

REPORT FROM: PLANNING, BUILDING CONTROL AND LICENSING SERVICES MANAGER

TO: COLNE AND DISTRICT COMMITTEE

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FORMER KIPPAX BUILDING

PURPOSE OF REPORT

To consider if the building should be put on the problem sites list and what action could be taken to see the re-use of the building

RECOMMENDATIONS

That Committee put the building on the problem sites list.

REASONS FOR RECOMMENDATIONS

To seek to find an appropriate and sustainable use of the building

ISSUE

- 1** The building is a substantial stone built property (1937 as indicated on the date stone – see below) situated on the steep sloping Dockray Street.
- 2** The property is an attractive large rectangular three storey sandstone building with the land falls steeply to the north with a single storey lean-to to the northwest corner. The roof is a series of parallel double-pitched slate roofs in the manner of a weaving shed, with parapet walls to the north and south sides.
- 3** The building was proposed for listing in 2011 but did not have sufficient special architectural or historical interest in a national context to recommend it for listing although it is of local interest.
- 4** The Market Hall closed in 1973 and the premises were bought by Kippax Biscuits and changed ownership a few times until the company was bought by Farmhouse Biscuits in

1993. Manufacturing was transferred to Brook Street, Nelson in 2006 and these premises were subsequently used for storage. The premises were disposed of by Farmhouse Biscuits in 2009 and have been vacant since at least 2011 when the site was marketed.

- 5 The site is secured and has boarding on it securing entry. It is not being actively maintained but in itself appears externally sound and is not in a dilapidated state. In its present conditions, although not attractive in terms of its maintenance, it is not having a deleterious effect on the amenity of the area.
- 6 In terms of a potential use there was an application to build a health centre in 2008 and there was interest in developing the site for events at the latter end of 2016. There has been no contact since that scheme was not proceeded with.
- 7 We have contacted the owners asking them to discuss what the plans for the site are. They have indicated that they are in advanced discussions with a business to use the property and that they have contingency plans if that does not happen.
- 8 Overall the site is not causing a problem in its present state but unless used has the potential to do so. It is recommended that it is placed on the problem buildings list to try and ensure it does not become a problem building going forward.

IMPLICATIONS

Policy:	None
Financial:	None
Legal:	None
Risk Management:	None resulting from this
Health and Safety:	None
Sustainability:	None
Community Safety:	None
Equality and Diversity:	None

