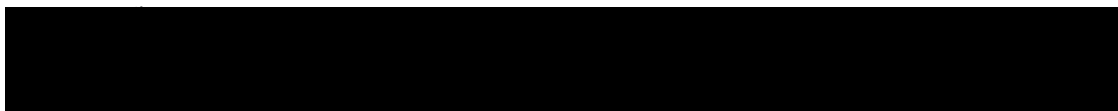


## **Briefing Paper attached to Delegation Report – Part II**

- 1.** On 25<sup>th</sup> September 2008, Councillor Bowyer approved the disposal of the site at Rocky Park Road extending to 0.28 of an acre (0.11 of a hectare) to provide a leisure facility on site. The delegated paper is attached. Plymouth Judo Club would now like to purchase the site.
- 2.** Plymouth City Council owns the properties 23-25 Embankment Lane, one of which has been rented to the Plymouth Judo Club with the remaining two being in a state of significant disrepair. The Embankment Lane properties are required to be demolished in order to allow for the construction of the new Embankment Lane Link Road which is a key part of the East End Transport Scheme.
- 3.** The project is anticipated to ease many of the traffic problems currently experienced in this area, and provide key pieces of infrastructure that will help to support some of the new development sites to the east of the city as well as access to the city centre. The scheme provides new bus priority, walking and cycling links and makes improvements to the key strategic routes particularly for car drivers leaving the city.
- 4.** Public consultation events were held in the summer of 2008 where members of the public first had the opportunity to see the proposals and regular updates on the project have been provided to the community including the Judo Club. Consultation and community liaison meetings have also been held during this time.
- 5.** The Council has been in direct discussions with the Plymouth Judo Club since August 2009, regarding the proposals for Embankment Lane as part of the East End Transport Scheme and their impact on their tenancy. The Council has been keen to assist the Judo Club in finding alternative accommodation and has been proactive in identifying a number of alternative Council owned buildings and facilities that may be suitable for the club. The Council has also undertaken a search of privately owned properties commercially available for rent. Unfortunately, the Judo Club has felt that none of the properties put forward, would meet their specific requirements.
- 6.** Plymouth City Council served Notice on the Judo Club over six months ago, advising the Club that it would be required to vacate the premises by the 28<sup>th</sup> of September 2010. Throughout this period, the Council has continued to make efforts to identify alternative premises for the Judo Club – both temporary and permanent.
- 7.** The Judo Club has identified the City Council owned site at Rocky Park Road as being the site for the permanent location.



**9.** The Judo Club has now obtained planning permission for erection of a building for a martial arts club and function room and would now like to complete the purchase of the site as soon as possible.

**10.** At present, part of the site is also subject to a planning application submitted by a local football club to erect a shipping container for the storage of sports equipment. The planning application has yet to be determined. The Judo Club has said that it will work with the Football Club to try and accommodate the container somewhere on site should planning permission be forthcoming.

**11.** Councillors Michael Leaves, Ken Foster and Wendy Foster have objected to the sale of the informal car parking area to the Judo Club on the grounds that it was not originally declared surplus to City Council requirements.

**12.** Without the entire site, the Judo Club could not achieve the development as proposed.

**13.** The City Council's records indicate that the entire site, including the car parking area, was declared surplus to City Council requirements. Refer to surplus property declaration attached as attached as part of the Delegated Report signed off in 2008.

**14.** Despite the objections to the sale of the entire site, it is recommended that the City Council continues with the sale of the site to the Judo Club, in order to relocate the Club from the premises at Embankment Lane.