

Subject:	Bacup Town Centre Conservation Area Boundary Review to include Waterside Mill	Status:	For Publication
Report to:	Cabinet	Date:	9 th March 2016
Report of:	Bethan Frost	Portfolio Holder:	Operational Services and Development Control
Key Decision:	<input checked="" type="checkbox"/> Forward Plan <input checked="" type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	Yes	Attached: Initial EIA
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	That Cabinet adopt the proposed Bacup Town Centre Conservation Area boundary amendment to include Waterside Mill as a material planning consideration.

2. PURPOSE OF REPORT

- 2.1 To seek authorisation for the adoption, as a material planning consideration, the proposed boundary amendment of Bacup Town Centre Conservation Area to include Waterside Mill. The existing boundaries and proposed boundary amendments are appended to this report (Appendix 1 and 2).

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:

- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
- **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 All the issues raised and the recommendation(s) in this report involve risk considerations as set out below:

- The risk to the Council to not include the mill in the conservation area removes the opportunity for the Council to explore funding opportunities including with Historic England. This would limit the Council's ability to address concerns or take actions related to the site/building going forward.
- The proposal includes the adjacent garage attached to Waterside mill for inclusion in the conservation area boundary. The garage is attached to the mill, and it is good practice to follow site boundaries. However, the existing Article 4 Direction applies to the existing boundary, and it is not proposed to extend the Article 4 Direction to cover this area: Waterside Mill is Grade II listed so permitted development rights have been removed from this building and its setting, and it would not be appropriate to apply the Article 4 Direction to the garage which does not reflect the architectural and historical

importance of Bacup. It is considered that no further burdens are placed upon the garage as a result of its inclusion. In the event of the owner wishing carry out work that would require planning permission as a result of its inclusion, this application would be free of charge.

5. BACKGROUND AND OPTIONS

- 5.1 Waterside Mill is Grade II listed for its special architectural and historic interest. The cotton mill dates to 1839 and occupies a prominent location on Burnley Road, a major route into Bacup.
- 5.2 Bacup town centre gains its character in part through its development as a textile mill town. It retains a rich variety of buildings from the 18th and 19th centuries including weavers' houses, mill workers' terraces, Non-Conformist and Church of England places of worship, and mills.
- 5.3 The Bacup Town Centre Conservation Area Appraisal (adopted 2011) proposed inclusion of Waterside Mill within the conservation area, but the proposed amended conservation area boundary was not adopted.
- 5.4 Waterside is categorised as "Heritage At Risk" by Historic England and has been redundant and derelict for a number of years. Bacup Town Centre Conservation Area is also categorized as "At Risk" by Historic England. The proposal to include the mill recognises the importance of the mill to the Bacup Town Centre Conservation Area and may act as a catalyst for the development of regeneration proposals.
- 5.5 Other boundary amendment proposals outlined in the adopted Bacup Town Centre Conservation Area Appraisal (2011) are not being taken forward in this report. This is due to the delays that could ensue from a much wider consultation area, and the resource implications for this. As indicated earlier, this report focuses solely on the inclusion of waterside Mill as a priority for the reasons previously set out. Further proposed boundary amendments will be addressed as and when resources allow.
- 5.6 Consultation on the proposed boundary amendment took place between 10 December 2015 and 28 January 2016.
- 5.7 A drop-in consultation event was held at Future Park between 6pm and 8pm on Thursday 8 January 2016. All residents within the existing conservation area boundary were consulted by letter informing them of the drop-in event and giving them the opportunity to comment either by response form included with the letter, via the Council's webpages and via direct email to the Council's Conservation Officer. A total of nine people attended the event and the proposal was discussed with residents with the Planning Manager and Conservation Officer.
- 5.8 The consultation period was also advertised on the "Have your say" section of the Council's website, accessed via the homepage, and in the consultation pages, with an opportunity to comment directly via the website.
- 5.9 Consultation Responses
A total of ten responses were received. A summary of the comments received is provided in the table below:

Response comments
Waterside Mill was a key building on the already very busy trade route of the Burnley-Bacup turnpike road from which traffic went on to Rochdale or Halifax as its market

<p>destination. Whilst agreeing absolutely that Waterside Mill should be included in the Bacup Conservation Area, Rossendale Civic Trust would prefer to see both the mill and its surrounding complimentary terraces, as proposed in the Conservation Area appraisal as already approved on December 2nd 2011, included in the Conservation Area, along with St John's School.</p>
<p>Supports the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area.</p>
<p>Support the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area but hopes that a wider boundary change will follow to reflect the conservation area appraisal recommendations.</p>
<p>Supports the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area.</p>
<p>Supports the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area and it is part of Bacup's heritage.</p>
<p>Waterside Mill is in poor condition and its condition needs to be addressed without delay.</p>
<p>Supports the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area.</p>
<p>Waterside Mill is a very prominent building close to the town centre, is one of the first things visitors see and gives a poor impression of the town. It has declined dramatically over the past 3 years. Its current state has a negative effect on the surrounding properties. Supports the proposal.</p>
<p>Does not support the proposal to include Waterside Mill within the Bacup Town Centre Conservation Area unless there is a plan to renovate.</p>
<p>Raises concerns regarding a perimeter walls at Waterside Terrace that fall within the conservation area that requires repair, and the wall of the adjacent church. The unadopted roads in the surrounding area have poor surfaces and should be repaved with setts, funding and training could be incorporated into this. Suggests Waterside Terrace should also be included in the conservation area as this housed the managers of the mill.</p>

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

6.1 Any financial implications arising from the report will be contained within the existing budget resources.

7. MONITORING OFFICER

7.1 The legislation requires that changes to the conservation area boundaries are advertised in

the London Gazette, a local newspaper and registered as a local land charge.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

8.1 Consultation on the proposed boundary amendment took place between 10th December 2015 and - 28th January 2016.

8.2 Health and Safety implications are positive as this will reduce the risk currently posed by the condition of Waterside Mill.

9. CONCLUSION

9.1 The adoption of the proposed Bacup Town Centre Conservation Area boundary to include Waterside Mill reflects recommendations set out in the adopted 2011 Bacup Town Centre conservation area appraisal and allows the Council to apply for any available funding that is not be available if the mill remains outside the conservation area boundary. 10 responses have been received to the consultation. None directly object to the proposed inclusion of Waterside Mill though three consultees qualify their support. The matters raised cannot be addressed in this report but may inform consideration for the site and the wider conservation area going forward.

Background Papers	
Document	Place of Inspection
Bacup Town Centre Conservation Area Appraisal and Management Plans (adopted 2011)	Available in Room 121, Futures Park, or via http://www.rossendale.gov.uk/downloads/download/319/bacup_conservation_area_appraisal_and_maps