

2.0 POLICY CONTEXT

2.1 Policies:

CYGP1 Design

3.0 CONSULTATIONS

Holgate Planning Panel

3.1 No objections to the scheme.

Neighbour Notification/Publicity

3.2 The publicity period for this application expires on August 1 2016. No responses have been received to date.

4.0 APPRAISAL

4.1 Key Issues

- The principle of the development
- Impact on neighbouring amenity
- Highways considerations
- Other considerations

The principle of the development

4.2 The NPPF states that at the heart of planning is a presumption in favour of sustainable development. Unless material considerations indicate otherwise, proposals which accord with the development plan should be made without delay and where the development plan is absent or outdated, permission should be granted unless adverse impacts significantly outweigh the benefits.

4.3 Within the Local Plan Preferred Sites documents, which have been put out for public consultation this month, the site is allocated as a housing site (H20). The intention is that it will be redeveloped as Extra Care housing in partnership with a third party. However the Preferred Sites document can only be given very limited weight as it is still in the very early stages and has not completed its public consultation and it is anticipated that the new Local Plan will not be submitted to the Secretary of State for examination until May 2017. As such it is considered that the proposal to change the building to a sui generis hostel is not unacceptable given the mixed character of the area although a temporary use condition should also be included to ensure that the site is available should the Local Plan be adopted.

4.4 The Local Planning Authority are required by the NPPF to deliver a wide variety of high quality homes and to bring back in to residential use empty housing. As such this temporary change of use from a residential care home to homeless housing represents a sustainable solution to the issue of re-homing the residents of the Ordnance Lane site. The proposal is therefore considered acceptable in principle subject to other material planning considerations which are discussed below.

Impact on neighbouring amenity

4.5 No external alterations are proposed to the building and internal changes are minimal. Currently the property has 27 bedrooms. The proposal is to change it to 10 one bed flats and 5 two bed flats. Given that the changes to the building are minimal it is not considered that there is likely to be any additional overlooking impact on neighbouring residents.

4.6 Policy GP1 of the Local Plan requires that neighbours are not unduly impacted by noise and disturbance. There are residential properties to the rear of the site and it is acknowledged that the type of accommodation proposed is more likely to lead to more noise and comings and goings than a residential care use. A temporary use condition is therefore also considered appropriate to limit the proposed change of use to 18 months from the date of decision.

Highways considerations

4.7 The requirement for parking for this type of accommodation is not high and is unlikely to be any greater than the existing situation. The parking provision on site is unaffected by the proposal and is considered sufficient to serve the proposed use. The site access is unaltered by the proposal.

4.8 The site is in a sustainable location close to Acomb centre and on good bus routes.

Other considerations

4.9 The intention is for the site to be in the proposed use for up to 18 months while the site at Ordnance Lane is redeveloped. It is hoped that the Oak Haven will be redeveloped as extra care accommodation in 2018 as part of the Council's Older Person's Accommodation Programme. The temporary use of Oak Haven will save money by not utilising bed and breakfast accommodation; allow residents to be re-housed in a secure environment and reduce pressures on other permanent housing stock.

5.0 CONCLUSION

5.1 The scheme is put to the Committee with a recommendation for approval subject to a temporary use condition for 18 months as requested by the Applicant. The proposed use is in keeping with the character of the area and considered to have a minimal impact on neighbouring residential amenity. While allocated as a housing site within the Preferred Sites Consultation document, the proposed temporary use should have no impact on this.

6.0 RECOMMENDATION:

1 TEMP2 IN Temporary consent for use - 18 months following the date of this notice

2 PLANS1 Approved plans

7.0 INFORMATIVES:

Notes to Applicant

1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

Contact details:

Author: Alison Stockdale Development Management Officer (Wed - Fri)

Tel No: 01904 555730