Proposed Conversion of the former Marsh Conservative Club to form residential units.

The former Conservative Club closed for the final time during the Spring of 2023.The club had struggled financially for several years. Ian Jones the Clubs Financial Secretary reported on its closure that the club was not financially viable. Unfortunately, the club suffered from changes in culture causing the demise of numerous public houses and similar social clubs. This and the additional enforced closure caused by Covid legislation made the club unviable.

The property was placed on the open market in March 2023 asking for offers to take the building in its existing form or seek an alternative use. The site itself is located in a discret,hidden location with a poor access for motor vehicles. Its location hidden from main public view makes it difficult to find for passing trade or pedestrian customers. The applicant considered alternative options prior to this submission but a commercial operation was deemed unviable by all his advisors. There are several Public Houses nearby offering the same facilities provided by the former Club. We are advised that these operators are similarly struggling with the current high overheads and reduced customer numbers.

The building itself also requires a large volume of repair work. The existing roof is in poor condition and requires extensive repairs. The interior is dated and again suffering from the lack of investment over the years. The cost of bringing the building up to current building standards further prohibits a reopening in any other form other than residential.

We submit that the existing building is not capable of a viable commercial use and indeed its existing use within a residential environment with new development approved adjacent the building could provide a source for noise and anti-social issues. The provision of social and drinking facilities is readily available within short distances of the seethes alternative venues offer facilities of a better standard and are far more accessible. In conclusion we respectfully submit that our submission has wider benefits to the community providing rental accommodation that is currently unavailable in this location.