

25/01440/FUL – 22 Grafton Street

I am a ward councillor for the area in which this site is located. I requested the call-in both because of the large number of objections and because of the importance of the judgement about concentration of multiple occupant housing in the vicinity being made by elected representatives in an open meeting, allowing residents to present their point of view.

I welcome the proposed conditions proposed both to secure a management plan seeking to control against nuisance to neighbours of the property and to limit the number of residents of the HMO to 7.

I have two further requests reflecting the residents' outstanding concerns:

FIRSTLY

Surrounding residents feel that the issues associated with multiple occupancies is somewhat unrepresented in that reference is only made to HMOs which are large enough to be licensed and have planning permission and not those which are below that line. 22 Grafton Street, especially after the physical changes made to it, is a significantly larger building than the majority of houses in the neighbourhood and residents tell me a significant number of these are operated as smaller, HMOs, potentially off the radar screen of Planning and Licensing departments of the council. Residents feel that this should be taken into account before a decision is taken. I request that the committee satisfies itself that it is in possession of full relevant evidence before proceeding to determine the application.

SECONDLY

A number of homes in the same neighbourhood are used as short term holiday lets / visitor accommodation, which already causes disturbance through comings and goings of different occupants and the frequent visit of linen and cleaning services. In some parts of the city, this has led to planning enforcement action. If members are minded to approve this application, residents in this area would welcome that a condition is applied that 22 Grafton Street should not be used in future for short term lets / visitor accommodation, whatever is the current intention of the current applicant. Would the committee please consider applying such a condition in the event it is minded to otherwise approve the application.

CLlr Tim Bick