

1) Ancillary Storage Space

Ancillary Storage Space no longer required as urban supermarkets no longer have larger weekly/fortnightly deliveries.

The first floor space has not been in active use now since March 2024.

2) Gym at Front of Building

The gymnasium on the first floor was approved under planning reference BH2008/00695 in June 2008.

The permission was submitted to conditions preventing the use commencing until sound insulation measures had been approved and installed (conditions 3 and 4). These conditions were approved in August 2008, and so it is assumed that the gymnasium use began towards the end of 2008 or early 2009. Note that the lease for the gym ended in February 2024, albeit the space had stopped being in use earlier in 2023.

The permission is also subject to 2 planning conditions that restrict the gym's use.

Condition 6 restricts the gym's opening hours to:

0800 and 2000 Monday to Saturday

0900 and 1400 on Sundays and Public Holidays

These are very restrictive timings for gyms – preventing them from being used before work or later in the evening. By comparison, there is a much larger gym next door (The Gym) which offers 24 hours a day use.

Condition 2 restricts the gym use further, stating:

2 Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 as amended, or any subsequent similar re-enactment, the use hereby granted permission shall be for an indoor exercise facility in the manner outlined within the approved Design and Access Statement, i.e. for exercise circuit training with light-weight exercise machines, and for no other purpose, including any other use within Class D2 (Assembly and leisure) of the Schedule to the Order.

The upshot of the conditions covering opening hours and the type of gym that can be operated is that it can only be described as a very “niche” facility. Note that the last

operator, Adapt Fitness, still runs a gym nearby at Portland Road Trading Estate, where it has the following opening times, which are considerably more flexible than allowed at Blatchington Road.

Monday to Thursday: 5:30am – 10:00pm

Friday: 5.30am - 9.00pm

Saturday: 7:00am - 7:00pm

Sunday: 7:00am – 6.00pm

With regard to floor area, the planning application for the gym (BH2008/00695) states that the gym measures 184m².

