

Formula Tyke Karting - Change of Use at Beevor Court, Beevor Street, Hoyle Mill, Barnsley

An overview

The Site:

TYKE Leisure is seeking permission to change the use of the car park to the rear of the former John Dennis wholesale distribution depot off Beevor Street, Hoyle Mill, Barnsley. The car park is far too big for the needs of the current owners and, conceivably, if it is not put to a use such as a go-kart track, the chances are that this large parcel of land will never have a constructive use.

It is the developers' concern that if left unused, this car park will not only become a costly maintenance liability, it could also attract the eye of travellers and itinerants – the arrival of which would not be welcomed by either local businesses or residents.

Pen and Sword Books is visited daily for collections and deliveries but all of these can be serviced via the existing small loading bay to the front of the premises.

Access to the Formula Tyke development would be through a new entrance at the rear so clients would not be exposed to any road safety hazards from the Pen and Sword delivery vehicles.

The site is approximately 1 mile from Barnsley bus station / town centre at Hoyle Mill and is approximately 250m from the nearest bus stops on Pontefract Road.

The nearest dwellings to the site are approximately 200m away on Elm Row.

Land use adjacent to the site:

North boundary - Urban green space (as designated on Barnsley UDP).

East boundary - Screened by trees & Commercial business premises (Travis Perkins building supplies).

South boundary - Car park, Commercial business premises & Pontefract Road.

West boundary - Urban green space (as designated on Barnsley UDP).

The Proposal:

Tyke Leisure wants to bring all the excitement and adrenalin of go-kart racing to Barnsley – with none of the unwelcome side effects...

The company plans to invest in the latest high-tech British-built karts which are powered by silent, eco-friendly engines.

That means no noise and no pollution – two of the most unwelcome by-products of go-karting. Yet these electric karts still deliver acceleration and top speeds that match petrol-powered karts, ensuring customers get maximum excitement without disturbing nearby homes and businesses.

Naturally, these karts are more expensive than their petrol-powered counterparts - the investment required being about 33 per cent more. The total investment in Formula Tyke Karting would be in the region of £400,000.

Research among other electric karting circuit operators has revealed this extra investment has meant they have been able to co-exist peacefully within the local communities they also serve.

Approval for Tyke Leisure's plans would allow us to create the first electric-powered karting circuit in the region, indeed one of only a handful in the UK.

As well as appealing to the casual racer, we would also be hoping to target the corporate market, encouraging businesses from across South Yorkshire and further afield to come to Barnsley to try karting and, hopefully, look at what else the town has to offer.

To appeal to the corporate market, potential customers would demand a safe, professional and well-managed facility - and that is exactly what Tyke Leisure intends to deliver.

On-site accommodation would be provided by the relocation of pre-fabricated buildings from elsewhere on the site. These would house reception and an administration office; safety briefing room; spectator viewing area, cafeteria, changing rooms and safety equipment store rooms.

Safety:

The construction of the karts means they are much more stable on the track than petrol ones and that, coupled with a circuit expertly designed with both safety and excitement in mind, means Tyke Leisure can be confident of achieving - and maintaining - the best-possible safety record.

And in the unlikely event that a driver is behaving recklessly, a sophisticated remote control override allows the marshals to slow the offenders down.

All drivers would be issued with safety equipment such as crash helmets and racing gloves but the kart's design means there is no need for full racing suits to be worn.

Tyke Leisure will also be fully insured and will be members of the National Karting Association which operates a strict, independent inspection regime for member clubs.

All marshals will be fully trained by the NKA. This training covers first aid and fire drills as well as raceway safety.

Our commitment to proper training for staff would be confirmed by our membership of the Motor Activities Training Council.

Employment:

Tyke Leisure anticipates the development will create up to 8 full-time posts. In addition, there would be a further 15 part-time posts that would offer flexible, family-friendly hours.

Roles created would be varied, covering general management, administration, catering, maintenance, mechanics and safety marshalling.

Community benefits:

As well as creating jobs, the directors of Tyke Leisure are also willing to give an undertaking to make the facilities available - free of charge - to local charities and groups for one morning session each week during term-time.

The site also requires major investment to bring it up to appropriate standards and, where possible, local contractors would be used to carry out the works.

Design:

It is the clients intention to provide accommodation on site by relocating 3 No. existing site cabins. The relocated cabins would be fitted out and improved to meet all current building regulations.

In addition to the repositioned cabins / new accommodation the proposal would require repositioning an existing steel frame structure to be used as a garage / maintenance / kart storage.

The track would be designed by a specialist track designer. New lighting will be required externally.

Access:

Access in and around the buildings would be in accordance with part M of the building regulations. The existing warehouse has ample parking at the front of the building.

An area of this will be designated for staff, visitors and disabled parking.

Conclusion:

We respectfully request that the proposal for the site is supported by the Local Planning Authority, given:

The proposal will enhance the area, utilising an unused area of car park that is mainly screened on all sides by the existing warehouse to the south and existing mature trees to the north, east and west.

The site is located in a sustainable and suitable location in Hoyle Mill, Barnsley.

The site is in close proximity to the town centre and benefits from good public transport links and links to the M1 motorway.

The proposal represents an appropriate form of development given the sites context, location and distance from residential properties.

The proposal will provide an exciting new leisure activity for Barnsley residents and businesses as well as attracting other people and businesses from the region to the town.

The proposal will create approximately 23 – 25 jobs.

The electric karts do not create either noise or air pollution. They represent a safe and environmentally friendly proposal.

The owners of the property have not identified an alternative use for the site.

Overall the proposed use is in accordance with the relevant planning policies regarding land use, employment sites / job opportunities, business creation, transport strategies etc.