

Supporting Statement – Proposed Martial Arts and Fitness Facility

This supporting statement accompanies the proposed change of use application for the commercial unit located at Brookhouse Way, Cheadle, Staffordshire Moorlands, for use as a martial arts and fitness facility (Use Class E).

About the Business

Jiyu Martial Arts is an established martial arts academy currently operating across multiple village hall locations within the local area. The club currently supports approximately 180+ students across children, teenagers and adults, providing structured martial arts classes in Karate and Kickboxing.

The proposed unit would allow the business to operate from a dedicated permanent premises, improving the overall training environment and allowing the continued growth and development of the club within the local community.

Community Benefits

The proposed martial arts and fitness facility would provide a structured, supervised environment for children, teenagers and adults within the local community.

The club focuses heavily on discipline, confidence building, respect, physical fitness and positive mental wellbeing through martial arts training. The facility would provide a safe and organised environment for young people outside of school hours and evenings, helping encourage participation in healthy activities and reducing the likelihood of young people spending time unsupervised in parks, streets or other public areas.

The proposed facility would continue to provide positive role models, structured activities and a supportive community environment for local families and young people.

Suitability of the Location

The proposed site is located within an established commercial/industrial estate and is considered suitable for the proposed use. The facility would primarily operate during evenings and weekends when surrounding business activity is reduced.

The proposed use is considered low impact in nature and would not involve manufacturing, industrial processing or significant external alterations to the building.

A gym/fitness use has also previously operated within the same estate locality in past years, demonstrating the general suitability of this type of use within the area.

Parking and Access

Parking arrangements have been discussed with the landlord and additional parking availability outside of normal trading hours has been offered to support the operation of the facility during evening class times.

The proposed use is expected to generate staggered arrival and departure times due to structured class scheduling, helping reduce traffic congestion and parking pressures.

Conclusion

The proposed martial arts and fitness facility would bring an existing commercial unit into active community use while continuing to provide positive physical, mental and social benefits for local children, teenagers and adults.

The applicant believes the proposed use represents a suitable and beneficial addition to the local area and respectfully requests consideration and approval of the application.

