

JOHN HALL, MOTOR ENGINEERS and MOT TESTING STATION

STATEMENT IN SUPPORT OF EXPANSION OF EXISTING BUSINESS INTO UNIT 11, BEEVOR INDUSTRIAL ESTATE, BEEVOR STREET, HOYLE MILL, BARNSELY

This statement is being made in support of the expansion of a well established and thriving small business consisting of a vehicle repair workshop and MOT testing station. The business currently trades in Unit 11A on the Beevor Industrial Estate and application is being made to expand operations into additional premises in Unit 11 next door. It is understood that Unit 11 is currently designated as Class B1 usage (Business), and the proposed use is to be Class B2 (General Industrial). The business currently run from Unit 11A was the subject of a Change of Use application Ref: 2006/1523, approved on the 9th October, 2006, when the business relocated from premises located at 17A Day Street, Barnsley.

Existing Business (Unit 11A)

The existing premises are being used jointly for Vehicle and Operator Services Agency (VOSA) MOT testing of vehicles and as a vehicle repair workshop. Since relocation, the owner's expectations have materialised in that the business has moved from strength to strength, and the current workshop area of 133 square metres is not adequate for the increase in workload. This workload is projected to increase further over the next few years and the applicant is prepared to make significant investment to prepare for this expansion.

VOSA requires a sitting area to be provided to allow customers to view the MOT test being undertaken on their vehicle. This is currently in an open part of the workshop which whilst being compliant with the requirements of VOSA, is not considered by the business owner to be entirely satisfactory for the comfort of waiting customers.

The business aims to offer a complete service to it's customers including fitting replacement tyres following testing. Due to the limited of space, tyres currently cannot be held in stock and have to be sourced from external suppliers, leading to the interruption of working operations.

Proposed expansion into adjacent premises (Unit 11)

This unit situated next door has a floor area of 260 square metres. It has an internal arrangement which includes two offices, a kitchen and separate staff and disabled toilet facilities. It is proposed that the larger of the two offices are converted into a comfortable customer waiting and viewing area, as shown on the submitted drawing.

Unit 11 will be used predominately for vehicle repair operations, with the MOT testing facility retained in Unit 11A. As business expands the facility to undertake MOT testing will need to be extended into Unit 11, the indicative layout to be as shown on the submitted drawing.

The increased floor space allows for more comprehensive storage for vehicle spare parts and to allow us maintain tyre stocks to enable a complete service to be provided to existing and new customers.

The expansion into Unit 11 will be beneficial to the business for the following reasons:-

1. It will create additional employment opportunities for people in the Barnsley area, projected to be 2.5 full time equivalent employees.
2. The new premises are more spacious with better welfare facilities for both staff and customers.
3. The public waiting area will be in an enclosed lounge, which will be safer and will be furnished to a high standard to improve the customer experience when visiting our business.
4. MOT and repair operations can be carried out simultaneously, without the need to move vehicles and increase the risk of accident to staff and customers alike.
5. We can offer disabled customers the use of a toilet facility to allow the business to comply with disabled discrimination legislation.

6. Increased on site parking will be available for both staff and customers to prevent intrusion onto the adjacent areas of the industrial estate which are occupied by other businesses.
7. The need to outsource tyre supply will be removed, which will reduce traffic movements on the site and enhance the ability of the business to maintain a complete motor repair and testing service to its customers.

Conclusion

It is our intention to continue to offer customers a first class quality service, and *further enhance the customer experience and so progress the business to the next phase.* This policy has proved its worth as has been reflected in the increase to our customer base since relocation in 2006.

By allowing the change of use of Unit 11 from its current Class B1 to B2, the Council will be encouraging the business in achieving it's goal.

It is respectfully requested that the points raised in this statement are considered as part of the application to the BMBC Planning Management service.

Respectfully

Mr. John Hall

Dated: February, 2011

JOHN HALL, MOTOR ENGINEERS and MOT TESTING STATION SIGN DETAILS

Unit 11 Existing 5.300 x 0.850 sign to be repositioned from above Unit 11A to Unit 11



Unit 11A New sign over Unit 11A at side of Words “MOT TESTING”: size, colours and typeface as existing sign.



New sign 500mm high x 2.000 metres wide to read “RECEPTION” fixed over office window to Unit 11, same colour and typeface as existing signs.

ALL SIGNS TO BE NON-ILLUMINATED