

REPORT FROM: PLANNING, ECONOMIC DEVELOPMENT AND REGULATORY SERVICES MANAGER

TO: COLNE AND DISTRICT COMMITTEE

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GLENROY COMMUNITY CENTRE, GLENROY AVENUE, COLNE

PURPOSE OF REPORT

As requested by the Committee with regard to the possibility of adding the site to the Problem Buildings list.

RECOMMENDATIONS

It is recommended that no further action is taken on the site at this stage, given its general tidiness, reasonable security of the building and extant permission for conversion of the building.

REASONS FOR RECOMMENDATIONS

Members are kept informed of any action taken on problem buildings.

Planning History

17/0743/OTD

Permitted Development Notification: Proposed change of use from office B1(a) to 3 dwellings (C3).
Prior Approval Accepted. 2018.

Issues

The application site is a single storey building with footprint 14m x 15m. The building has the external appearance of a commercial or office based unit, within a residential area. It is constructed of pebbledash and cream render, with windows at ground floor level.

The premises is currently empty, but was previously used for B1(a) offices. It has a current extant prior approval permission for conversion into three self-contained residential dwellings. Although, no works in respect of this appear to have commenced.

The building appears to be in a good condition, to roof is fully intact and although the two entrance doorways on the front elevation are neatly boarded up, none of three windows are smashed or broken. The existing boundary fence is in good condition and the grass to the front looks to have been mown in the recent past.

A small number of plastic bottles and a single mattress have been left on a small grassed corner of the site. There is no evidence of vandalism to the building.

Overall, the building is in good condition and the site is relatively tidy. Little has changed in the condition of the building since it was last visited by officers in early 2018. Although the building is currently empty, there is permission for its conversion into residential use, this could still be implemented. As a result, it is recommended that no further action is taken at this stage.

Recommendation

It is recommended that no further action is taken on the site at this stage, given its general tidiness, reasonable security of the building and extant permission for conversion of the building.



IMPLICATIONS

Policy: None

Financial: None

Legal: None arising directly from the report.

Risk Management: None arising directly from the report.

Health and Safety: None arising directly from the report.

Sustainability: None arising directly from the report.

Community Safety: None arising directly from the report.

Equality and Diversity: None arising directly from the report.