

Marketing Statement

The building has previously been used for purposes consistent with the existing planning consent and was leased to a tenant that provided youth services to the community. Following a withdrawal of funding, the tenant vacated the building in September 2015 since which time it has remained vacant.

Whilst it is understood that the Council has since tried to find a tenant to occupy the building it has not been possible for them to find a tenant that fulfilled the planning criteria. Accordingly the Council expanded the search over a period of 18 months to find a tenant who would occupy the building for general community use, however this was unsuccessful. To extend the search for potential users of the building, it was advertised on the Council's website as being 'to let' and a 'to let' board was attached to the exterior of the building in October of last year. This resulted in a number of enquiries to the Council, however they were all for the premises to be used for either commercial or private concerns and not a community based use.

In the meantime, as the result of the building remaining vacant for an extended period of time, it has been become a target for vandalism.

Design and Access Statement

d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

NO ASSESS ISSUES TO THE DEVELOPMENT. ALL DROP OFFS IN THE MORNING HAPPEN BY 8.30. THERE ARE 4 SPACES WITHIN THE DEVELOPMENT AND THESE ARE ADEQUATE THAT WE WILL NOT BE BLOCKING THE ROAD.

e) You should explain what the current/previous use of the building was, why this building has been chosen and how it will be suitable for its intended use, what the access/parking arrangements are, where the dogs will be exercised etc, security of the site.

PREVIOUS USAGE WAS A YOUTH CENTRE. THE DEVELOPMENT HAS BEEN EMPTY FOR OVER 18 MONTHS. WE WERE APPROACHED BY THE COUNCIL AFTER MAKING AN INITIAL REQUEST TO RENT THE DEVELOPMENT.

THERE IS SUITABLE ACCESS THAT IT WILL NOT AFFECT THE NEIGHBOURING SCHOOL.

THE DOGS WILL HAVE THE FENCED OFF AREA FOR EXERCISE. ALSO THEY ARE TAKEN OFF SITE TWICE A DAY FOR AN HOUR'S WALK. THIS WILL BE DONE IN THE FIELDS OVER BY THE YEW GARDENS NEW DEVELOPMENT INTO THE FIELDS. A FIVE MINUTE WALK FROM THE DEVELOPMENT.

WE WILL REINSTATE THE CURRENT ALARM AND WILL PAY TO HAVE THIS MAINTAINED BY THE ALARM PEOPLE. DISCUSSIONS WITH THEM HAVE ALREADY TAKEN PLACE. ALSO WE WILL FIT CCTV ALL AROUND THE BUILDING AND THIS WILL BE RECORDED AND REVIEWED ON A DAILY BASIS.

In relation to the fencing you need to provide either metrically scaled (1:50) drawings of the fencing or provide manufacturers details i.e. photographs of the intended fencing including posts, gates etc.

FENCING WILL BE A STANDARD 6FT FENCING, THIS WILL BE BROWN IN COLOUR AND MADE OF DURABLE HARDWEARING PLASTIC. THE FENCE POSTS ARE ALSO PLASTIC.

