

REPORT FOR DECISION

Agenda Item	
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MEETING: PLANNING CONTROL COMMITTEE

DATE: 18 April 2006

SUBJECT: 3 SITE MASTERPLAN APPLICATIONS FOR RADCLIFFE

REPORT FROM: BOROUGH PLANNING & ECONOMIC DEVELOPMENT OFFICER

CONTACT OFFICER: TOM MITCHELL, DEVELOPMENT MANAGER

TYPE OF DECISION: Council

REPORT STATUS: For Publication

PURPOSE/SUMMARY:

To update Committee about the 4 current applications and the anticipated 5th application.

OPTIONS AND RECOMMENDED OPTION (with reasons):

The Committee is recommended to note the report, in the light of any further information in the Supplementary Agenda.

IMPLICATIONS –

Financial Implications and Risk Considerations N/A

Corporate Aims/Policy Framework:
Do the proposals accord with the Policy Framework? Yes No

Are there any legal implications? Yes No (see paragraph)
Considered by Monitoring Officer: Yes Comments

Statement by Director of Finance and E-Government: N/A

Staffing/ICT/Property: N/A

Wards Affected: Radcliffe East Ward
Radcliffe West Ward

TRACKING/PROCESS**ACTING EXECUTIVE DIRECTOR:**

Chief Executive/ Management Board	Executive Member/ Chair	Ward Members	Partners
Scrutiny Panel	Executive	Committee	Council

INTRODUCTION

A major urban regeneration initiative is being developed for Radcliffe, based around the Reinventing Radcliffe vision. This vision was widely consulted upon and has 2 key elements. Firstly, there is the revitalisation of Radcliffe town centre (the Sun Quarter). Secondly, there is the creation of a completely new neighbourhood for the town, including 900 new homes, a new employment area, and improved health facilities. This was recently consulted on as the 3 Sites Masterplan involving the former East Lancashire Papermill, and the two school sites at Coney Green and Radcliffe High. At the heart of the new neighbourhood would be a modern secondary school, the proposals for which are innovative, both in its education building arrangement and in its architectural design.

To progress the Three Sites Masterplan has required that the applicants submit 5 related planning applications, all of which need to be considered at the same time to fully understand the inter-related issues.

CURRENT SITUATION

At the meeting of the Planning Control Committee on 28th March 2006, interim reports for the following applications were considered:

- 45598 - Former East Lancs Paper Mill – For a mixed use development comprising a new secondary school, residential development, commercial development, water feature and recreation provision.
- 45673 - Radcliffe High School – Outline residential development
- 45672 - Coney Green High School - Outline residential development
- 45597 - Land at Tower Farm – School playing fields

The reports stated that consultation responses were still awaited for the 4 schemes. Further adjustments would probably be required and the results of this additional work would be reported back to Committee on 18th April 2006. Additionally, the details of an anticipated 5th application for the replacement of sports facilities at Outwood would also be provided to Members.

At the time of writing (April 6th), the Outwood application has yet to be submitted and without this, the consideration of the above 4 applications cannot be progressed. However, it is likely that the 5th application will be received before April 18th. If so, the Supplementary Agenda will be used to give Committee a brief description of the 5th application.

In the meantime, some consultation responses are still awaited on the 4 existing applications. Any revisions to them are dependant upon these responses and additional ground survey works that need to be carried out. Details of the traffic assessment across Radcliffe as a whole are still being worked on therefore, there is little significant change to report on the 4 existing applications, at the time of writing. Any progress will be reported in the Supplementary Agenda.

Once all 5 applications have been received, consulted upon and considered, they will be presented together to Committee at a future meeting for resolution.

Local residents have been informed of this situation.

RECOMMENDATION

The Committee is recommended to note the above report, in the light of further information that will be reported in the Supplementary Agenda.

List of Background Papers:-

None

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