

Application No:	2008/079	Application Type:	Full Application
Proposal:	Conversion of former mill and retail establishment to form visitor attraction incorporating fudge production area, space for craft based businesses, associated retail space, restaurant and function room.	Location:	Spring Place, Millfold, Whitworth
Report of:	Executive Director of Regulatory Services	Status:	For Publication
Report to:	Development Control Committee	Date:	11 th March 2008
Applicant:	The Fudge Factory	Determination Expiry Date:	19 th May 2008
Agent:	Hartley Planning and Development Associates		

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	Yes
Member Call-In	<input type="checkbox"/>
Name of Member:	
Reason for Call-In:	
More than 3 objections received	<input type="checkbox"/>
Other (please state)	

APPLICATION DETAILS

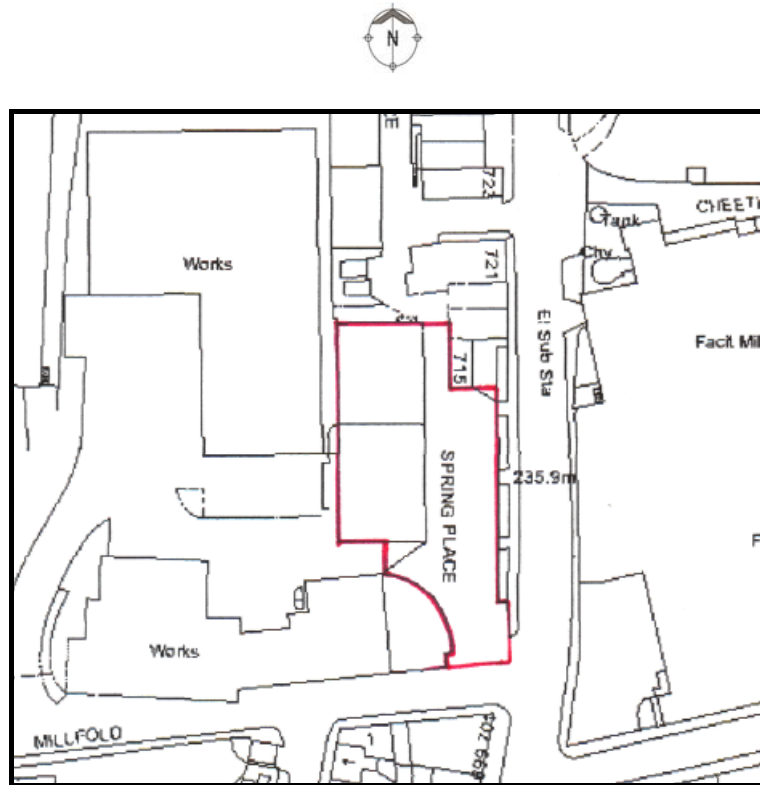
- 1.1 The application relates to an existing building occupied at one time by James Brown Leather and more recently by Coates Engineering. It is part 2 storey, part 3 storey with rooms in the roof space. It is set back from Market Street behind a car park.
- 1.2. The applicant company is an established business which is looking to expand from their present base in Bacup providing an estimated 20 jobs. They were wrongly advised that planning permission is not required for their use of the building although the history of the building is such that elements of the scheme may not need specific planning permission. Conversion work is in progress but the applicant's bank is not prepared to release funds until planning permission has been obtained and this is causing severe financial difficulty.

- 1.3. Because of the floor space that is involved the application has been classified as a Major Development which would need to be decided by Development Control Committee rather than delegated to officers. The application has been advertised and neighbours notified but the period for response to publicity does not expire until 21 March. The next available Committee meeting following this date is not until 15 April.
- 1.4. In view of the exceptional circumstances Members are requested to delegate the decision to the Executive Director of Regulatory Services with the proviso that the application will be brought back to Committee for decision if substantial objections are received.

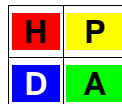
Name	John Hodkinson
Position	Planning Consultant
Service / Team	Development Control
Telephone	07772085221
Email address	johnhodkinson@rossendalebc.gov.uk

Site Location Plan and red edge

Address and proposal: Proposed conversion of former mill and retail establishment to form visitor attraction incorporating fudge production area, space for craft based businesses, associated retail space, restaurant and function room at Spring Place, Mill Fold, Whitworth, OL12 8DN

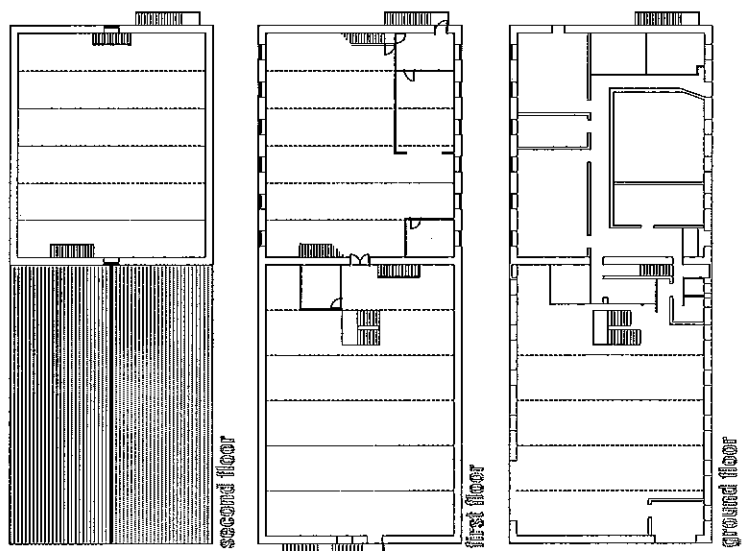
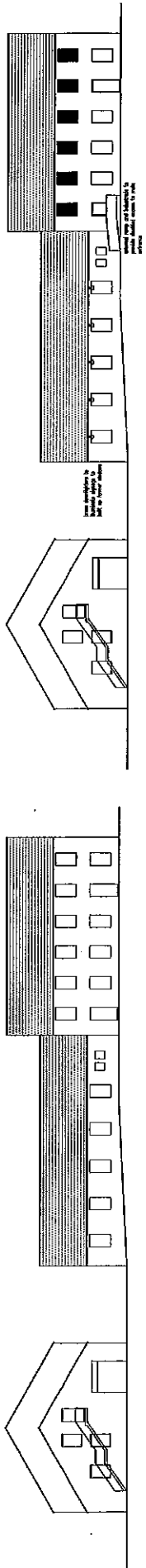


Scale: 1 to 1250

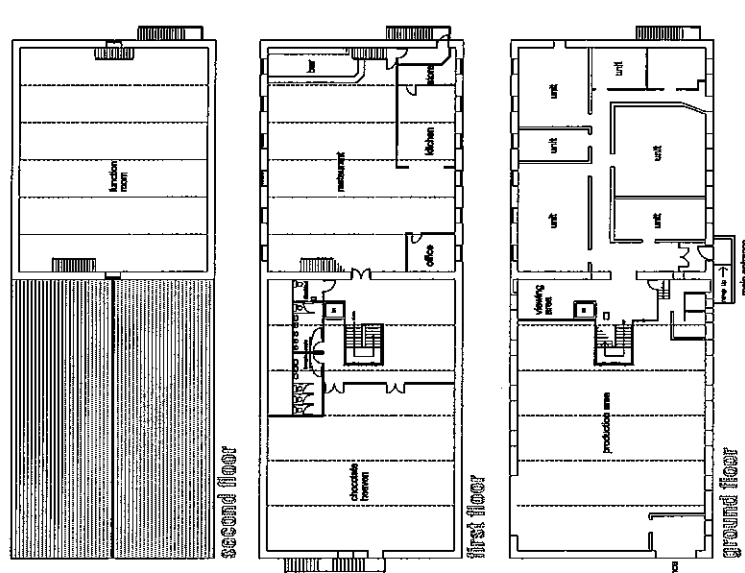


Jan 2008

Prepared by Hartley Planning and Development Associates Ltd



as existing

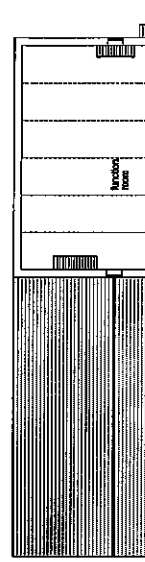
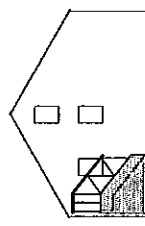
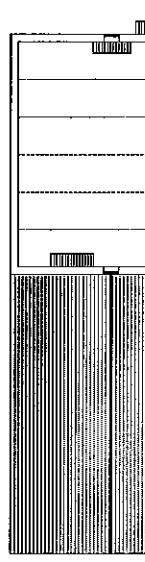
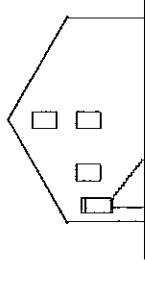
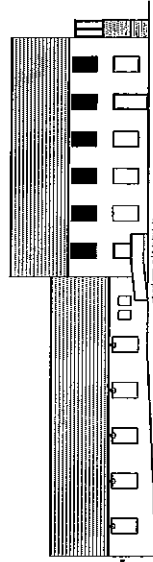
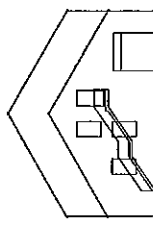
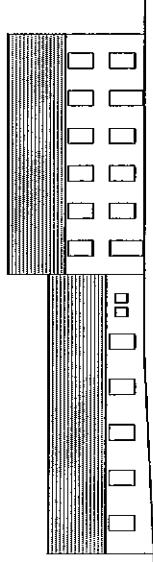
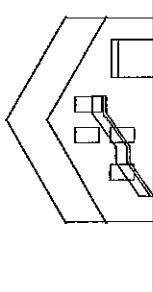


as proposed

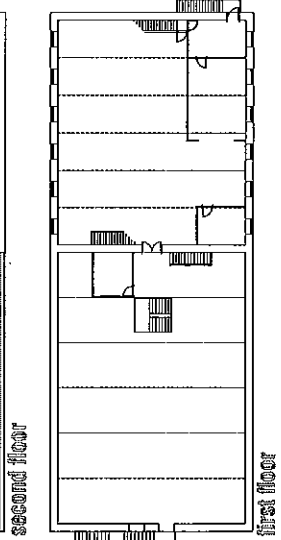
proposed conversion of redundant mill to form visitor attraction incorporating judge production area, restaurant and function room at

**Spring Place
Millfold
Whitworth**

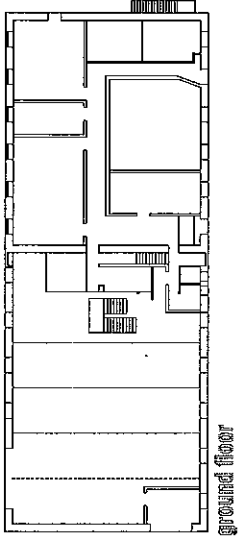
scale 1:200 1:500 1:1000
1250 feet scale



second floor



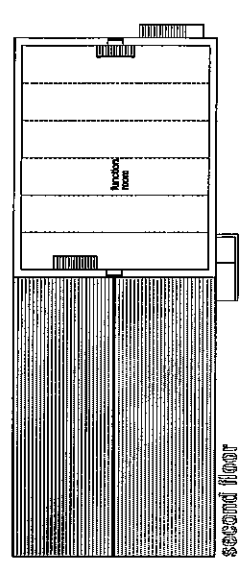
first floor



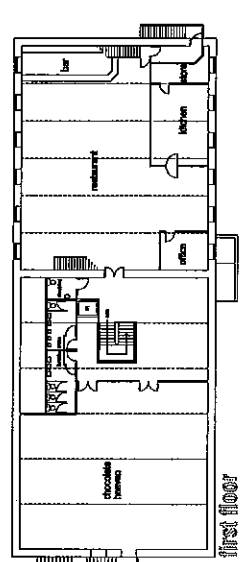
ground floor

as existing

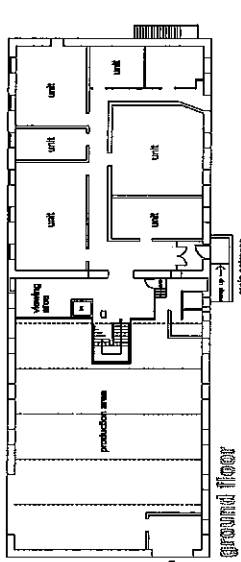
second floor



first floor



ground floor



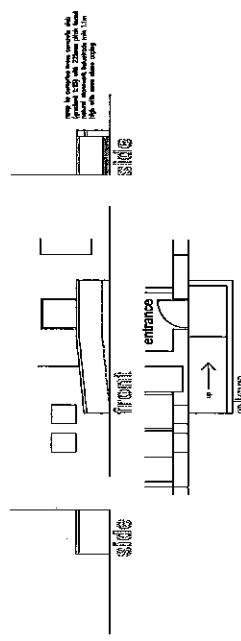
as proposed

proposed conversion of redundant mill to form visitor attraction incorporating judge production area, restaurant and function room at

Spring Place
Millfold
Whitworth

scale 1:100 1:200 1:500 1:1000
1:2500 floor plan

Rae Corral Associates Building Design and Planning Consultants
214 Burnley Road Beccup Lancashire O1795 873000



detail of proposed ramp
scale 1:100

plan amended

18 Feb 2008
to incorporate additional side elevation
and detail of proposed ramp access