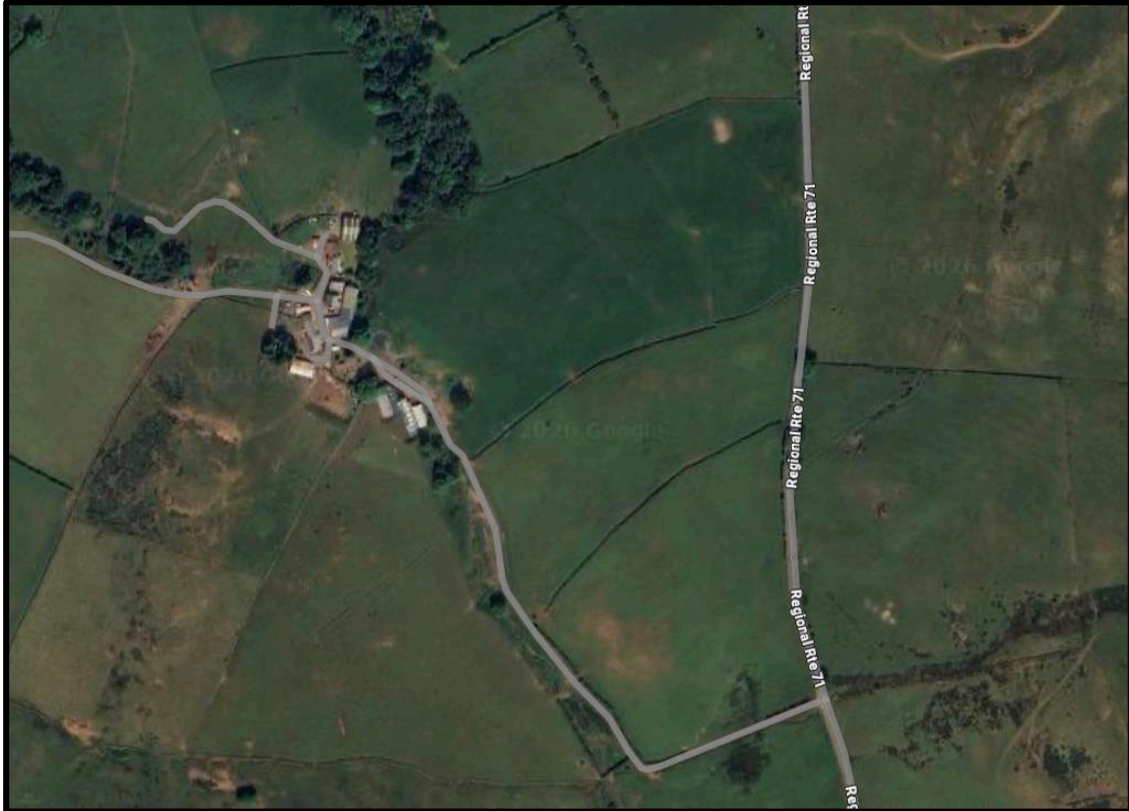


Operational Statement – Barn, Smaithwaite Farm, Lamplugh

Proposal: Change of use from a barn to a gym for fitness classes



Mr J Benn

September 2026

SRE Associates - Planning and Development Consultancy



1.0 Introduction

- 1.1 This operational statement has been prepared on behalf of the applicant to accompany the Planning Statement already submitted in support of the application for change of use from an agricultural barn to a gym for fitness classes at Smaithwaite Farm, Lamplugh. It provides further detail on the hours of operation, the numbers of people attending, parking arrangements, and the position regarding the site boundary.
- 1.2 Section 2 of this statement sets out the hours and pattern of use, Section 3 sets out the numbers of people attending, Section 4 addresses parking provision and Section 5 confirms the position regarding the site boundary and fencing.

2.0 Hours and Pattern of Use

- 2.1 The barn is used for small scale fitness classes run by the applicant's wife, Louise Benn, together with an occasional one-to-one personal training session.
- 2.2 The occasional one-to-one personal training session, for a single client only, may take place from 8.00am.
- 2.3 Classes generally start from 9.15am, with the last class of the day finishing no later than 7.30pm.
- 2.4 Therefore overall hours are no longer than 8.00am to 7.30pm.

3.0 Numbers of Attendees

- 3.1 The maximum number of people attending any single class is 12. This applies to one class per week only.
- 3.2 All other classes are limited to a maximum of 8 people.

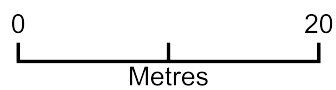
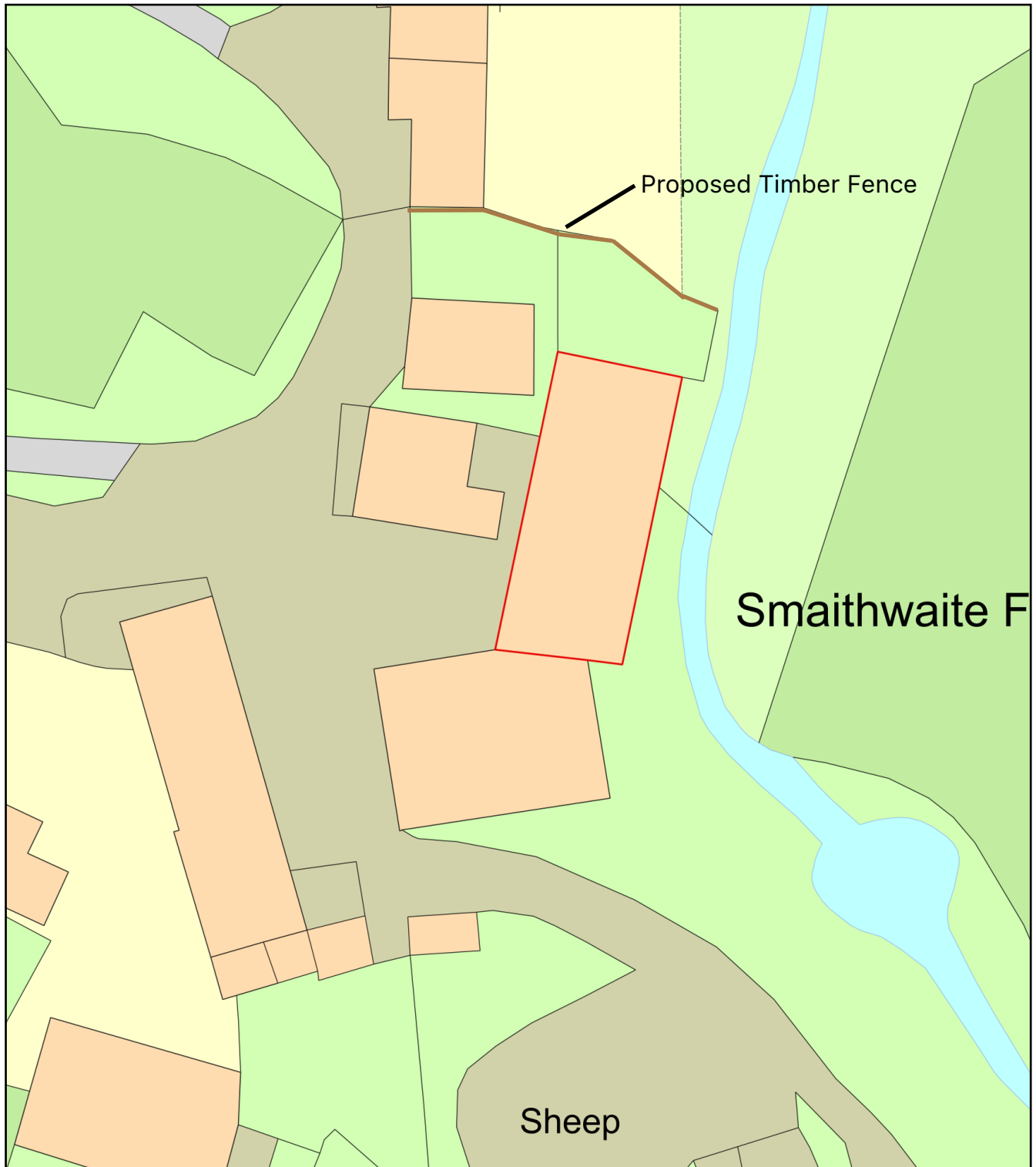
4.0 Parking

- 4.1 As set out in the Planning Statement, parking is available to the frontage of the barn, adjacent to the applicant's dwelling, together with further parking within the farmyard area. Based on the pattern of attendance, the absolute maximum parking demand generated by the use is estimated at approximately 12 vehicles at any one time, but this is generally reduced by attendees carsharing in the largest class. This highest level of demand can be comfortably accommodated on site without reliance on the public highway, or impacting any adjacent properties.

5.0 Site Boundary and Fencing

- 5.1 It is understood that a neighbouring property has requested that the applicant erects a 1.8m timber fence along the property boundary between the barn and the dwelling to the north of the site – this is indicated on the attached plan and will be installed as soon as possible following a decision.

Smaithwaite Farm



Plan Produced for: SRE Associates

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