site area?

416 sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

For training gymnasts in floor routines, tumbling, vault, trampettes, asymmetric bars and general gymnastics.

Is the proposal for a waste management development?

Yes No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

Yes No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) and/or agricultural tenant ("*agricultural tenant*" has the meaning given in section 65(8) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates.

25. Certificates (Certificate B - continued)

Owner/Agricultural Tenant		Date notice served
Name:	Edward Marshall	20/08/2014
Number:	Suffix: House name:	
Street:	Unit 2B, Staithgate Lane	
Locality:		
Town:	Bradford	
Postcode:	BD6 1YA	
Title: Mr First name: David Surname: Evans		
Person role: Applicant	Declaration date: 20/08/2014	<input checked="" type="checkbox"/> Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date 30/08/2014