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**Planning Application Reports – Update Notes**


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Listed below are changes to the planning reports made as a result of additional information received since the publication of the agenda for this meeting.

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Case:	Address:	Update:
16/0421	647-651 NEW SOUTH PROMENADE AND 2-4 HARROW PLACE	<p><b>Additional representations have been received from Mr Banks, the owner of 6-8 Harrow Place –</b></p> <p>Thank you for your response, I fully accept that you and the council have the decision making power, I am not trying to prevent this development. As previously stated I am merely trying to ensure that it is done in a fair, reasonable and lawful manner. I have raised my concerns to you and in turn you confirm that the committee will be made fully aware of the details.</p> <p>However, the point that still remains in question is the application process itself, You validated this amendment planning application lodged under Ron Richardson Construction Ltd, The granted permission for 16/0421 is granted to Harrow House Construction Ltd. The planning permission belongs to Harrow House Construction Ltd, the development and fees were paid by Harrow house Construction Ltd, these are not transferable without express agreement of all parties. As the majority shareholder of HHC I do not agree to these fees being transferred to a third party, I requested in my previous could you forward confirmation from the council legal department that it is lawful for you to transfer these fees, if this is in fact lawful will the fees paid for 6-8 Harrow Place be transferred to my application which will follow.</p> <p>With regards to data breach of my personal information, you state in your reply that the information is on website, I am aware that my name and address are on planning application, but Mr Richardson did not gather the information from there, as you have confirmed and apologised for during our meeting at your offices, you gave him my personal information in order for him to serve notice upon me. My issue is not that you made the mistake of giving out my information, my issue was the reason you gave it out, which I strongly believe was to speed the process and push through this application, this is borne out by the fact you validated the application and did not wait the 21 day's notice</p>

		<p>period. This I feel was prejudicial to me.</p> <p>I am aware of the 12 noon deadline on Monday 21<sup>st</sup> May to lodge my application to speak at committee as well as the deadline for submission of printed material and documentation for the consideration of committee.</p> <p><b>The attached statement has been received from the applicant</b></p>
18/0136	31-33 HORNBY ROAD	<p><b>Additional letters of objection</b></p> <p><b>Four Rooms, 60 Reads Avenue-</b> The Council stipulate how a property is used but if a property requires a change of use to residential due to ill health or unable to trade then the answer is "NO". Death happens and the property falls into disrepair, the council will then change its mind and alter to flats or HMO. It is all about money. Is this a holiday area or not? The Council stipulates this too.</p> <p>With the Conference Centre being built I would think that the profile of Blackpool should be raised instead of being dropped into the gutter. More and more flats and HMO's being inhabited by the lower end of society in the so called "Holiday area" will drive many more visitors and guests away.</p> <p>This is a Council with double standards and the deprived area as we know it will continue. As long as benefits are being paid, the Council will be happy. Universal Credit a godsend to the non-workers, alcoholics and drug dependant, just come and live in Blackpool as you will be accepted but don't expect to make a new start as business will be driven away and Blackpool in the north is just a dumping ground from other areas in the country. Holiday area or not just come in and trash it. I am just looking forward to properties next door to mine turning into drug dens, cannabis farms, anti-social resident neighbours. The Council will allow all of this which just reveals their sub-standard decisions and way of working to the full.</p> <p><b>Astoria Hotel, 43 Hull Road-</b> As the chairman of The Central Blackpool Business Forum with over 100 members and who all have businesses in the Holiday area. I have been asked on their behalf to strongly object to this application. The core Strategy Policy states <i>in recognition of the significant viability issues by some</i></p>

		<p><i>holiday accommodation owners in the main holiday accommodation areas, the guidance makes an allowance for EXCEPTIONAL CIRCUMSTANCES when change of use may be considered acceptable. In our strong opinion the application has not met this criteria and therefore should NOT be granted.</i></p> <p><b>Comments on Submitted Viability Information from Growth and Prosperity Officer</b></p> <p>My comments are as follows:-</p> <ul style="list-style-type: none"> <li>• Anticipated sales, a month 12 figure of £4523 has been used. This equates to a daily room rate of £6.28 (if a 20% vacancy rate has been built in then it's more like £7.50). The business case used £12.50 as a comparable, so either the expected vacancy is more like 50%, or they have applied an incorrect room rate.</li> <li>• Council tax – it has been deleted from paying council tax (but likelihood is it'll be re-instated for owner/ manager / tenant)</li> <li>• Business Rates – the figures used are the rateable value not rates payable, so approx. 50% overstated.</li> <li>• Marketing – would this be incurred if they are using a booking agent who takes 20% fees?</li> <li>• You would not expect to employ a general manger for this type of hotel –if the owner if not living on site then it would more than likely be let the whole unit to a third party.</li> </ul> <p>As presented the project sets off with a debt of £50k and the debt increases by £47k each year – clearly not viable. However, making the above amendments shows that the initial debt is reduced in the first year and the hotel is in profit by year 3.</p> <p><b>Applicant's Response</b></p> <p><i>-Do not understand the sales figures or the 20% occupancy rate. 'Case Study' assumes a room rate of £14.16 per night (an average of the 3 case studies) and 70% occupancy rate during the 7 month season.</i></p> <p><i>-Payment of utilities and cleaners would be seasonal and not a flat rate</i></p> <p><i>-The loan repayment should include a 0.5% increase during the loan term</i></p> <p><i>-Waste removal costs should be included</i></p> <p><i>-Confirms that he is content with the figures previously given for marketing costs and the managers salary</i></p>
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