The Grind Ltd

CrossFit Barnsley

Supporting Planning Statement

Date: 4 April 2017

Site: Unit 10C Carlton Industrial Estate, Albion Road, Carlton, Barnsley, S71 3HW.

Proposol: Change of use of vacant Warehouse / Storage and Distribution Unit (Class B1, B2 & B8) to 'Crossfit' Gym (Class D2).

Contents

1. Introduction - page 3
2. The Site and Context - page 4
3. The Proposal - page 5
4. Car Parking statement - page 10
5. Proposal considerations - page 11
6. Conclusion - page 14
7. Appendix 1 - Location plan - page 16
8. Appendix 2 - Site plan - page 17

1. Introduction

. 1.1 This Planning Statement has been prepared by the applicant, The Grind Ltd, Home of CrossFit Barnsley, Kelly Baker & Tony Parrott. It is submitted to Barnsley Council for the change of use of Unit 10C Albion Road, Carlton Industrial Estate, to provide a 'CrossFit' gym (Class D2).

. 1.2 This statement should be read in conjunction with drawings provided at the attached appendices.

. 1.3 The proposal seeks to provide a specialist fitness class-based gym which is currently not available in the local area and which demands a certain type of accommodation, namely large floor to ceiling height, concrete flooring and an open clear internal space.

. 1.4 This statement seeks to show that the proposal will not result in the unjustified loss of employment space and that no alternative sites are available having regard to the particular requirements of the proposed use. It will also set out how no other harm is envisaged in terms of highway safety and parking provision on the estate, and the significant benefits the proposal will bring in terms of employment and health benefits to the local population and surrounding business population.

2. The Site and Context

. 2.1 The application site known as ‘Unit 10C’ comprises a vacant industrial unit located on the edge of South Yorkshire, on Albion Road, Carlton, Barnsley. The site is one of several industrial units on the estate which is set back and runs parallel to Industry Road from which it is accessed. Unit 10C is located to the left of unit 10B which is currently unoccupied and has no adjoining unit to the right.

. 2.2 The unit has a roller shutter door access to the north of the building and a door entrance to the side of this leading to 12 parking spaces. The site boundary is outlined in red and the parking area in green on the attached location site plans at Appendix 1.

. 2.3. The site is currently vacant and is being marketed by Hansteen Property of Leeds and the lead contact is Faye Robertson Telephone: 01132604622/07725372960.

3. The Proposal

. 3.1 The description of the development is as follows:
‘Change of use of Warehouse / Storage and Distribution Unit (Class B1, B2 & B8) to ‘CrossFit’ Gym (Class D2)’.

. 3.2 The premises have been offered to the applicant subject to planning approval. The proposal seeks no external or internal amendments as part of this application.

. 3.3 The site has 12 parking bays directly in front and to the right of the unit.

. 3.4 A total of 2 full time staff will be employed at the site upon commencement of the use, with potential to employ a further 2 part time employees within 6 months of business including a 3rd coach and a sports therapist.

. 3.5 The proposed use is to run a selection of fitness classes and Olympic Weightlifting classes, for adults of all age ranges and abilities, including disabled athletes (ex-servicemen and women with specialist training and rehabilitation needs).

. 3.6 ‘CrossFit’ is an all-inclusive fitness programme designed to be beneficial to anyone and everyone within a community. It utilises high intensity functional movements to assist people in their everyday lives by making them healthier and also more confident. The primary objective of CrossFit is to create a no-frills health and fitness community (no requirement for saunas, swimming pools etc) of people who really care about improving their lives, by doing so with likeminded people in a class/group environment. CrossFit is growing rapidly worldwide and there are now over 11,000 CrossFit gyms worldwide but none as yet in the Barnsley area.

. 3.7 The training methodology is a mixture of Olympic weightlifting (requiring an open space on ground level to be able to safely lift weighted bars overhead and also drop them onto rubber flooring), gymnastics (using gymnastics rings that are suspended from the ceiling to take body weight and be able to perform the exercises a minimum ceiling height of around 14-15 feet is required) and other cardiovascular work including press ups, pull ups etc.

. 3.8 The type and nature of training being undertaken therefore requires a high ceiling and an open floor space, which the unit adequately provides, and is not available at any other location in the target area currently on the market.

. 3.9 The business operating hours will be as follows:

Mon / Weds / Fri 10:00 - 20:30

Tues / Thurs 06:30 - 20:30

Sat 08:00-12:00

Sun - Closed

. 3.10 A number of classes will run throughout the daily timetable, with the main classes operating at 17:30, 18:30 and 19:30 each with a maximum of 8 individuals which will be strictly managed through an online booking system. This is based on a capped membership size of 100 members after 12-18 months of operation which is the limit for this business model, and will not develop beyond this at this site. The class limit of 8 people would not increase due to the negative effect it would have on the required quality of coaching, equipment availability and floor space, thereby also satisfying the parking requirements and overdevelopment issues. Should more classes be required as the membership grows then they will be included, however the class overall limit will still remain at 8 people at one time.

<u>Operational Requirements</u>

. 3.11 The applicant requires a building that is between 1,500-2,500 sqft that also has high ceilings to provide the essential elements of CrossFit training.

. 3.12 Priority is given to local residents and businesses for classes during daytime classes. On average 20% of class attendees are expected to attend on foot or bicycle.

. 3.13 During classes there will be no other activities running. During all other times there will be personal training (1-2-1's) and small workshops limited to a maximum of 6-8 people at a time. Peak operating times will be 17:30-20:30.

. 3.14 Specialist rubber flooring is to be installed (equestrian matting) to mitigate any noise of gym activities to neighbouring businesses and provide protection to equipment.

3.15 There are no changes required to the fabric of the building other than a possible installation of a shower cubicle to supplement the existing WC.

3.16 The applicants have spent over 18 months looking for a suitable venue. However, due to the ceiling heights and open space required it has been very difficult to find a unit of the correct size and site location as required by the business plan. Most units of the height required are too large, too expensive or in the wrong location. The application site is considered to meet all the requirements of the operator due to its open area, high ceilings and floor space of 2000 sqft represents the best possible site for both the training requirements and movements that will be taught, and at a sustainable cost.



Figure 3: Typical CrossFit Gym with high ceilings and open floor space

Location Requirements

. 3.17 Currently there are no CrossFit affiliates within the Barnsley area, the closest are located in Wakefield, Pontefract and Sheffield. There are currently no competitors in the Barnsley area. The applicant has carried out a marketing survey with over 70 customer prospects indicating interest in joining a CrossFit gym located in the Barnsley area.

Marketing of Site

. 3.18 The site is currently being marketed by Hansteen Group of Companies, Leeds, at a fair market rate by the estate agent ‘Leaders’.

. 3.19 The landlord of the site fully supports the applicant and proposed business for change of use to Class D2.

Refuse and Servicing Statement

Bin Storage Provision

3.20 The site is provided with a shared general waste and recycling bin facility with refuse being collected weekly.

4 . Car Parking Statement

4.1 The parking standards ask for one parking space per 22 sqm of the unit. The site has 12 parking spaces. The premises information places the floor area at 186m2 which equates to 8.5 parking spaces being required.

A maximum of 8 people will attend a class on the premises at any one time, which is strictly managed through an online booking system, along with up to 2 staff members (both of which will travel by foot or bike) meaning that the current provision of 12 spaces is more than sufficient for the proposed business especially as 20% of members are expected to travel by foot or bicycle. Therefore this could be conditioned as part of any planning approval to prevent parking issues and over development concerns.

5. Proposal Considerations

. 5.1 The proposed use is not considered incompatible with surrounding employment uses. Furthermore, there are numerous examples within South & West Yorkshire where gyms are located on employment land and work very successfully. For example:

. Barnsley Gymnastics, Carlton Road, Barnsley

. Gracie Barra Jiu - Jitsu, Woodmoor Court, Longfields Rd, Barnsley.

· Wakefield Crossfit, Millenia Industrial Park.

· CrossFit Pontefract, Skinner Lane.

· Crossfit Sheffield, Prospect Road.

. 5.2 The proposed change of use will enhance the existing facilities available in the area and would contribute to building a strong competitive economy in the local area. The proposal is likely to be used by employees working on the wider estate and in this sense is not considered to conflict with its employment role. In addition to this, the proposed hours of operation will compliment and not conflict with surrounding uses also adding enhanced security to the estate as it will be manned by the public for longer hours.

. 5.3 The proposed 'CrossFit' use will generate a number of new jobs and contribute to sustainable economic development within the Strategic Employment Site by employing 2 full time coaches and within 6 months a further part time coach and part time sports therapist.

Cycle Parking

. 5.4 Staff cycles can be accommodated within the building. There is room for 2-3 stands adjacent to the entrance if required, which could be conditioned as part of any planning approval. Therefore the cycle parking provision is

considered to be adequate for the proposed use.

Access and Highway Safety

. 5.5 The site is close to existing public transport routes servicing the surrounding area. Furthermore, Albion Road has pavements serving the site. Accordingly the proposal is not considered to result in any highway safety issues.

Sustainability & Energy Efficiency

. 5.6 The site has good access to a variety of public transport links to Barnsley Centre and surrounding areas.

. 5.7 With respect to energy efficiency and water usage the proposed shower facilities will utilise both energy and water efficient equipment and fittings.

Noise & Impact on Neighbouring Amenity

. 5.8 The proposed use is not considered to be noise sensitive in terms of being affected by surrounding uses. Neither would it give rise to undue noise and impact on the amenity of adjacent users. The peak hours of operation are typically outside of normal business hours of the surrounding estates.

. 5.9 The types of noise anticipated from the unit will be low level music, which will be kept at a low level at all times, and the occasional dropping of weights, which will be mitigated through the installation of equestrian stable matting within the unit.

Refuse Servicing

. 5.10 As set out within section 3 of this statement refuse storage will be appropriately stored and collected regularly.

6. Conclusion

. 6.1 The proposed development requires the change of use from Class B1, B2 & B8 to Class D2 and the following relevant considerations made:

. 6.2 The specific requirements of the ‘CrossFit’ business model require a large, open plan space and a high ceiling height which the site provides in the target market area.

. 6.3 The provision of 12 car parking spaces are more than adequate for the business requirements both now and in the future as the business develops, with classes being capped at 8 members using the facility at any one time, including between classes, and provision for up to 2 staff members being present. The overall membership will be capped at 100 members after 12-18 months of operation, for which this size of unit is optimized. It will not be developed beyond this at this site.

. 6.4 The proposed ‘CrossFit’ use will generate 2 new jobs on opening and furthermore as the business develops, contributing to sustainable economic development within the Strategic Employment Site. Policy E1 (Strategic Employment Sites) of the Development Management DPD is relevant as the proposed development would create employment for 4 members of staff within 6 months of business.

6.5 The business operating hours will be as follows:

Mon / Weds / Fri 10:00-20:30

Tues / Thurs 06:30-20:30

Sat 08:00-12:00

Sun Closed

. 6.6 Peak operating times are 17:30-20:30, and therefore outside of normal business operating hours of most surrounding businesses.

. 6.7 Adequate bin storage and appropriate refuse collection arrangements are provided.

. 6.8 The proposed use would not result in any detrimental impact to the amenity of any surrounding occupiers.

Appendix 1 - Location plan



Appendix 2 - Site Plan

Unit 10c, Carlton Industrial Estate Plot 4, Albion Road, Carlton, Barnsley, S71 3HW

