

## **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.