

**REPORT FROM: HOUSING, HEALTH AND ECONOMIC DEVELOPMENT
SERVICES MANAGER**

TO: SPECIAL BUDGET EXECUTIVE

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FORMER COLNE HEALTH CENTRE CONSULTATION FINDINGS AND NEXT STEPS

PURPOSE OF REPORT

To update the Executive on the results of public consultation undertaken on the future development plans for the former Colne Health Centre site and to outline the next steps in taking forward the redevelopment of the site.

RECOMMENDATIONS

- (1) That the Executive note the results of the public consultation.
- (2) That the Executive agree that the consultation responses be passed to PEARL for consideration prior to planning permission being sought for the redevelopment.
- (3) That the Executive agree that the site/building be transferred to PEARL based on the independently assessed value of the vacant site to be agreed under delegated powers to the Corporate Director.

REASONS FOR RECOMMENDATIONS

- (1) To make the Executive aware of public opinion on the proposed redevelopment plans.
- (2) To ensure that public opinion is considered in the final proposals for the site.
- (3) To allow the development of the former Colne health centre site to progress.

ISSUE

Public consultation summary

A public consultation took place on the proposed design and future uses of the Health Centre between Monday 24th October and Saturday 5th November; the consultation included a description

of the proposal, drawings and plans. These were displayed at Colne Library and were also available electronically on the Pendle Council website.

Prior to the public consultation event taking place the initial proposals were presented to Members of Colne Area Committee and they agreed that, if financially feasible, the proposals should be taken forward to public consultation prior to full planning permission being sought and that a subsequent development timeline should be produced.

In total 10 comments were received; 7 via email and a further 3 paper comments sheets. Overall public responses were positive towards the concept of introducing retail/business units on the ground floor and residential on the upper two floors, with a number stating the positive effect the development would have on the town.

Although a majority of respondents approved the overall scheme, a third of respondents had specific comments about the architectural strength of the proposed design.

A further third of the responses related to the surrounding landscaped area and commented on how well used the current street furniture is, and that the future use of the adjoining footpath should be considered alongside the redevelopment of the building.

It is recommended that the Executive agree that these comments are considered by PEARL prior to full planning application being submitted.

Colne Town Centre Forum Consultation

Alongside the public consultation the businesses of Colne were also consulted through the Colne Town Centre Forum. The comments of Colne businesses mirrored the comments of the public consultation with a vast majority in favour of the redevelopment as a key site on the high street. Businesses raised one issue, in that the units created should be specifically for A1 retail use. Businesses thought that this key site in the heart of the town centre should be used to enhance the retail offer in the town.

Next Stages

It is proposed that the former Colne Health Centre building be transferred to PEARL for development, based on the independently assessed value of the vacant site to be agreed under delegated powers to the Corporate Director, taking into account an independent valuation report by Liberata. Under the normal terms of the joint venture arrangement, this would represent the Council's 30% contribution to the redevelopment, and will be matched by a 70% cash contribution from Barnfield Investment Properties.

The Colne Corner Surgery element of the site was offered to the market for disposal as it is surplus to requirements and could not readily be included in any redevelopment. This section of the site is currently under offer. The new valuation will therefore not include this aspect of the property.

The consultation responses will be passed to the PEARL Board for consideration and any possible amendments made to the design prior to the full planning application being submitted to take the development forward.

IMPLICATIONS

Policy: There are no policy implications arising directly from the contents of this report.

Financial: The building will be transferred at current market value, and developed through PEARL.

Legal: The negotiations and drafting of the transfer and supporting documentation including covenants and conditions be undertaken by the Councils legal team.

Risk Management: None as a result of this report

Health and Safety: None as a result of this report

Sustainability: The redevelopment of the vacant building will bring additional retail units to Colne town centre and improve the economic viability of the town.

Community Safety: The site is currently vacant and unused and this report will start proceedings to bring it back into use.

Equality and Diversity: None as a result of this report.

APPENDICES

LIST OF BACKGROUND PAPERS