

43/15/0006

LANCER SCOTT LTD

DEMOLITION OF MILL BUILDING AND ERECTION OF 8 No DWELLINGS WITH ASSOCIATED ACCESS AND LANDSCAPING AT HAYMANS MILL, PAYTON ROAD, WESTFORD, WELLINGTON (REVISED SCHEME TO 43/14/0053)

Location: FORMER HAYMANS MILL, PAYTON ROAD, WESTFORD,
WELLINGTON, TA21 0EA

Grid Reference: 312044.120286 Full Planning Permission

Recommendation

Recommended decision: Conditional Approval subject to the completion of a suitable legal agreement to secure off-site provision of children's play equipment consisting of a multi-unit climbing modular unit with slide and a small pod swing, plus installation costs. The equipment to be installed at the TDBC play area in Warren Street.

Recommended Conditions (if applicable)

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: In accordance with the provisions of Section 91 Town and Country Planning Act 1990 (as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004).

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

(A1) DrNo 2856.04.103 Rev B Proposed Street Scene Elevations
(A1) DrNo SK01 - C15 1399 Proposed Drainage Strategy
(A4) DrNo SK02 - C15 1399 Sketch
(A3) DrNo SK03 - C15 1399 EA Westford Reservoir Location
(A1) DrNo 2856.04.100 Rev C Proposed Plots 1-3 Plans & Elevations
(A1) DrNo 2856.04.101 Rev C Proposed Plots 4-6 Plans & Elevations
(A1) DrNo 2856.04.102 Rev C Proposed Plots 7-8 Plans & Elevations
(A1) DrNo 2856.04.050 Rev D Proposed Site Plan
(A1) Plan HM-HYD-00-XX-DR-C-7001 P2 Proposed drainage strategy option
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Reason: For the avoidance of doubt and in the interests of proper planning.

3. Unless otherwise agreed by the Local Planning Authority, development other

than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (a) to (c) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition (d) has been complied with in relation to that contamination.

a) Site Characterisation

An investigation and risk assessment, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- The collection and interpretation of relevant information to form a conceptual model of the site, and a preliminary risk assessment of all the likely pollutant linkages.
- If the preliminary risk assessment identifies any potentially significant pollutant linkages a ground investigation shall be carried out, to provide further information on the location, type and concentration of contaminants in the soil and groundwater and other characteristics that can influence the behaviour of the contaminants.
- An assessment of the potential risks to
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwater and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;

This must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

b) Submission of Remediation Scheme

If any unacceptable risks are identified as a result of the investigation and assessment referred to in a) above, a detailed remediation scheme to bring the site to a condition suitable for the intended use must be prepared. This should detail the works required to remove any unacceptable risks to human health, buildings and other property and the natural and historical environment, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures.

c) Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

d) Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of section a), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of section b), which is subject to the approval in writing of the Local Planning Authority.

e) Verification of remedial works

Following completion of measures identified in the approved remediation scheme a verification report (referred to in PPS23 as a validation report) must be produced. The report should demonstrate the effectiveness of the remedial works.

A statement should also be provided by the developer which is signed by someone in a position to confirm that the works detailed in the approved scheme have been carried out (The Local Planning Authority can provide a draft Remediation Certificate when the details of the remediation scheme have been approved at stage b) above).

The verification report and signed statement are subject to the approval in writing of the Local Planning Authority.

f) Long Term Monitoring and Maintenance

If a monitoring and maintenance scheme is required as part of the approved remediation scheme, reports must be prepared and submitted to the Local Planning Authority for approval until the remediation objectives have been achieved.

All works must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11" and other authoritative guidance.

Reason: To ensure that land contamination can be dealt with adequately to prevent any harm to the health, safety or amenity of any users of the development, in accordance with Taunton Deane Core Strategy Policy DM1(f) and paragraphs 120-122 of the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved detailed plans showing the realignment of the culvert shall be submitted to an agreed in writing by the Council. The agreed alignment shall be completed prior to the

occupation of the dwellings hereby approved.

Reason: To ensure the satisfactory drainage of the site

5. Prior to occupation of the dwellings, works for the disposal of sewage and surface water drainage shall be provided on the site to serve the development, hereby permitted, in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be retained and maintained in that form.

Reason: To ensure the adequate provision of drainage infrastructure.

6. Before the dwellings hereby permitted are first occupied, a properly consolidated and surfaced access shall be constructed (not loose stone or gravel) details of which shall have been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the agreed design and shall be maintained in the agreed form thereafter at all times.

Reason: In the interest of highway safety

7. Provision shall be made within the site for the disposal of surface water so as to prevent its discharge onto the highway, details of which shall have been submitted to and approved in writing by the Local Planning Authority. Such provision shall be installed before the units are occupied and thereafter maintained at all times.

Reason: In the interest of highway safety

8. The area allocated for parking and turning on the submitted plan (drawing no 2856.04.050 Rev B) shall be kept clear of obstruction and shall not be used other than for parking and turning of vehicles in connection with the development hereby permitted.

Reason: In the interest of highway safety

9. There shall be no obstruction to visibility greater than 300mm above adjoining road level in advance of lines 2.4m back from the carriageway edge in the centre line of the access and extending to points on the nearside carriageway edge 31m either side of the access. Such visibility shall be fully provided before the development hereby permitted is commenced use and shall thereafter be maintained at all times.

Reason: In the interest of highway safety

10. The development hereby permitted shall not be commenced until details of a

strategy to protect wildlife has been submitted to and approved in writing by the Local Planning Authority. The strategy shall be based on the advice of Acorn Ecology's submitted reports, dated May/June 2013 and July/August 2013, and include:

1. Details of protective measures to include method statements to avoid impacts on protected species during all stages of development;
2. Details of the timing of works to avoid periods of work when the species could be harmed by disturbance
3. Measures for the retention and replacement and enhancement of places of rest for the species
4. Arrangements to secure the presence of a licensed bat worker to be present on site to monitor the demolition

Once approved the works shall be implemented in accordance with the approved details and timing of the works unless otherwise approved in writing by the Local Planning Authority and thereafter the resting places and agreed accesses for bats and sparrows shall be permanently maintained. The development shall not be occupied until the scheme for the maintenance and provision of the new bat tubes and sparrow terraces and related accesses have been fully implemented.

Reason: To protect and accommodate bats, nesting birds and reptiles

Notes to Applicant

1. The condition relating to wildlife requires the submission of information to protect wildlife. The Local Planning Authority will expect to see a detailed method statement clearly stating how bats, nesting birds and reptiles will be protected through the development process and to be provided with a mitigation proposal that will maintain favourable status for the wildlife that are affected by this development proposal.

Bats are known to use the building(s) as identified in Acorn Ecology's report, dated May/June 2013. The species concerned are European Protected Species within the meaning of the Conservation of Natural Habitats and species Regulations 2010 (as amended 2011). Where the local population of European Protected Species may be affected in a development, a licence must be obtained from Natural England in accordance with the above regulations.

Most resident nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) It should be noted that the protection afforded to species under UK and EU legislation is irrespective of the planning system and the developer should ensure that any activity they undertake on the application site (regardless of the need for planning consent) must comply with the appropriate wildlife legislation.

2. In accordance with paragraph 38 of the National Planning Policy Framework the Council has worked in a positive and pro-active way with the applicant and has negotiated amendments to the application to enable the grant of planning permission.

3. Where works are to be undertaken on or adjoining the publicly maintained highway a licence under Section 171 of the Highways Act 1980 must be obtained from the Highway Authority. Application forms can be obtained by writing to the Traffic and Transport Development Group, County Hall, Taunton, TA1 4DY, or by telephoning 0300 123 2224. Applications should be submitted at least four weeks before works are proposed to commence in order for statutory undertakers to be consulted concerning their services.

The fee for a Section 171 Licence is £250. This will entitle the developer to have his plans checked and specifications supplied. The works will also be inspected by the Superintendence Team and will be signed off upon satisfactory completion.

Proposal

The application proposes the demolition of the mill building, the erection of eight dwellings and the formation of a new access and landscaping. The dwellings consist of two terraces of three dwellings each three storeys in height and a pair of semi-detached three storey dwellings. The dwellings are to be constructed in render and brickwork with a concrete tiled roof. Eighteen car parking spaces are proposed along the south-eastern boundary

The application site has an extensive history of planning applications for a variety of residential purposes including the conversion of the mill and extension to form 21 apartments in 2008.

Site Description

The site lies within the defined settlement boundary, to the south of Rackfield, from which vehicular access will be taken. Residential development is located to the north, with a reservoir located to the south.

The mill building was formerly used in connection with a Coal Merchants, with the remainder of the site being covered with a concrete handstanding. The site slopes gently down towards the east.

Relevant Planning History

43/07/0087 - Conversion of mill building and extension to form 21 two bed apartments - Approved - 27 March 2008

43/14/0053 - Erection of 8 no. dwellings -16 June 2014 - Withdrawn

Consultation Responses

WELLINGTON TOWN COUNCIL - Recommended that, although Wellington Town Council support the principle of development on this site, the current proposal was not acceptable and therefore permission should be refused for the following

reasons:

- The proposal would not be in keeping with the surrounding area
- The proposed development would result in the loss of this important heritage mill building.

SCC - TRANSPORT DEVELOPMENT GROUP -

The Highways Authority's comments to the previous application 43/14/0053 was 'no objection'. However consideration should be given to the boundary treatment at 'No 1' to allow maximum accessibility for local users.

Parking/turning and visibility at the vehicular access as stipulated in the Standing Advice Guidance document would also apply.

Proposed Drainage Strategy

Proposed Drainage Strategy – Option 1, drawing no. HM-HYD-00-XX-DR-C-7000 rev P1

Proposed Drainage Strategy – Option 2, drawing no. HM-HYD-00-XX-DR-C-7001 rev P2

In relation to the above application and having reviewed the submitted amended drainage drawings above it is noted that the estate road is to remain private on the basis that the development does not directly connect to the existing public highway network. With this in mind, Highway Authority comments relating to this proposal are limited to the following:

Land drainage consent will be required from the Lead Local Flood Authority to undertake temporary or permanent works in an ordinary watercourse such as those proposed (construction of headwall) as part of the drainage strategy. The designer should contact Didier Lebrun for information at the following email address:

JLebrun@somerset.gov.uk

SCC - RIGHTS OF WAY - We have no objections to the proposal, but the following should be considered:

1. General Comments

Any proposed works must not encroach on to the width of the PROW. The health and safety of the public using the PROW must be taken into consideration during works to carry out the proposed development. Somerset County Council (SCC) has maintenance responsibilities for the surface of a PROW, but only to a standard suitable for the public use. SCC will not be responsible for putting right any damage occurring to the surface of a PROW resulting from vehicular use during or after works to carry out the proposal. It should be noted that it is an offence to drive a vehicle along a public footpath, public bridleway or restricted byway unless the driver has lawful authority (private rights) to do so.

If it is considered that the development would result in any of the outcomes listed below, then authorisation for these works must be sought from Somerset County Council Rights of Way Group:

- A PROW being made less convenient for continued public use.
- New furniture being needed along a PROW.
- Changes to the surface of a PROW being needed.

- Changes to the existing drainage arrangements associated with the PROW. If the work involved in carrying out this proposed development would:
- make a PROW less convenient for continued public use; or
- create a hazard to users of a PROW, then a temporary closure order will be necessary and a suitable alternative route must be provided. For more information, please visit Somerset County Council's Rights of Way pages to apply for a temporary closure:
<http://www.somerset.gov.uk/environment-and-planning/rights-of-way/apply-for-a-temporary-closure-of-a-right-of-way/> .

WESSEX WATER - Wessex Water has no objections to the amended plans

DRAINAGE ENGINEER - I note that the supporting statement under Flood Risk the impermeable area is reducing from 100% to 60%. However it is not clear from the plans provided what areas are returning to gardens only.

I note that permeable parking is to be provided. Have porosity tests been carried out to ascertain whether the underlying strata is porous?

A reference is made that the culvert running through the site is redundant. I do not believe this to be correct. Can the applicant explain how this assumption was reached? The layout for properties 4-6 is still very close to the culvert. Have investigations been carried out to ascertain its exact position?

The information need to be provided before any final observations can be made.

HOUSING ENABLING - No requirements for sites less than 10 dwellings

HERITAGE - Recommend refusal on the basis of substantial harm to an undesignated heritage asset.

LANDSCAPE - The proposed development will impact the character of this small community. The housing will be clearly viewed from the public footpath and community woodland to the south.

If permission is to be granted a condition requiring the submission of a landscaping scheme should be included.

BIODIVERSITY - The site comprises of a derelict building with no roof and large areas of concrete slabs with patches of tall ruderal vegetation and small patches of scrub. Building materials have been stored on site.

Numerous previous surveys have been undertaken on site. In 2005, bats were excluded from the building under licence and a new bat roost was created nearby.

Acorn Ecology carried out a Bat survey report of the site in May/June 2013 and a

reptile survey in July/August 2013. Findings of the report are as follows

Bats - No bats were seen during the March 2013 survey. Two evening emergence surveys were carried out in May and June 2013. No bats were seen emerging from the building but 24-25 bats were recorded commuting within the site. The bats were thought to be common pipistrelle, soprano pipistrelle and noctule.

I agree that the current state of the building is unlikely to support bats due to the building's open light and draughty nature. However there is potential that individual bats may be present in crevices of the building. I agree that an EPS licence is required to develop the site. I support the bat mitigation plan proposed in Appendix 3 (Conservation Action Statement) of the report. The location of the proposed bat tubes should be shown on the architectural drawings

Birds - The Sunflower International Ecological Report carried out in 2011 noted a pair of sparrows nesting in the building.

Checks for nesting birds should be undertaken immediately prior to demolition of the building. I support the proposal to erect sparrow terraces.

Reptiles

The site offers favourable habitat for reptiles so a survey was carried out during the summer months of 2013. Slow worms and grass snakes were found in the southern area of the site. Prior to development of the site, I support the translocation of reptiles off site.

If permission is granted, conditions are proposed.

DIVERSIONS ORDER OFFICER –

Reiterated comments made on previous application:

The Public that demolition work Footpath WG17/23 runs in close proximity to the proposed development site. The width of the path must not be encroached on. Subject to planning consents being granted health and safety measures should be put in place informing would-be path users that demolition work is in progress.

SOMERSET INDUSTRIAL ARCHAEOLOGICAL SOCIETY - SIAS has had a long-standing interest in the woollen industry at Westford, associated with the former company W. & T. Elworthy, of which this mill is a remnant of a much larger industrial complex.

Chiefly through the historical research of the society's Archivist, the society was able to bring about the involvement of Michael Williams, author of the English Heritage volume *Textile Mills of South West England* (2013) who visited in 2003 and carried out a survey on that part of the works now demolished. In addition SIAS informed the archaeological investigations by Exeter Archaeology during the demolition period in 2007-8. The society also compiled a detailed report on the Elworthy satellite site of Prowse's Mill which it published in 2003.

At that time the future of the Hayman's site was unresolved and it remained

unrecorded. SIAS would therefore stress that *the historical significance and the need to undertake professional investigative work is of paramount importance in any outcome to this planning application*. To this end SIAS has provided an outline history of Hayman's Mill (Appendix A) and illustrations highlighting the need for interpretation (Appendix B).

A fundamental flaw with this application is that the historical information and investigation in the documents is sketchy in the extreme and there is lacking a full Heritage Statement either as a stand alone or within a Design and Access Statement.

Since 1996 SIAS, in its role as a Non-Statutory Consultee, has responded to each and every application for this site which has essentially offered two diametrically opposite solutions: either demolition or conversion. Our stance has been consistent in favouring the latter as the society's policy is to encourage adaptation of former industrial buildings wherever possible. But there have also been changes in planning policy guidance over this period from PPGs and PPSs through to the NPPF. Being unlisted Hayman's Mill would fall within the category of a *non-designated historic asset*. In Section 12,

Conserving and Enhancing the Historic Environment, paragraphs 128 and 135 seem particularly relevant. SIAS would also draw attention to the fact both the NPPF and TDBC's planning policies promote sustainability which would clearly not be the case if the materials and energy invested in this existing building were simply discarded by the bulldozer.

SIAS notes the comments of the local authority's Planning Officer (Conservation) in relation to heritage and planning policy matters which give further credence to our overall view that proposals in relation to the future of this site should be reconsidered.

In the 19th century the mill was physically connected to the house, a common occurrence in the woollen industry whereby the manufacturer could have the security of locating the wool rooms close to his residence. As Westford House is listed Grade II, the mill site could be seen as a curtilage issue.

SIAS accepts that the case for conversion is a difficult one but there appears no justification for Paragraph 4.1 of the Planning Statement that Hayman's Mill is uneconomic to repair and convert. The Structural Survey of 2006 said that the external walls were sound but this was at a time when the roof and floors were in place. *This is an area which needs revisiting*.

SIAS understands the concerns over density of housing units and highway issues. One solution worth considering in relation to these is to retain for conversion the more historic section of Hayman's Mill in order to develop a limited number of generously sized apartments. Only a short distance from Hayman's Mill is the transformed woollen factory of Prowse's Mill which provides two spacious units of accommodation. The Social Housing provision could probably be made off-site.

In conclusion, the stance of SIAS in relation to this application is *an objection* not only in principle i.e. opposing demolition but also that it is deficient in detail particularly with regard to heritage issues. Should the local authority consider that a

conditional approval is the preferred way to progress this application, SIAS would press for a constraint requiring a full building and archaeological survey. This should include the phasing and previous alterations to the mill and its environs with intrusive archaeology where appropriate. SIAS would be pleased to co-operate with these activities.

LEISURE DEVELOPMENT - In accordance with Local Plan Policy C4, provision for play should be made for the residents of these dwellings.

Off-site provision consisting of a multi-unit climbing modular unit with slide and a small pod swing, plus installation costs should be sought. The equipment to be installed at the TDBC play area in Warren Street. The cost of equipment and installation to the developer being £23,952.00.

ENVIRONMENT AGENCY - The Environment Agency (EA) can now WITHDRAW its earlier objection, as the proposal for surface water drainage is no longer crossing EA land.

Surface water issues now lies within the remit of the Lead Local Flood Authority (LLFA) who should be consulted, and who have been copied this letter.

We would like to use this opportunity to flag to the LLFA that in the past the applicant did not want to use this stream as a discharge point due to complications around the culvert. We would have concerns with the applicant discharging into the stream and we would recommend the LLFA requests a detailed design of the surface water networks and a survey of the culvert downstream of the site, the railway culvert and the stream to demonstrate there is enough capacity for the additional discharge.

ENVIRONMENTAL HEALTH - The site has a past history of commercial use and the proposal is for residential use. Therefore, I would recommend that the standard contaminated land condition be used for this application.

I note that a site investigation report has been submitted with the application (South West Geotechnical 2005) which could be used to provide some of the information needed to meet the contaminated land condition. However, it should be reviewed to ensure that it is up to date and the developer would need to provide additional information detail regarding proposed remedial works.

LLFA - The applicant is proposing to utilise onsite attenuation with a controlled discharge to the existing watercourse. The LLFA has no objections to this application

Representations Received

Representations received from fourteen residents making some or all of the following comments:

- increase in number of vehicles using Rackfield requiring parking and access, including farm machinery and emergency vehicles
- increase in hazards to vehicles and pedestrians
- the condition of the road surface in the area is dangerous
- poor visibility for vehicles entering Payton Lane from Rackfield
- loss of privacy to adjoining properties
- no garages shown on the drawings
- proposed car parking is located too far away from the dwellings, meaning cars will be parked on Rackfield out of convenience
- proposed house designs are not sufficiently detailed
- a number of errors have been identified in the supporting statement
- proposal fails to address drainage concerns, including surface water drainage
- increased social problems

Following reconsultation four further representations have received:

- the applicant has placed the culvert within our marked boundary on the drawing. The applicant has made no contact with us regarding this matter.
- the junction of Rackfield with Payton Road is very dangerous
- pedestrian gates onto a narrow lane will make collisions more likely
- no provision for play areas
- impact on wildlife - bats, tawny owls and grass snakes on the site
- increased traffic onto narrow lane
- the historical building should be protected
- issues remain regarding the culvert drainage

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan for Taunton Deane comprises the Taunton Deane Core Strategy (2012), the Taunton Site Allocations and Development Management Plan (2016), the Taunton Town Centre Area Action Plan (2008), Somerset Minerals Local Plan (2015), and Somerset Waste Core Strategy (2013).

Relevant policies of the development plan are listed below.

ROW - Rights of Way,
 DM1 - General requirements,
 SB1 - Settlement Boundaries,
 SD1 - Presumption in favour of sustainable development,
 SP1 - Sustainable development locations,
 A1 - Parking Requirements,
 D7 - Design quality,
 D10 - Dwelling Sizes,
 D12 - Amenity space,
 CP8 - Environment,
 CP4 - Housing,

This takes into account the recent adoption of the SADMP.

Local finance considerations

Community Infrastructure Levy

Not applicable

New Homes Bonus

The development of this site would result in payment to the Council of the New Homes Bonus.

1 Year Payment

Taunton Deane Borough	£8633
Somerset County Council	£2158

6 Year Payment

Taunton Deane Borough	£51795
Somerset County Council	£12949

Determining issues and considerations

Principle of development

The site lies within the settlement boundary and the principle of the development is therefore acceptable.

Highways

The Highway Authority raised no objection to the proposal and consider it would be unreasonable to raise an objection to 40 vehicle movements on traffic impact grounds. The Highways Authority has recommended a number of conditions to be included in any approval, including the visibility requirements at the entrance to the site.

The application proposes parking for 18 car parking spaces and 16 cycle parking spaces. Policy A1 requires two spaces for three bedroomed dwellings and no visitor parking where parking is unallocated. It is considered that adequate off-street parking has been provided in accordance with the policy.

There is considered to be sufficient space within the curtilages of the dwellings to accommodate cycle and motorcycle parking.

Residential amenity

Amended plans have been received relocating plots 7 - 8 forward slightly, to improve the relationship with Westford House. It is considered that the development would not have a detrimental impact on the amenity and privacy of the adjoining properties.

The proposed dwellings comply with the size and amenity space requirements set out in policies D10 and D12 of the SADMP.

Visual amenity

Policy D7 requires that new housing creates a high standard of design quality and a sense of place.

The design of the proposed dwellings is considered to be in keeping in terms of scale and materials with the area and other residential development recently constructed nearby.

Drainage

The culvert has been mapped and the applicant proposes realigning the culvert to ensure no encroachment of built form over the line of the culvert. A condition has been included to require details of the realignment prior to the commencement of works.

Existing building

A number of concerns have been raised regarding the demolition of the existing mill building which it is considered to have heritage value. It would appear that the possibility of listing the building has been considered previously and the conclusion was that the building did not meet the relevant criteria. On the basis that the building is not protected and given its current state of repair and the associated costs of conversion, it is considered that its removal and replacement with a modest number of well-designed dwellings is the most appropriate way forward.

Recommendation

Subject to the applicant entering into a S106 agreement to secure the provision of play equipment as detailed above, approval is recommended.

In preparing this report the planning officer has considered fully the implications and requirements of the Human Rights Act 1998.

Contact Officer: Denise Grandfield