



Supporting Planning Statement for proposed change of use from B1 (office) to D1 (Kip McGrath) Non-residential education centre at Claycliffe Office Park, Barugh Green, Barnsley.

For;

Kip McGrath

SHF.1524.001. P.R.001



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Project:	Supporting Planning Statement for planning permission for the proposed change of use from B1 (office) to D1 (Kip McGrath) Non-residential education centre at Claycliffe Office Park, Barugh Green, Barnsley.
For:	Kip McGrath
Status:	Report for submission to local planning authority
Date:	10.4.18
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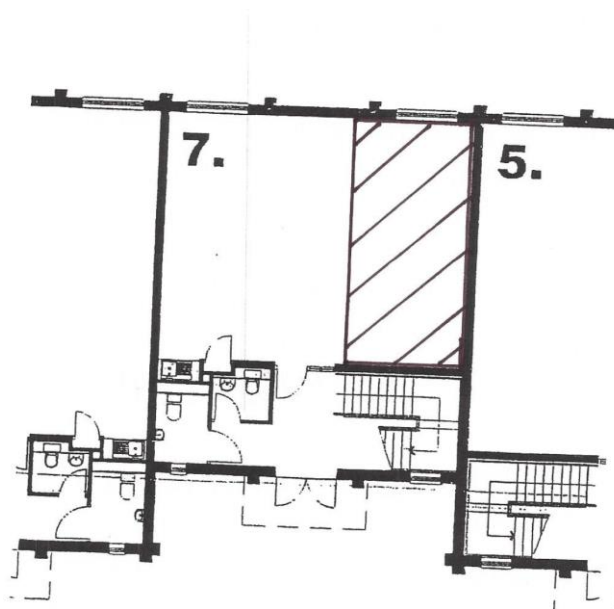
1 Introduction

- 1.1.1 This Supporting Planning Statement has been prepared by Enzygo Environmental Planning Consultants on the instructions of the client, Kip McGrath, to support a planning application for the proposed change of use from B1 (office) to D1 (Kip McGrath) Non-residential education centre at Claycliffe Office Park, Barugh Green, Barnsley.
- 1.1.2 This report sets out the proposal and considers it in the context of the development plan for the area and national planning policy.
- 1.1.3 The application is retrospective and is being submitted following correspondence from the Council's Planning Department. The use commenced in June 2013.
- 1.1.4 It is a moot point as to whether the use requires planning permission i.e that it is a material change of use. This is because of the time the use takes place and the fact that part of the space is used for B1 purposes outside the time of use. We explain this further in this report. It should also be noted that the way Kip McGrath operates, it is more akin to an office type use.
- 1.1.5 The immediate area is commercial in character as the site falls within a purpose-built business park of similar buildings.

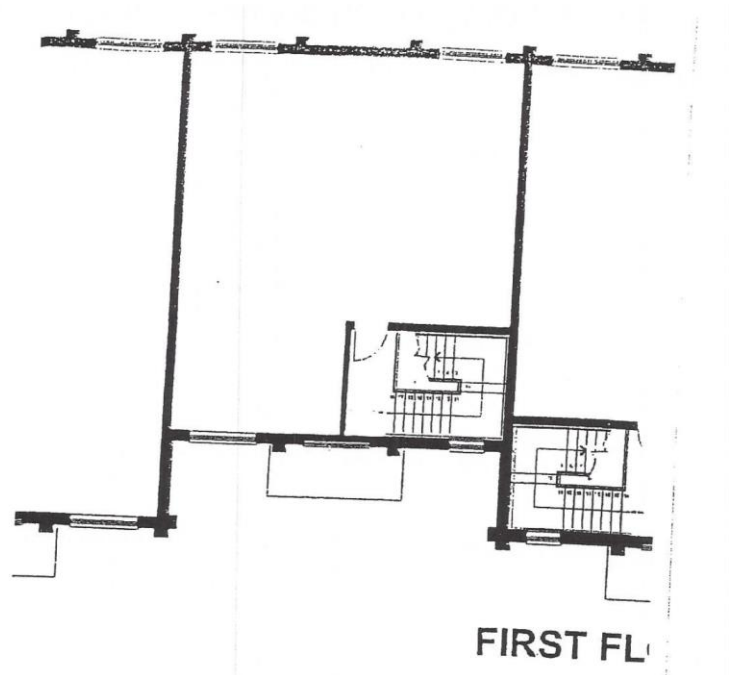
- 1.1.6 The application is supported by a floor plan and site plan as required by the Council.

2 Proposals

- 2.1.1 The application seeks planning permission for the change of use of part of Unit 7 of the Claycliffe Business Park from B1 (office) to D1 (Non-residential education centre). The proposed use utilises the first floor and part of the ground floor of the premises. The ground floor is occupied by Stanhope Property, Commercial Surveyors and Valuers. Stanhope use the whole of the ground floor, including the part used by Kip McGrath. (see floor plan below) when not in use by Kip McGrath.



Ground floor. Hatched area to be used by Kip McGrath during their hours of operation only. At other times it is used by Stanhope Property.



First floor area.

2.1.2 The days and hours of operation are set out below: -

Monday to Thursday 4.00pm – 8.30pm;

Saturday 9.00am – 1.30pm

Class Times

Monday to Thursday 4.00pm – 5.20pm; 5.30pm – 6.50pm; 7.00pm – 8.20pm

Saturday 9.00am – 10.20am; 10.30am – 11.50am; and 12 noon – 1.20pm.

2.1.3 The number of students per class are a maximum of 5 with an average of 3.3. The company employs 17 part-time staff with a maximum of 10 staff involved in teaching at any one time.

3 RELEVANT PLANNING POLICY

3. Development Plan

- 3.1.1 The development plan for the area consists of the Bamsley Unitary Development Plan (UDP) adopted in 2000. The site forms an allocated employment site in the UDP. Saved policy BA4 is set out below.

BA4/2 CLAYCLIFFE INDUSTRIAL ESTATE

9.2 Hectares

This employment proposal is part of the existing industrial estate (site BA5/3) and shares its locational advantages.

Outline planning permission was granted in January 1993 for the erection of offices, laboratories and workshops on 7.45 hectares of the site. Planning conditions and a legal agreement limited this permission to specific processes for the manufacture of textile coatings and adhesives and for no other purpose.

A subsequent unrelated planning permission was granted on the same part of the site in July 1993 for the formation of site roads and sewers and regrading the site for industrial development. Submission of details for this proposed development should comply with Supplementary Planning Guidance prepared for the whole site. This includes measures to protect the amenity of land proposed for housing development to the south and east of this site (site BA1/4). These measures include a mounded buffer zone or similar measures compatible with the boundary treatment for the housing site and retention and protection of existing hedgerows and trees. Supplementary Planning Guidance also includes provision on specific parts of the site for B1/B2 uses and B1/B2/B8 uses.

- 3.1.4 The Council are in the process of preparing their Local Plan which has reached the Examination in Public stage. As an established employment site the site carries no specific land allocation in the emerging Local Plan.
- 3.1.5 Also relevant in consideration of the application is advice in the National Planning Policy Framework (NPPF) published in March 2012.

Paragraphs 18 – 20 of the NPPF go on to say:-

- 3.1.6 18 The Government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.
- 3.1.7 19. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. ***Planning should operate to encourage and not act as an impediment to sustainable growth***. Therefore, significant weight should be placed on the need to support economic growth through the planning system.
- 3.1.8 20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

(Our emphasis)

4 Comments in support of the application

- 4.1.1 As stated earlier in this report, the use commenced in June 2013 without the benefit of planning permission. The reason for this was that the applicant did not realise that it constituted a material change of use from the authorised B1 use. The fact that the use only operates Monday to Thursday after 4pm and on Saturday's and the ground floor being used for B1 purposes outside the use by Kip McGrath.
- 4.1.2 In reality, it is only the first-floor element of the Unit that has an exclusive use for the limited hours stated.
- 4.1.3 The use has operated for a number of years without any problems. Some seven parking spaces are allocated to the use (see plan). The way the use operates is that students are often dropped off by their parents and then picked up. The classes don't start until 4pm on the four midweek days that the use operates and disruption is minimal with many of the classes operating when other businesses on the park are closed.



- 4.1.4 The use is compatible with other office-based users on the site.

4.1.5 Former UDP policy ED2 (not saved) acknowledged that other non B1 uses may be acceptable if they provided employment opportunities. As stated earlier, the use generates 17 part-time jobs.

4.1.6 The Kip McGrath franchise has rolled out across the country with a large majority located within existing office complexes or buildings. The following are examples in the Yorkshire area.

*Office 12, Haywood House, Hydra Business Park, Nether Lane, Ecclesfield
Sheffield, South Yorkshire, England, S35 9ZX*

Unit 20, Nightingdale Court, Rotherham, South Yorkshire, GB, S60 2AB

*Unit 6, Heather Court, Shaw Wood Business Park, Shaw Wood Way, Doncaster,
England, DN2 5YL*

*Office 20, Manvers House, Pioneer Close, Wath-on-Deerne, Rotherham, South
Yorkshire, England, S63 7JZ*

*2nd Floor, Mulegate, Albert Mills, Albert Street, Lockwood
Huddersfield, West Yorkshire., England, HD1 3PZ*

4.1.7 This is just a small selection of Kip McGrath outlets in the region. It is merely to demonstrate that many are located in office parks or within existing buildings that are predominantly used as offices.

4.1.8 We believe the use is of an appropriate scale and compatible to other B1 uses on the office park and does not conflict with local and national planning policy.

4.1.9 We trust you have all you need to consider the application but please do not hesitate to get back to us should you require any further information or have any queries.



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