

Appendix D Activity	Project title
Purpose	Neglected and underused buildings
There are problem buildings within the District and Regeneration Overview and Scrutiny Committee is to look at this matter in Feb 17. However 2 such buildings are covered below at the request of Councillors within this report on Shipley.	
Current position, including reporting arrangements	
<p>A) Former Priestthorpe Annex – Mornington Road Bingley</p> <p>The site is in Council ownership. CBMDC Legal Services department will need to complete work to enable this property to be sold The property is subject to a trust deed which cannot yet be found. Given the annex was used for education purposes the trust is likely to restrict future use of the land to education purposes and require a condition to that effect to any potential purchaser. The Council's Legal Services are currently seeking independent legal advice on the trust status as the Council is both owner and trustee and there is a conflict of interest. Until the trust provisions are identified clearly and advised upon, a report proposing future use/sale to Regulatory and Appeals Committee which acts as the Council's trust body cannot proceed.</p> <p>UPDATE – as of 7th February 2018</p> <p>There has been no progress in the renovation or redevelopment of the Priestthorpe Annex.</p> <p>The future of Priestthorpe Annexe is a priority for the Council. The Council obtained the necessary approval for the Regulatory and Appeals Committee in 2017 to assess demand and invite expressions of interest for the property.</p> <p>Priestthorpe Annexe was placed on the open market in the latter part of 2017, inviting expressions of interest which were to be submitted to the Council by 26th January 2018. We are pleased to report we received six expressions of interest for the property. The Council has since requested these parties to submit their financial proposals and scheme details, and these will be considered in the context of achieving 'Best Consideration' in the interests of the Charitable Trust, with the Council acting as trustee and to secure a sustainable future for the property. The Council is aware of the of the need to progress without undue delay.</p> <p>A further report is to be submitted to the Council's Regulatory and Appeals Committee in March 2018, which will report on the offers and schemes received together with a recommendation on how to proceed, with the intention following that Committee meeting of receiving a decision to accept a particular offer and proposal to instruct solicitors to progress a sale and to bring the site back into sustainable use as soon as possible.</p> <p>B) Former Station Master's House – next to Bingley rail station</p> <p>July 2016 the owner said via the press that plans to develop it as a residential and business property were shelved and it was now up for sale. There do not appear to be active sale</p>	

details.

"We have no plans for it at all and are looking at offloading it at the earliest opportunity," he said, adding they would respond to any letter from Bingley Town Council.

The Council's Building Control Services have monitored the building and in response to continuing concern have said that the building is not structurally dangerous and it remains the responsibility of the owner or letting agents to ensure its security.

The property has also been assessed by the Council's Empty Homes Team with a view to determining what housing based action could be taken in order to bring the property back into use. A purely housing based solution seems unlikely as the link with the station is gone and the accommodation in this location is likely to limit the potential value and desirability as a residence, particularly when compared to other potential sites. This must be a consideration for the owner in terms of viability.

The owner is keen to return the property into a mixed commercial and residential use.

At this stage, there is plainly a mismatch between those who believe the property represents a major issue for the town in terms of neglect and opportunity and the conclusions of services bound by issues of resource priority in addressing the property responsibilities of a private individual.

In November 2017 a planning application was received for change of use of the building to fish and chip shop restaurant with takeaway (Use Class A3), including extension to side and rear, new windows and door, new railing to boundary and bin stores. The named applicant included Bingley Property Holdings, Councillor Heseltine and Town Councillor Fenton being directors of this company.

Accordingly, and in acknowledgement of representations received, the application was presented to the February 2018 Keighley/Shipley Area Planning Panel and, in brief, the proposal was recommended for approval subject to a number of conditions. The Panel members carefully considered the issues including those raised by the representations received, concluding that the application be refused due to the lack of parking and loading/unloading facilities, which would likely lead to indiscriminate parking on adjoining busy roads and road junctions to the detriment of highway safety and contrary to the Council's adopted planning policies.

The applicant can address the reason for refusal and re-submit the application or exercise the right of appeal against this decision.