



UPDATE REPORT

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 6th February 2024

B1 – 2023/0392 – North Point, Burnley Road, Bacup

Further to publication of the Committee report a revised site plan has been submitted showing amendments in respect of the public right of way which lies in a north/south direction through the site. LCC Public Rights of Way have commented that the plan is much clearer and reflective of the layout on the ground. They have requested that a pre-commencement condition be included requiring marking the public right of way on site and being approved by LCC Public Rights of Way before work commences. The applicant has confirmed their agreement to this condition.

The applicant has advised that they have removed the padlock that was blocking the public footpath.

Condition 2 is amended as follows:

2. The development hereby permitted shall be carried out in accordance with the following drawings, unless otherwise required by the conditions below:

| Drawing Title | Drwg No | Date Rec'd |
|----------------------------------|-------------------|------------|
| Existing and Proposed Elevations | 2703_BUR_02 | 26.10.23 |
| Site Plan | 2703_BUR_01_Rev C | 05.02.24 |
| Location Plan | | 16.08.23 |
| Ground and First floor plan | PC/CH1/APRV/23/09 | 04.09.23 |
| First Floor Plan | PC/CH1/APRV/23/09 | 04.09.23 |

Reason: To define the permission and in the interests of the proper development of the site

And an additional pre-commencement condition be added:

7. A 2m wide corridor for public right of way FP1404130 shall be clearly defined on the ground and approved by Lancashire County Council's Public Rights of Way prior to commencement of the works.

Reason: To prevent the obstruction of Public Footpath FP1404130.

There is no further change to the officer recommendation

B2 – 2023/0395 The Commercial Hotel, 1 Manchester Street, Haslingden

Further to the publication of the report the applicant has submitted a revised site plan and revised floor plans.

The amended site plan was submitted to correct some minor discrepancies regarding land in the applicant's ownership. The proposal results in a small change to the parking arrangement. LCC Highways have confirmed they have no objection to the proposed amendment.

The revised floor plans show a room which will be used as a staff kitchen and for resident's services and a staff toilet. The applicant has also advised that the reception office can be used for staff and resident's meetings.

The applicant has advised that there will be a 12pm curfew for residents.

Further clarification has also been provided in respect of the level of staffing as follows:

Office Manager x 1, this will be a fulltime post.

Cleaners x 2, part time positions and will be available in morning to clean the communal areas.

2 x night staff, full time positions who will ensure there are no issues at night with residents and are all complying with house rules. Our night staff hold SIA licence because it serves as official evidence that the night staff are 'fit and proper' person, qualified and trained to meet the necessary minimum industry standards as set by government-approved, licence-linked training course.

3 x support workers, these will be part time posts and we will also give opportunity to ex-offenders who have turned their life away from alcohol and drugs. We will also be linking in with charities that will come in on weekly basis and provide support.

The support workers will focus on helping people prepare for living in their own tenancies and developing the skills they need to do that. That will include budgeting help, setting up bank account, benefits, understanding bills, linking in with local services such as doctors and helping people to find employment etc.

1 x handyman/caretaker, employed as part time who will keep the up upkeep of the building.

Condition 2 is therefore amended as follows:

2. The development shall be carried out in accordance with the following:

- Planning application forms signed and dated 21.08.2023.
- The submitted plans:
 - Site Location Plan drawing no. FEZ/001/01/SITE received 05.02.24;
 - Site Plan FEZ/002/01/SITE received 05.02.24
 - Proposed elevation Deardengate FEZ/0012/02/PRP received 26.10.23
 - Proposed elevation Manchester Road FEZ/0013/02/PRP received 26.10.23

- Proposed elevation corner of Manchester Road and Deardengate FEZ/0014/02/PRP received 26.10.23
- Proposed ground floor plan FEZ/004/RO7/PRP received 02.02.24
- Proposed first floor plan FEZ/005/RO7/PRP received 02.02.24
- Proposed second floor plan FEZ/007/RO7/PRP received 02.02.24
- Second floor kitchen plan FEZ/002/RO7/KIT received 16.01.24
- Ground floor kitchen plan FEZ/001/RO7/KIT received 02.02.24

Reason: To define the permission and in the interests of the proper development of the site.

Condition 11 to read:

1. Prior to the first occupation of the building for the proposed use the parking area shall be marked out as shown on drawing FEZ/001/01/SITE received 05.02.24 and shall be retained for the parking of vehicles.

Reason: To ensure the provision of off road parking.

There is no further change to the officer recommendation.

Mike Atherton
Head of Planning