

**REPORT FROM: PLANNING, BUILDING CONTROL & LICENSING SERVICES
MANAGER**

TO: Colne & District Committee

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Scar Top Mill, Trawden

PURPOSE OF REPORT

To inform Committee of the current issues relating to the site.

RECOMMENDATIONS

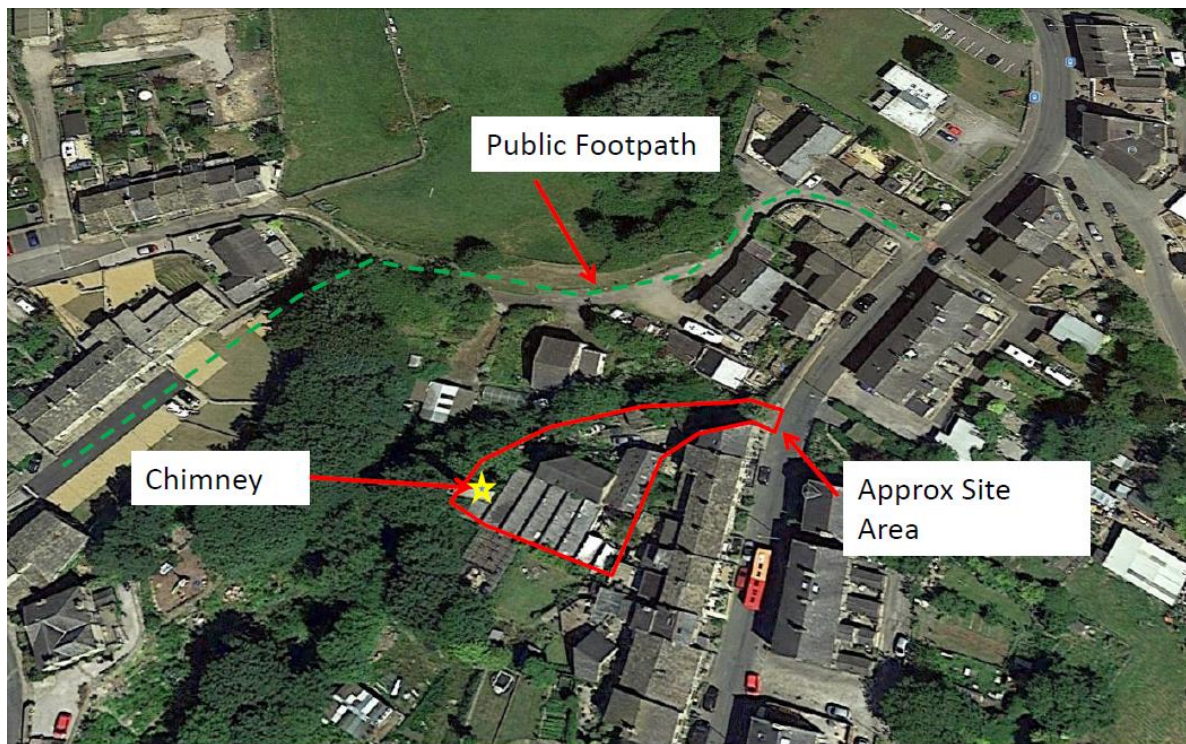
That Committee places the building on the problem sites list.

REASONS FOR RECOMMENDATIONS

In order to consider the long term future of the site.

ISSUE

- 1 Scar Top Mill is a north light stone built building found off Church Street in Trawden. An annotated aerial photograph is included below of the site and the public footpath network around it. The site sits behind a row of terraced properties which in turn lie on land rising in a north to south general direction. The site sits below the terraced properties. We have not been able to get on site to measure the height difference but it is some 3-6m. Beardshaw Beck flows immediately to the northern boundary of the site and there is a retaining wall above the beck. The site itself is accessed off a single width poor access (Appendix (i)). It contains stone buildings on the northern side with north light structures to the southern side. Both the east and south boundaries of the site have high walls that act as retaining structures for the land beyond. There is a mill chimney on the western extremity of the site.



- 2 Trawden has large areas of it covered by a conservation area and the site lies in it. The site is not however one that is visible to any significant degree and the building does not present a positive feature in the area. It is effectively screened from the east, west and southern directions by other buildings. This is added to in summer when trees are in leaf.
- 3 There is a public footpath that runs to the north of the site. There are buildings and trees between the path and the site which restrict views to the site.

Current Issues

- 4 The wall on the eastern side of the building suffered a partial collapse 12 months ago (see photographs at Appendix (ii)). That has been monitored by building control who keep in touch with the landowners. We secured structural engineers to advise us on the structural integrity of the buildings and we gave advice to the property owners about how to use their properties. Under the building regulations our duty is to abate the danger which we have based on current ground conditions. The house holders are dealing with the issue of a long term solution to this with their insurers. We understand that agreement has been reached to carry out remediation work but they have not been able to access the mill site to carry out the work. We have explored whether we are able to help with securing access but as this is a private matter we have no powers to do so.
- 5 The chimney in turn has not been maintained for a long period of time. Although not maintained there does not currently appear to be any structural issues with it.
- 6 The complex as a whole has been left without maintenance for a considerable period of time. There have been partial collapses of the north light structure but these are not visible from public vantage points. When viewed internally there is considerable water penetration which is leading to decay and the building will continue to deteriorate. The north light is likely to continue to collapse but as the site is secure to entry and the north light can only be seen from private properties there is no scope for action based on the amenity of the area.

- 7 The views externally from public vantage points however are both limited in scope and what can be seen does not look deleterious to the area. Service of a S215 Notice based on the impact on the appearance of the area would not stand up to scrutiny as the impact needs to be a public one that affects the amenity of the area.
- 8 There is a retaining wall that runs along the beck. That has partially collapsed. To prevent entry to this narrow section of the beck a fence has been erected across the entrance to the bridge immediately downstream. We served notice under section 77 of the Building Act to require that to be made safe. Our action was not supported by the Magistrates who refused to compel the owner to repair it. That action is still ongoing.

Future of the Mill

- 9 The mill has been left by its current owner to decay and will continue to do so unless an alternative overall use is found. The solution to this could only come from a wholesale redevelopment of it. There are however likely to be some cost implications to any potential developer, even were the owner to be willing to consider a sale.
- 10 The access into the site is narrow and not up to any modern day standards. There are retaining walls around two boundaries of the site which would need to be maintained as would the retaining structure to the beck.

IMPLICATIONS

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

Appendix (i)



Appendix (ii)





Appendix (iii)

