



## **25/03201/FUL – Crossways House, 176 Chesterton Road, Cambridge, CB4 1DA**

### **Application details**

**Report to:** Planning Committee

**Lead Officer:** Joint Director of Planning and Economic Development

**Ward/parish:** West Chesterton

**Proposal:** Temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness

**Applicant:** HPG Gonville Ltd.

**Presenting officer:** Karen Pell-Coggins

**Reason presented to committee:** The application was heard at Delegation Panel due to the number of third-party representations received. Following a review of the application against the criteria for referral, it was decided that Planning Committee should determine the application.

**Member site visit date:** -

**Key issues:**

1. Principle of development
2. Character and appearance of the area
3. Heritage assets
4. Highway safety, transport and parking
5. Amenity
6. Other matters

**Recommendation:** Approve subject to conditions

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### 1. Executive summary

- 1.1 The application seeks a temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness.
- 1.2 The development would provide accommodation for 20 people where there is a demonstrable need for this type of specialist accommodation in Cambridge. It would not result in the permanent loss of student accommodation. The accommodation is considered suitable in terms of its quality and management subject to conditions. The site is in an appropriate and sustainable location with easy access by a range of transport modes including public transport, cycling, and walking. The development would not result in the over concentration of specialist housing in the area.
- 1.3 The development would not adversely affect the character and appearance of the area or the significance of designated heritage assets.

- 1.4 The development would not be detrimental to highway safety or result in undue pressure on street parking in the area.
- 1.5 The proposal is not, with appropriate management, likely to result in an adverse effect on the amenities of neighbours through antisocial behaviour, increase in crime, loss of privacy, or noise and disturbance. Considering the wider social benefits arising from the scheme and the continuance of a residential use of the property, the proposal could not be refused planning permission. Whilst a degree of additional harm to established residential amenity might arise because of the nature of the change of use, this is counter-balanced by the ability to grant temporary planning permission and impose a management condition, to mitigate the adversity of any harms arising and to review this at an appropriate point in the future.
- 1.6 Officers recommend that the Planning Committee approve the application.

Table 2 Consultee summary

<b>Consultee</b>	<b>Object / No objection / No comment</b>	<b>Paragraph Reference</b>
County Highways Development Management	No Objection	6.1
Environmental Health	No Objection	6.2
Third Party Representations (22)	All in Objection, apart from 1.	7.1

## **2. Site description and context**

- 2.1 The site is located in the West Chesterton ward in the city of Cambridge. It measures approximately 0.06 of a hectare in area.
- 2.2 The site currently comprises a two storey, painted brick and slate Victorian building with a two storey extension, single storey modern extension, and two storey, modern building to the rear (69 Elizabeth Way). There is a small garden to the front of the building with a low wall and railings along the boundary with Chesterton Road. A driveway is provided

to the western side with one parking space. There is an external amenity area to the western side at the rear. A high wall aligns the boundary with Elizabeth Way. The building is currently vacant.

- 2.3 The site is in a controlled parking zone. It is close to the Hawthorn Way Neighbourhood Centre.
- 2.4 The site is situated adjacent to the Chesterton conservation area and a grade II listed building at Chesterton Hall.
- 2.5 The site lies in Flood Zone 1 (low risk) and is not subject to surface water flood risk.
- 2.6 The site is surrounded by Chesterton Road, a grass public amenity space, and the Elizabeth Way/Chesterton Road roundabout to the north; Elizabeth Way to the east with dwellings beyond; a garage/storage building belonging to the site and a dwelling to the south with Sandy Lane beyond; and a guesthouse to the west with a dentist and dwellings beyond.

### **3. The proposal**

- 3.1 The application seeks a temporary change of use of Crossways House from student accommodation to sheltered accommodation for people experiencing homelessness.
- 3.2 The building would provide 20 ensuite bedrooms and the use would be for a temporary period of 5 years. No external changes are proposed. The accommodation would be managed by It Takes a City (ITAC) which is a charity which provides a range of support services to homeless people in Cambridge to move away from sleeping rough on the street to permanent accommodation.
- 3.3 In the winter from November to March (5 months), the buildings would be used as emergency sheltered accommodation for those experiencing homelessness. The occupiers may have complex needs. In severe weather periods, an additional three occupiers could be accommodated for short period of 3 to 7 days. 9.5 staff would be employed including a Support Services Manager; a Resettlement Officer; Support Workers; and security who also work across other sites.
- 3.4 In the summer from April to October (7 months), the buildings would be used as sheltered accommodation for those experiencing homelessness. Occupiers are referred from the City Housing Team as a single person in

priority need due to mental or physical health who would alternatively be housed in a hotel or B & B. The occupiers would not be high risk. There would be security staff for 6 hours on Friday and Saturday nights and staff 40 hours per week during working hours. 2 staff would be employed including a Resettlement Officer and Support Workers.

- 3.5 Further information has been submitted by ITAC to support the application.

#### **4. Relevant site history**

<b>Reference</b>	<b>Description</b>	<b>Outcome</b>
19/0881/FUL	Erection of replacement student accommodation following demolition of existing building	Withdrawn
C/04/0969	Change of use from a nursing home to student residence	Approved

Table 2 Relevant site history

- 4.1 The site originally consisted of a dwelling followed by an elderly persons home, and then student accommodation for CATS College.

#### **5. Policy**

##### **5.1 National policy**

National Planning Policy Framework 2024

National Planning Practice Guidance

National Design Guide 2021

Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design

Circular 11/95 (Conditions, Annex A)

Technical Housing Standards – Nationally Described Space Standard (2015)

Equalities Act 2010

##### **5.2 Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development

Policy 3: Spatial strategy for the location of residential development

Policy 31: Integrated water management and the water cycle

Policy 32: Flood risk

Policy 34: Light pollution control  
Policy 35: Protection of human health from noise and vibration  
Policy 36: Air quality, odour and dust  
Policy 46: Development of student housing  
Policy 47: Specialist housing  
Policy 50: Residential space standards  
Policy 51: Accessible Homes  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 61: Conservation and enhancement of Cambridge's historic environment  
Policy 80: Supporting sustainable access to development  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

### **5.3 Supplementary Planning Documents (SPD)**

Sustainable Design and Construction SPD – Adopted January 2020

Cambridgeshire Flood and Water SPD – Adopted November 2016

### **5.4 Other guidance**

Greater Cambridge Housing Strategy 2024 to 2029

Chesterton and Ferry Lane Conservation Area Appraisal (2009)

## **6. Consultations**

### **Publicity**

Neighbour letters – Yes

Site Notice – No

Press Notice – No

### **County Highways Development Management - No Objection**

6.1 No significant adverse effect upon the public highway.

### **Environmental Health - No Objection**

6.2 No comments.

## **7. Third party representations**

### **Neighbours**

- 7.1 A total of 22 representations have been received, 1 in support and 21 in objection.
- 7.2 Those in objection have raised the following issues:
- Principle - temporary use for 5 years is likely to be permanent, area already has similar accommodation, unsuitable accommodation (limited bathrooms, small rooms, density, limited amenities), poor management during previous use as a shelter, inadequate level of staff for occupiers and local residents.
  - Character of area - in a residential area, will bring down reputation of area, visual impact.
  - Residential amenity- antisocial behaviour in street (people congregating, altercations, harassment, abusive language, aggressive actions, drinking, drug taking, urinating, defecating, litter, trespass, tents on amenity area), noise and disturbance, increase in crime (damage, break ins, thefts, murder on premises), existing issues exacerbated, potential impact upon local park, anxiety and safety fears, negative upon wellbeing and enjoyment of property, privacy issues, access to Sandy Lane.
  - Highway safety - impact of occupiers on cycle path and road, on street parking pressure.
  - Other matters- accuracy of application, inadequate consultation, will affect adjacent guesthouse business, detrimental to tourism, adjacent premises are commercial and residential, no guarantee of planning fulfilment if permission granted due to limited of resources, management is by a charity with limited funding.
- 7.3 Those in support have given the following reasons:
- Urgent housing need
- 7.4 The applicant's agent has submitted a letter with a number of supporting documents from ITAC, the Council's Housing Team, the Police, Housing Justice, the Ministry of Housing response to the objections raised.
- 7.5 The above representations are a summary of the comments that have been received. Full details of the representations are available on the Council's website.

## **8. Planning background**

- 8.1 The lawful use of the site is for student accommodation, but the building is currently vacant. It has previously been used as emergency sheltered accommodation for people experiencing homelessness over the last five winters since 2020.

## **9. Assessment**

- 9.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:
- Principle of development- loss of student accommodation and housing provision
  - Character and appearance of the area
  - Highway safety
  - Amenity
  - Other matters
  - Planning balance
  - Recommendation
  - Planning conditions

## **10. Principle of development**

- 10.1 The site is located in the West Chesterton ward in the city of Cambridge.
- 10.2 Policy 3 of the Local Plan outlines that developments should be focused in in and around the urban area of Cambridge in order to create strong, sustainable, cohesive and inclusive mixed-use communities, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

### **Loss of student accommodation**

- 10.3 Policy 46 of the Local Plan seeks to resist the loss of student accommodation unless adequate replacement accommodation is provided or it is demonstrated that the facility no longer caters for current or future needs.
- 10.4 The proposed development is for a change of use from student accommodation to sheltered accommodation for people experiencing homelessness for a temporary period of 5 years.
- 10.5 Although it is noted that the proposed use would result in a short-term loss of student accommodation, it is not considered to result in the permanent



loss of student accommodation on the site. A new planning permission would be required to extend the time limit beyond 5 years and the merits of the use would then be reassessed at that time. The temporary loss of student accommodation is nonetheless counterbalanced by the proposal providing a specialist and much-needed form of housing which would help tackle homelessness, as set out below.

### **Housing provision**

- 10.6 Policy 47 supports the development of specialist housing providing there is a demonstratable need for the development in Cambridge, it is suitable for the occupiers in relation to the quality and type of facilities and the provision of support and/or care, it is accessible to local services and facilities, and in a location that avoids excessive concentration of such housing within any one street or small area.
- 10.7 Paragraph 61 of the NPPF supports the Government's objective of significantly boosting the supply of homes through ensuring that needs of groups with specific housing requirements are addressed.
- 10.8 The proposed development would provide emergency sheltered accommodation for people experiencing homelessness in the winter and sheltered accommodation for people experiencing homelessness in the summer as an alternative to a hotel or B & B.
- 10.9 The location of the site is in a busy area adjacent to a number of main roads and a cycleway and footpath. There is a mix of uses in the immediate area including residential, bed and breakfast accommodation, dentists, and a school.
- 10.10 The applicant's agent has advised that ITAC has carried out a thorough search for appropriate accommodation for the project and this site is considered the most suitable location in the city in terms of an appropriate amount of communal space, number of bedrooms with ensuite facilities and distance to other key services such as the Access Surgery on Newmarket Road, City Council Housing offices on Regent Street and local bus services (for the city centre and Addenbrookes Hospital).
- 10.11 The development is considered to be in an appropriate location for the proposed use and is not considered to have an adverse impact upon the reputation of the area.
- 10.12 Cambridge City Council has a statutory duty to applicants who are homeless or at risk of becoming homeless. It has provided grants to ITAC

from the Homelessness Prevention Fund every financial year since 2020/21 including grants to run the winter accommodation project at Crossways in the winters of 2021/2022 and 2022/2023, a 3 year contract to run the winter accommodation project at Crossways since 2023/24 which is expected to be extended for a further 2 years to the winter of 2027/28, housing benefit claims for accommodation provided at Crossways each winter, and ITAC provided substantial Council funded support to alleviate the plight of rough sleepers during the pandemic winter of 2020/2021.

- 10.13 The Homes for our Future: Greater Cambridge Housing Strategy 2024 to 2029 by Cambridge City Council and South Cambridgeshire District Council has seven key priorities – one of these is preventing homelessness which will be implemented through each Council's Homelessness and Rough Sleeping Strategy.
- 10.14 The Homelessness and Rough Sleeping Strategy 2021 to 2026 published by Cambridge City Council sets out four key objectives as follows: -  
i) Prevent people from becoming homeless;  
ii) Where homelessness cannot be avoided, help people to find suitable accommodation;  
iii) Minimise rough sleeping; and,  
iv) Ensure that housing outcomes for all residents reflect the Council's vision of 'One Cambridge, Fair for All'.
- 10.15 The Housing Key Facts: Homeless and Rough Sleeping Summary, Commentary & Data Tables published in March 2025 by Cambridge City Council states that there were 2,492 cases from April 2024 to March 2025 of people seeking council advice relating to housing stress. This increased by 9% over the previous year and 28% over the previous 5 years. The reasons include the increased cost of living, lack of social housing, and shortage and cost of private sector accommodation.
- 10.16 The Council's Strategic Housing Advice Lead has advised that 840 applications were made from April 2024 to March 2025 where the applicant was assessed as being homeless or threatened with homelessness. 23 individuals were verified as rough sleeping in the street count in November 2024 and 36 individuals in the street count in September 2025. The demand for social housing and accommodation for people experiencing homelessness has resulted in some applicants being housed in B & B's outside the area. There is also a need to reduce the use of temporary accommodation.

- 10.17 The above statistics show that homelessness is increasing each year. Consequently, there is a demonstrable need for the development in Cambridge at the current time.
- 10.18 The buildings would provide accommodation in the form of 20 bedrooms each with a bathroom together with a communal living/dining space. There is an external amenity area to the rear. The density of occupants on the site would be lower than the existing student accommodation. There are no set standards for the size of shared sheltered accommodation, bedrooms, or garden areas. This will be assessed further in the Amenity section below.
- 10.19 The site would be managed by ITAC who would provide staff on site for the support and care of residents. 9.5 staff would be employed in the winter months including a Support Services Manager; a Resettlement Officer; Support Workers; and security who also work across other sites. 2 staff would be employed during the summer months in working hours including a Resettlement Officer and Support Workers. The staff would provide support along with other agencies. It is understood that nearby residents have the contact number of the Support Services Manager if any issues arise on and around the site.
- 10.20 The applicant's agent has submitted a letter from Housing Justice which advises that the winter accommodation provision from ITAC has received an accreditation and been awarded a Gold Quality mark for its management.
- 10.21 The applicant's agent has also submitted a letter from the Ministry of Housing, Communities and Local Government which confirms that ITAC has been provided funding from 2022 to 2026 from the Night Shelter Transformation Fund.
- 10.22 ITAC have a License Agreement and Conditions of Stay for the occupiers which set out details and rules in relation to the offer of the accommodation. Meals and help with laundry and practical matters would be provided by volunteers. Rules include the following and breach may result in eviction.
- i) Not to do anything in the locality of the Premises that may cause harassment, alarm or distress or engage in any behaviour contrary to the Equalities Act 2010.
  - ii) Not to do anything in or around the Premises that could annoy or disturb others.

- 10.23 Notwithstanding the above, it is considered necessary to attach a management plan condition to any consent to help mitigate harm to the amenities of neighbours.
- 10.24 There are also support services close by in the area such as Wintercomfort on Victoria Avenue which provides housing, employment, welfare, health, social inclusion, and women's services for homeless people.
- 10.25 The development is considered suitable for the occupiers in relation to the quality and type of facilities and the provision of support and/or care.
- 10.26 The site is situated approximately 100 metres from the Hawthorn Way Neighbourhood Centre which has a shop, café, and yoga studio and centre. It is also approximately 255 metres from a public house and restaurants and takeaways on Chesterton Road. There are bus stops on Chesterton Road approximately 185 metres away to Milton and approximately 255 metres away to the city centre and Addenbrookes (Citi 2) with a service every 20 minutes in the day.
- 10.27 The development is considered to very accessible to a variety of local services and facilities.
- 10.28 There are a number of sites for people experiencing homelessness in the city. The closest is Cornerhouse, 1 Elizabeth Way which is approximately 400 metres away. Others include Jimmys Night Shelter at 1 East Road.
- 10.29 The development is not considered to result in an excessive concentration of such housing within any one street or small area.
- 10.30 The principle of the development is therefore acceptable in policy terms.
- 10.31 The proposal is in accordance with policies 3, 46 and 47 of the Local Plan.

## **11. Character and appearance of the area**

- 11.1 The site is situated at the on the corner of Chesterton Road and Elizabeth Way.
- 11.2 Policy 55 of the Local Plan requires development to respond positively to its context.
- 11.3 Policy 56 supports development that is designed to be attractive, high quality, accessible, inclusive and safe.

- 11.4 No external changes are proposed to the building which would affect the character and appearance of the area.
- 11.5 The use of the site and potential presence of residents on the street is not considered to result in an adverse visual impact which would harm the character and appearance of the area.
- 11.6 The proposal is compliant with policies 55 and 56 of the Local Plan.

## **12. Heritage assets**

- 12.1 The site is situated adjacent to the Chesterton conservation area and adjacent to a grade II listed building at Chesterton Hall.
- 12.2 No external changes are proposed to the building which would affect the character and appearance of the adjacent conservation area or setting of the adjacent listed building.
- 12.3 The development is not considered to result in harm to the significance of any heritage assets.
- 12.4 The proposal is compliant with the provisions of the Planning (LBCA) Act 1990, policy 61 of the Local Plan, and the NPPF.

## **13. Highway safety and transport impacts**

- 13.1 The site is situated on the corner of Chesterton Road and Elizabeth Way. The building fronts a no through road for residents off the main Chesterton Road. There is a footpath and cycleway to the front.
- 13.2 Policy 80 of the Local Plan seeks to prioritise sustainable transport.
- 13.3 Policy 81 seeks to resist developments which would have an unacceptable transport impact.
- 13.4 Paragraph 116 of the NPPF requires developments to have an acceptable impact upon highway safety.
- 13.5 The lawful use of the site is for student accommodation with 24 bed spaces and a 1 bed supervisors flat. The proposed use for sheltered accommodation for people experiencing homelessness would have 20 bed spaces and a maximum of 23 residents during severe weather in the winter. A maximum of 9.5 staff would be employed on the site.

- 13.6 Whilst it is acknowledged that the development may result in some increase in traffic generation, this is not considered to be significant.
- 13.7 The Local Highways Authority have raised no objections to the application in terms of the impact of the development upon the public highway.
- 13.8 The development is not considered to be detrimental to highway safety.
- 13.9 The proposal is compliant with policies 80 and 81 of the Local Plan and NPPF advice.

## **14. Car and cycle provision**

- 14.1 The site has one vehicle parking space to the front of the building accessed off the no through road for residents off the main Chesterton Road. There is a garage to the rear which is not used for vehicle parking purposes. There is controlled on street parking with marked bays with approximately 5 residents parking spaces Mondays to Saturdays from 9am to 5pm and 3 pay and display spaces from Mondays to Saturdays from 9am to 5pm. There is no cycle parking on site.
- 14.2 Policy 82 of the Local Plan states that planning permission will not be granted for developments that would be contrary to the parking standards set out in Appendix L. Car-free and car-capped development is acceptable in certain circumstances.
- 14.3 Appendix L does not set out any specific requirements for vehicle or cycle parking for sheltered accommodation in relation to a single unit. The vehicle parking standards require a maximum 1 space for every 6 units and 1 space for every 2 members of staff and the cycle parking standards require a minimum of 1 space for every 4 units, 1 space for every 2 members of staff.

### **Cycle parking**

- 14.4 The development does not propose any cycle parking. Cycle parking is required to encourage residents and staff to travel to the site by sustainable modes to reduce reliance upon the car. It is considered necessary to attach a condition to any consent to secure cycle parking.

### **Vehicle parking**

- 14.5 The development does not propose any additional vehicle parking. This is considered acceptable and is not considered to lead to undue parking pressure given that the site is in a sustainable location close to the city centre with access by a variety of modes of transports such as buses, walking, and cycling as an alternative to the private car.
- 14.6 The level of vehicle parking and cycle parking is supported.
- 14.7 The proposal is compliant with policy 82 of the Local Plan.

## **15. Amenity**

- 15.1 The site is surrounded by residential properties in Chesterton Road, Sandy Lane, and Elizabeth Way.
- 15.2 Policy 35 of the Local Plan seeks to protect human health and quality of life from noise and vibration.
- 15.3 Policy 50 requires new residential units to meet or exceed the residential space standards set out in the Government's Technical Housing Standards – nationally described space standard (2015).
- 15.4 Policy 51 requires new homes to be accessible in accordance with M4(2) of the Building regulations.
- 15.5 Paragraph 135 of the NPPF requires developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### **Neighbouring properties**

- 15.6 Representations have been received from residents in the immediate area objecting to the application on the grounds of the adverse impact upon their amenity. Concerns raised in relation to the previous use of the site for sheltered accommodation for people experiencing homelessness last year include antisocial behaviour, increase in crime, loss of privacy, and noise and disturbance. These are stated to have had a negative effect upon the safety and wellbeing of nearby neighbours and enjoyment of their properties.

- 15.7 Chesterton Road is a busy, well lit, main road into the city and the lawful use of the premises is for student accommodation.
- 15.8 The lawful use would have resulted in significant activity on and around the site which itself could lead to noise and disturbance. The development is not considered to significantly intensify the level of noise and disturbance to an unacceptable level, albeit the nature of its use and future occupiers are very different to those of students.
- 15.9 In relation to the management of the hostel, the applicants state:
- 15.10 *'The winter accommodation provision was independently audited by Housing Justice who awarded the hostel a Gold Quality Mark in 2024 - the first emergency accommodation in the country to achieve this award, as evidenced in the supporting letter from Eve McCallam, Programme Lead for Emergency Accommodation, Housing Justice (see Appendix 5). National support for this project and achievement of the Gold award for management of emergency accommodation is detailed in the supporting letter from Abby Milnes, Policy Advisor, Ministry of Housing, Communities & Local Government (see Appendix 6).*
- 15.11 *During the winter months there are SIA accredited security staff on the premises 24 hours/day. The security staff are trained to work with people experiencing homelessness in addition to their core skills (required for accreditation), experience in managing drink and drug related incidents, identifying and de-escalating unacceptable behaviour, and being qualified as First Aiders and Fire Marshalls.*
- 15.12 *All residents enter and leave the hostel through a side gate at the property, which is only opened by security or ITAC staff and no personal visitors are allowed on the site. Residents have no access to the rear buildings on the property and the garage door opening onto Sandy Lane is broken and has been fixed permanently shut and is located in an area that is locked. At no time has anyone from the site accessed or left the hostel directly from Sandy Lane. Moreover, the Local Highway Authority had no objections to the application regarding access arrangements.'*
- 15.13 The applicant's agent has submitted an e-mail from the police in relation to a fatality on the premises. This advises that, based on the circumstances, it would have been very difficult to foresee or prevent this particular event. It was not considered necessary to close the hostel following the incident and this decision was based on a thorough assessment of risk and the protective factors at the location.



- 15.14 The applicant's agent has submitted data from the police in relation to crime incidents on Chesterton Road between October 2024 and September 2025. ITAC have compared the figures throughout the year and there is no evidence to show that crime or specifically antisocial behaviour numbers were elevated when the hostel was open between November and March. This does not mean that anti-social behaviour did not arise or could not arise from the proposal, only that it was not formally reported.
- 15.15 The Council's Strategic Housing Advice Lead has advised that there have been no reports to the Council's Public Safety Team of antisocial behaviour in the vicinity of Crossways and the surrounding area over the past 4 years that may reasonably be attributed to Crossways residents. The provision of accommodation may also lead to less antisocial behaviour [across the City]. The Council's Environmental Health Team have no objections to the application.
- 15.16 The concerns of residents are detailed, expansive and represent a genuine concern relating to a more intensive proposed utilisation of the property by ITAC. Whilst these concerns are understood, the property and the intended use would play a wider societal role in helping tackle homelessness in the City. There is a demonstratable need for accommodation in Cambridge for rough sleepers, and for single people considered in priority need, due to mental or physical health issues, who are experiencing homelessness. The location is appropriate, sustainable and faces onto a busy arterial road. In consideration of the concerns raised by residents, and the proposed year-round use of the premises, officers consider it necessary to attach a condition to any consent to secure a management plan for the site to help mitigate and manage the proposed temporary use in the interests of residential amenity. There is no indication that the property would not be managed appropriately, but a management plan would bring planning oversight of the proposal, and a temporary consent allows for a considered review of the use and of its amenity impacts.

### **Future occupants**

- 15.17 The residential space standards are not relevant to shared sheltered accommodation. Notwithstanding the above, each bedroom would comply with the residential space standards of 7.5 square metres for a single bedroom apart from one which measures approximately 7.3 square metres. This would fall minimally short of the standards but would provide shelter for a person experiencing homelessness.

- 15.18 There are no standards which set out the space required for communal living/dining spaces or external amenity spaces for shared sheltered accommodation. The communal living/dining space would measure approximately 75 square metres in area and has a number of sofas and a dining table along with cupboards. The size of the space is considered reasonable. The external amenity space would measure approximately 145 square metres in area and is a hard surfaced area with a number of patio tables and a covered area. There are also small grassed areas to the front and side \*excluded from the calculation).
- 15.19 Section M4(2) of the Building Regulations are not relevant to shared sheltered accommodation.

## **16. Other matters**

- 16.1 The development is not considered to adversely affect the adjacent guesthouse business or be detrimental to tourism in the city.
- 16.2 If planning permission has been granted subject to conditions, these conditions need to be complied with. Any breach may be subject to enforcement action.
- 16.3 The management of the sheltered accommodation by a charity and the lack of financial resources is not a material planning consideration.
- 16.4 Further information has been submitted in relation to the accuracy of the application.
- 16.5 Further consultation has been carried out in terms of the notification of neighbours beyond the statutory requirement.

## **17. Planning balance**

- 17.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 17.2 The development would provide specialist housing in the form of sheltered accommodation for 20 people experiencing homelessness where there is a demonstrable need in a sustainable location. This can be attributed significant weight in the decision-making process. Whilst many objections have been raised by residents to the scheme, the proposal is not, with

appropriate management, considered to result in an adverse effect on the amenities of neighbours through antisocial behaviour, increase in crime, loss of privacy, or noise and disturbance. Considering the wider social benefits arising from the scheme, it could not be reasonably refused planning permission. Whilst a degree of harm to established residential amenity may arise, this is counter-balanced by the ability to grant temporary planning permission and impose a management condition, to mitigate any harms arising and to review this at an appropriate point in the future.

17.3 Officers recommend that the Planning Committee approve the application.

#### **17.4 Conclusion**

17.5 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the statutory requirements of section 66(1) and section 72(1) of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

### **18. Recommendation**

18.1 **Approve** subject to:

-The planning conditions as set out below with minor amendments to the conditions as drafted delegated to officers.

### **19. Planning conditions**

1. The use hereby permitted, shall be discontinued on or before 1 November 2030.

Reason: The application is for a temporary period only.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. Within 28 days of this decision notice, a management plan shall be submitted to the Local Planning Authority for its written approval. The management plan

shall include provisions relating to:

- a) the day-to-day management of the property and how any anti-social issues will be addressed.
- b) the external display of contact information for on-site management issues and emergencies for members of the public.
- c) details of guidance for tenants re acceptable standards of behaviour/use of the premises.
- d) a review mechanism of the operation of the approved management plan.

The development shall be managed in accordance with and upon discharge of the approved plan.

Reason: In order to ensure the occupation of the site is well managed and does not give rise to significant amenity issues for nearby residents (Cambridge Local Plan 2018 policies 35 and 47).

4. Within 28 days from the date of this decision, details of facilities for the covered, secure parking of cycles for use in connection with the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the means of enclosure, materials, type and layout of the cycle store. A cycle store proposed with a flat / mono-pitch roof shall include plans providing for a green roof. Any green roof shall be planted / seeded with a predominant mix of wildflowers which shall contain no more than a maximum of 25% sedum planted on a sub-base being no less than 80 millimetres thick. The cycle store and green roof as appropriate shall be provided and planted in full in accordance with the approved details prior to occupation or commencement of use and shall be retained as such. The cycle storage facilities shall be provided in full within 3 months of the approval of the details.

Reason: To ensure appropriate provision for the secure storage of bicycles, to encourage biodiversity and slow surface water run-off (Cambridge Local Plan 2018 policies 31 and 82).

### **Background papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- Cambridge Local Plan 2018

