

Brierfield and Reedley Committee Update 1st March 2016

13/15/0600P & 13/15/0601P Brierfield Mills

Amended plans have been submitted which have been taken account of in the report but the plans condition would need to be updated to reflect this as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

10813_L20 PO1, 10813.L034B PO4, A1118-LIB-B1-A1 20-ZZ-LL-E2-001 P, A1118-LIB-B1-A1 99-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-002 P2, A1118-LIB-B1-A1 99-ZZ-LL-E2-003 P1, A1118-LIB-B1-A1 99-ZZ-LL-E2-0074 P3, A1118-LIB-B1-A1 99-ZZ-LL-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-02-P2-001 P2, A1118-LIB-B1-A1 99-ZZ-RO-P2-001 P2, A1118-LIB-B1-A1 99-Z1-00-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B1-A1 99-ZZ-02-P2-002 P1, A1118-LIB-B1-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B1-A1 99-ZZ-RO-P2-002 P2, A1118-LIB-B1-A1 00-Z1-00-P2-001 P1, A1118-LIB-B1-A1 00-Z1-01-P2-001 P1, A1118-LIB-B1-A1 00-Z1-02-P2-001 P2, A1118-LIB-B1-A1 00-Z2-01-P2-001 P2, A1118-LIB-B1-A1 00-Z2-02-P2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B1-A1 00-ZZ-LL-E2-002 P3, 10813.L101 PO3, 10813_L22 PO1, 10813_L12 PO4 & 10813_L18 PO2.

The reason remains the same.

A response is still awaited from Lead Local Flood Authority to further information provided in order to address the drainage issues outstanding.

It is therefore recommended that Members Delegate the decision to the Planning, Building Control and Licensing Manager to issue a decision notice upon receipt of an acceptable response being received from LCC Highways subject to any further appropriate conditions.

13/15/0603P & 13/15/0604P Brierfield Mills

Amended plans have been submitted which have been taken account of in the report but the plans condition would need to be updated to reflect this as follows:

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

10813.L01 P01, 10813.L04 P01, 10813_L11 P01, 10813_L17 P01, 10813_L19 P01, 10813_L21 P01, 10813_L102 P01, 10813_L19 P01, 10813_L21 P01, 10813.L04 P03, 10813_L11 P03, 10813_L11 P01, 10813_L17 P01, 10813_L104 P01, A1118-LIB-B2-A1 00-Z1-00-P2-001 P2, A1118-LIB-B2-A1 00-Z1-01-P2-001 P2, A1118-LIB-B2-A1 00Z1-02-P2-001 P2, A1118-LIB-B2-A1 00-Z2-01-P2-001 P1, A1118-LIB-B2-

A1 00-Z2-02-P2-001 P2, A1118-LIB-B2-A1 00-Z3-02-P2-001 P1, A1118-LIB-B2-A1 00-Z3-03-P2-001 P2, A1118-LIB-B2-A1 00-Z3-04-P2-001 P1, A1118-LIB-B2-A1 00-ZZ-LL-E2-001 P2, A1118-LIB-B2-A1 00-ZZ-LL-E2-002 P2, A1118-LIB-B2-A1 99-Z1-00-P2-001 P1, A1118-LIB-B2-A1 99-Z1-00-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-01-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-02-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-02-P2-002 P3, A1118-LIB-B2-A1 99-ZZ-03-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-03-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-04-P2-002 P1, A1118-LIB-B2-A1 99-ZZ-LL-E2-001 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-002 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-001 P1, A1118-LIB-B2-A1 99-ZZ-R0-P2-002 P2, A1118-LIB-B2-A1 99-ZZ-LL-E2-003 P3, A1118-LIB-B2-A1 99-ZZ-LL-E2-004 P2, A1118-LIB-B2-A1 00-Z2-02-P2-001 P2, E0459D/1 & E0459D/1A.

The reason remains the same.

Responses are still awaited from Lead Local Flood Authority and LCC Highways to further information provided in order to address the drainage and highway issues outstanding.

A Bat Survey has been submitted which states that further surveys will need to be carried out prior to development commencing this is controlled by condition 12.

With regard to the proposed demolition of the buildings further information has been provided in accordance with National Planning Policy Framework para 132 this information does not change the position that this justification is marginal as any harm to the heritage asset requires a clear and convincing justification.

However, whilst there would be harm to the heritage asset which is the conservation area this would be less than substantial which should be weighed against the public benefit which would arise from this scheme which in this case include the economic benefit of bringing this vacant listed mill complex back into appropriate use and create job opportunities as well as the social benefits from the to the wider area and the environmental benefit from preventing the fabric of the mill complex falling further into disrepair and neglect.

On this basis the proposal to demolish would be favourable.

It is therefore recommended that Members Delegate the decision to the Planning, Building Control and Licensing Manager to issue a decision notice upon receipt of acceptable responses from LCC Highways and Lead Local Flood Authority being received subject to any further appropriate conditions.