Emma Clarke

Reference: PP-01486217

Supporting Document

With reference to our planning application for change of use to the above property, we would like to give reasons to why we would like it changed from B1 to A1.

- The area is a great location for the shop to be, as the water park, canal and cycle routes are available for use.

- The majority of the stocks that we will have in the shop are large bulky items consisting of kayaks, small bic boats, windsurfing boards and sails, surf boards, water skis, wake and kneeboards, diving cylinders, diving suits, inflatables and boat accessories. We buy a lot of our stock as bulk so we need plenty of storage to accommodate our stock; and to store the bikes and kayaks we have a 20ft secured container which still allows us 1 disabled space and 6 other parking spaces. All these products are not items that can be easily carried through a town centre, access and space is needed to collect these products that would be essential for our customers.
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- We will also be hiring out bikes and kayaks that will promote the local amenities such as Bosworth Water Park, the cycle routes that are available, Market Bosworth town centre and the surrounding villages. We hope this will bring more tourism to the area, such as giving the campers at the water park the chance to hire out bikes and explore the surrounding areas and encourage more people to use the cycle routes that are available in the area. We would also like people to be encouraged to do water sports at the water park that are allowed such as kayaking, wind surfing and sailing.

- A previous tenant of the premises had the change of use changed to A1 for a dog parlour; this was changed because the property was vacant for a while. The reference for this application was: **04/01191/COU.**