



Paul Butler Associates

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Application Number:	134449/FO/2022
Location:	283 White Moss Road, Manchester, M9 6NZ
Applicant:	AIY Limited
Date:	August 2022

Loss of Community Asset Statement

Introduction

This statement is provided supplementary to the submitted Planning Statement and in support of the above planning application. The site is occupied by the former Victoria Avenue East Ex Service Men's Club ('the VASA Club'), a community club and bar which was in operation until January 2020. Community clubs may be regarded as community facilities.

Planning Policy

Paragraph 93 of the NPPF advises that:

'To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;'

Whilst the VASA Club had been in operation at this site since the 1970s, its closure indicated that the use was no longer viable. It is likely that as an ex-servicemen's club, the need for its services and facilities significantly reduced in the four to five decades since it opened. There are multiple other Public Houses, licensed premises and other community facilities in the surrounding area and that are readily accessible, therefore the loss of the VASA Club has not affected the ability of the community to meet its day-to-day needs. Other premises in close proximity to the site include The Fox Inn and Ye Golden Lion on Olde Market Street, and the Grove Inn on Rochdale Road, Blackley. The Charlestown Pub and Function Room is located approximately 1 mile to the east of the site and is able to provide similar facilities to the former VASA Club.

As such the local community are fully catered for and the proposed development will not conflict with Paragraph 93 of the NPPF.

Assets of Community Value

The Community Right to Bid aims to keep valued land and buildings such as local schools, churches, pubs and sports venues in community use. The local community can nominate property or land, and if the council agrees with their request, it is listed as being an asset of community value. Reference to Manchester City Council's Community Asset List (updated 10/03/22) confirms that the former club is not registered as an Asset of Community Value.

Reference to the Council's 'List of Land Nominated by Unsuccessful Community Nominations' (updated 10/08/21) confirms that no application was ever made to register the former VASA Club suggesting an acceptance within the local community that the club was no longer viable or of sufficient interest to be retained.

Viability of Use

The former VASA Club is a 1970s brick built building. It reflects the period within which it was constructed, is of an unwelcoming appearance, with internal facilities which would not meet modern expectations in terms of the nature of events that would be accommodated. Following the closure of the club, we are unaware of any interest (for example via on-line community interest pages) in the club being retained in its existing use.

Conclusion

The closure of the former VASA Club in January 2020 is likely to have been due to declining membership, limited use, and falling demand for its facilities, which itself was likely to be a result of the poor quality of the building and its limited facilities. There does not appear to have been any interest in retaining the site as a community facility as is confirmed by its absence from MCC's ACV lists. The local area continues to be well served with a number of similar facilities, and the loss of the facility is not regarded as conflicting with Paragraph 193 of the NPPF.