



PLANNING COMMITTEE

**Meeting: Tuesday, 7th November 2023 at 6.00 pm
in North Warehouse, The Docks, Gloucester, GL1 2EP**

ADDENDUM

The following item although provided for on the agenda front sheet was not available at the time of dispatch:

4.	ADDITIONAL LATE MATERIAL (PAGES 5 - 6) Please note that any late material in respect of the applications detailed below will be published as a supplement on the Council's website in the late afternoon of the day before the meeting. Additional late material will be uploaded as a supplement on the Council's website on the day of the meeting, should further relevant representations be received thereafter.
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Yours sincerely

Jon McGinty
Managing Director

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and

(b) either –

- i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or
- ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, “securities” means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

Access to Information

Agendas and reports can be viewed on the Gloucester City Council website: www.gloucester.gov.uk and are available to view five working days prior to the meeting date.

For further details and enquiries about this meeting please contact Tanya Davies, 01452 396125, tanya.davies@gloucester.gov.uk.

For general enquiries about Gloucester City Council’s meetings please contact Democratic Services, 01452 396126, democratic.services@gloucester.gov.uk.

If you, or someone you know cannot understand English and need help with this information, or if you would like a large print, Braille, or audio version of this information please call 01452 396396.

FIRE / EMERGENCY EVACUATION PROCEDURE

If the fire alarm sounds continuously, or if you are instructed to do so, you must leave the building by the nearest available exit. You will be directed to the nearest exit by council staff. It is vital that you follow their instructions:

- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.

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Agenda Item 5 - 23/00070/FUL Station Hotel, Bruton Way Late Material

1. Housing Comments

Additional comments have been received from the housing team, requesting the inclusion of a condition to be added to any permission and making additional comments:

We are now not entirely convinced that the trusted housing provider referred to in our consultation response will complete their arrangement with the applicant as we had initially believed.

This impacts the view of the application:

1. How the proposal will meet the general housing needs of the city, which is why HPST are proposing a local connection condition to ensure local need is met
2. The intended use of the accommodation and how likely it is that the development will still be used to address homelessness
3. The acceptability of elements of the design. 'Triple bedrooms' though usually not permitted in HMOs were acceptable in the context of being used for interim family homeless accommodation, as this reflects existing provision, but if the building was no longer to be used for temporary homelessness provision, the use of triple rooms would no longer be appropriate and we would want to restrict the occupancy of these rooms (Room 1 and 6 on the plans) to a maximum of two persons.

Proposed Condition

The occupancy of the property will be restricted to persons with a local connection to Gloucester with a requirement for general needs housing. When vacancies arise and no person(s) one with a local connection to Gloucester City is available to copy the property, after reasonable endeavours have been taken to find such a person, then spaces will be offered to persons with a local connection to the county of Gloucestershire

A person has a local connection with the district of a housing authority if they have a connection with it because:

- (a) they are, or were in the past, normally resident there, and that residence was of their own choice; or,
- (b) they are employed there; or,
- (c) they have family associations living there; or,
- (d) of any special circumstances (as agreed in writing with eth Council)

Reason:

In accordance with Policy SD11: Housing Mix and Standards of the adopted Joint Core Strategy 2011-2031, development should address the needs of the local area.

Response to Housing Comments:

The comments raised by housing have been looked at and considered by Officers:

- The proposal is for the change of use of a Hotel to a sui generis HMO. Whilst the applicant has made reference to the use of the building for emergency accommodation, this is not secured or in the Council's control as part of this application. The proposal for a change of

use of the building from a Hotel to a large sui generis HMO is considered to be policy compliant as set out within the officers report

- The acceptability of the proposed 'triple bedrooms' comes down to a licensing issue. Licensing would have the option of controlling the number of persons occupying each room.
- The condition as proposed by housing isn't considered reasonable in planning terms and has not been added to the proposed list of conditions. The proposal is found to meet all requirements of the principal HMO policy, Policy A2 of the City Plan.

2. **Highways Comments**

Additional comments have been received from County Highways providing amended comments. Highways have confirmed that HMOs are excluded from being eligible for a permit, therefore a contribution for an amendment to the residents parking order would not be required for this application. No S106 would therefore be required for this application.

Officer Recommendation

The recommendation for application 23/00070/FUL remains that planning permission is granted subject to proposed conditions. However, this application will no longer be subject to a S106 Highways Contribution.