

## **Mitre Pub**

The Council acquired The Mitre Hotel in 2010 - a Locally Listed building within a Conservation Area. The property is in severe disrepair, having been empty and neglected for many years prior to the Council acquiring it as a strategic acquisition in view of its potential blighting effect on the area, particularly if left to become derelict. It occupies a key gateway site with adjacent major regeneration schemes at various stages of development at the Weavers Triangle and in the South West Burnley housing regeneration area.

The property has been marketed since we acquired it, but the interest has either not been in keeping with the Council's aspirations or buyers have been dissuaded by having to work within heritage constraints.

However, recently we have held discussions with an interested party which have reached an advanced stage. Details are confidential at this stage, but their proposals are for a high quality scheme in keeping with this prominent location. Funding options are currently being explored by the developer.

We continue to monitor the condition of the building to ensure that any essential repairs are carried out quickly to prevent its deterioration. We have looked into possibilities of enhancing its appearance with wrapping for example, however the front elevation and one of the side elevations are hard up against quite narrow pavements and it is impractical.

## **The Plane Tree**

The Plane Tree pub is in private ownership and has been marketed by a number of local agents since it ceased to trade as a pub/hotel. The building is Grade II listed and the council could issue an urgent works notice or a listed buildings repair notice to carry out works to preserve the fabric of the building but does not currently have resources to do this. Alternatively the Council could use a section 215 notice to enforce the owner to carry out remedial action and repairs. The Council has used section 215 notices with some success to secure improvements to other buildings in the town.