

19th September 2023

Planning Letter

Re: Proposed Change of Use from Plant Hire to Car Repair Garage, Fabrication Unit, Gym and Storage facility. at: Unit 3b Victoria Mill, Victoria Street / Woodside Street, New Mills, High Peak

This statement accompanies a Full Planning Application for the change of use at the above location.

The existing building has been used previously by a Plant Hire company, which is under the planning use class of Sui Generis.

This use ceased in March 2020, and for which the applicant took over and started to use the building as a car repair garage.

Part of the ground floor was then separated off to a local Metal Work Fabrication workshop, for which these both occupy the ground floor of the building and are both of the same Planning Use class, B2.

There are no abnormal operations carried out by these units, and there are only 2 or 3 employees at the most in these areas at anyone time.

The first floor has been converted into an indoor sports area, or a Gymnasium, which took place on the 1st August 2023.

A new staircase has been installed internally and a security door added to the gable end in place of the previous timber door as this was broken into previously.

Throughout the daytime there are generally 1 to 1 sessions held with the instructor and 1 client.

In the evenings and on Saturday mornings, classes are held for a mixture of Adults only and Children only, with a maximum capacity of 25 people per class.

The instructor also works alongside Youth Matters New Mills, who assist and hold sessions for children with learning difficulties and special needs. This is a valuable asset to the charity and the wider local community.

The storage areas both in the basement of the existing building and the site area to the rear of the building will be a series of 20 ft metal containers for people to hire for storage use only. There will be no other operations allowed.

The first storage container was placed on site on the 13th July 2023.

Parking will be split across the site as follows:

Car Repair Garage	- 3 no external space, 2 internal
Fabrication Unit	- 1 no external space
Gym	- 12 no spaces through the day and 4 no extra spaces in the evening

The gym will use the external parking spaces of the Car Repair Garage and the Fabrication unit in the evening should numbers dictate.

A lot of people who visit the premises either cycle, walk or car share when attending the classes. Therefore there is ample parking for the number of people visiting the building at any one time.

Access to the site will be controlled by a new sliding gate across the main entrance to the yard. This will be operated by the use of a secure key fob, which will be programmed to the times stated in the planning application for all of the different areas. This will control the access for all of the areas.

CCTV has been installed to each corner of the building externally due to the building being broken into through the previous existing timber doors on the gable end. Steel security doors have therefore been installed to the 2 pedestrian door openings (upper gable end and the lower rear storage area), and the main bi-folding security shutter, which was already in place from the Plant Hire use previously.

The site is in a mixed use area with a variety of building types and uses in close proximity. The proposal is to maintain the building in its existing form and there are no extensions to the existing footprint proposed.

Access and linkage routes to and from the building and the local area are good and plentiful.

The opening times of the proposed uses have been based on nearby similar properties with the same use classes.