

Colne & District Committee Update Report 9th July 2020

19/0893/FUL – Full: Major: Demolition of part of Hall (40cu.m.); Change of use of Langroyd Hall from Public House (Use Class A4) to Extra Care Residential Institution (Use Class C3); Erection of four new build units to form 32 no. Extra Care apartments with ancillary gymnasium, hairdressers and associated car parking at Langroyd Hall, Langroyd Road, Colne.

Amended plans have been received (PL)09 A which amends the design of the first floor access to Block E to an acceptable design.

The recommendation to Approve still stands subject to the revised plan condition below and removal of condition 21 requiring details of the above:

2. The works hereby approved shall not be carried out except in complete accordance with the details shown on the submitted plans:

6401/01, 6401-02, 6401/03, 6401/04, 6401/5, 6401/6, 6401/07, 2624 (PL)01, (PL)02, (PL)03, (PL)04, (PL)05, (PL)06, (PL)07E, (PL)08, (PL)09A, (PL)10, (PL)11, (PL)12, (PL)13, (PL)14B, (PL)15B, (PL)16A, (PL)17, (PL)18, (PL)19B, (PL)20B, (PL)21A, (PL)22A, (PL)28 & (PL)30.

Reason: For the avoidance of doubt.

20/0286/VAR – Land to the East of Windermere Avenue, Colne

Officer Comments

For clarity in terms of the affordable housing provision the original Unilateral Undertaking submitted as part of the Public Inquiry Appeal, and accepted by the Planning Inspector), stated that the contributions would be 5% and the Inspector notes this in the Appeal decision at Para 48:

The report submitted to Committee under application 19/0577/VAR was incorrect in terms of the revised condition 1 which stated a 10% contribution was required for affordable housing on the site. The discrepancy is due to the 10% being reported in the last application which was an error. The % of affordable housing that was agreed in the appeal and is being clarified in this application was and remains 5%.

The recommendation to Approve and proposed revised condition stands.