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| Subject: | Mytholme House, Waterfoot - Update | Status: | For Publication |
| Report to: | Cabinet | Date: | 12 th June 2013 |
| Report of: | Head of Health Housing & Regeneration | Portfolio Holder: | Housing & Environmental Health |
| Key Decision: | <input type="checkbox"/> Forward Plan <input checked="" type="checkbox"/> | General Exception <input type="checkbox"/> | Special Urgency <input type="checkbox"/> |
| Community Impact Assessment: | Required: | No | Attached: No |
| Biodiversity Impact Assessment | Required: | No | Attached: No |
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| 1. | RECOMMENDATION(S) |
| 1.1 | That the contents of this report be noted. |
| 1.2 | All future minor amendments to strategy and programme be delegated to the Head of Health, Housing & Regeneration in consultation with the Portfolio Holder. |

2. PURPOSE OF REPORT

- 2.1 To update Members on the progress of discussions regarding the redevelopment of Mytholme House, Waterfoot.

3. CORPORATE PRIORITIES

- 3.1 The matters discussed in this report impact directly on the following corporate priorities:
- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
 - **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
 - **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

- 4.1 There are no specific risk issues for members to consider arising from this report.

5. BACKGROUND AND OPTIONS

- 5.1 At the Cabinet meeting on 28th November 2012 the Portfolio Holder for Regeneration, Tourism & Leisure noted that the minutes of the Cabinet meeting held on 26th June 2012 may have given the impression to members of the public that a project was moving ahead with regard to Mytholme House. It was noted that Cabinet had given approval for officers to move forward with exploring options for Waterfoot and not a particular scheme. The Leader of the Council announced that the Chief Executive would conduct a review into the project and report back in due course.

- 5.2 Following this meetings were arranged with members of Waterfoot Forward, Local schools the local church and Green Vale Homes to discuss the issues surrounding the project and agree a way forward which could engender wider community support.
- 5.3 It was clear from these meetings that there was strong community support to retain the current car parking spaces and open space on the site. Similarly, Green Vale Homes were clear that they intended to retain the housing provision on their current site but agreed to revise the plans for the redevelopment to contain the development within their own landholdings.
- 5.4 Green Vale Homes, provided revised plans for a smaller 12 unit development on the site requiring 250sqm of additional land from the Council. The proposed development will cater for the over 55's and includes car parking provision within the development of one space per unit which is the accepted standard for this type of accommodation. Any potential sale of land would be subject to the development receiving planning permission.
- 5.5 At the same time a local member of the community requested a licence which would allow him and members of the wider community to landscape the grassed areas surrounding the play area. The Licence has been drafted and is currently being considered by the applicant.
- 5.6 Overall, residents are still concerned about housing development in the town centre, but recognise that the revised plans for a smaller scale development have addressed some of the issues expressed by the wider community and met the aspiration for the retention of public space and car parking.
- 5.7 Members should note that the current car park and play areas are not affected by this proposal and do not form part of the development area.
- 5.7 At the moment Green Vale Homes are finalising their plans for the redevelopment of Mytholme House with a view to submitting an application for planning consent in the near future.
- 5.8 It is also proposed that any monies received arising from the planning application as part of the open space contribution and sale of the additional land (indicated in 5.4 above) to Green Vale Homes would be earmarked for future investment in Waterfoot.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 Negotiation for the sale of the land required to facilitate the development are in progress and represent open market value.

7. MONITORING OFFICER

- 7.1 Comments included within the report.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

- 8.1 Consultation had been carried out with the wider community on the initial plans for the Mytholme House redevelopment which led to the creation of a focus group to address the concerns expressed by the community. Additional consultation has been carried out on the revised plans for Mytholme House as part of the pre planning stages. Additional consultation has also been carried out by members of the community in relation to the landscaping of the

areas around the play area.

9. CONCLUSION

9.1 The development of this town centre site has been a key issue for some time and the original plans met with much opposition from local people. The involvement of Waterfoot Forward and their active community role, together with the work of local Ward Councillors has enabled the project to reach a deliverable solution.

| Background Papers | |
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| Document | Place of Inspection |
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