

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
23rd June 2026

Agenda Item 6

Application Ref. 26/00051/COU

25-27, Well St & 82, Garden St, Newcastle

Since the publication of the main agenda report, 2 further letters of representation have been received. The objections raised are as summarised in the main agenda report. Further information has been provided on the number and location of existing HMOs on Well St, Garden St and Barracks Rd.

Officers' comments

Officers have considered evidence available to them in relation to the number of HMOs in the locality. While further information has been provided by residents, it is not possible to substantiate this using currently available data and therefore, unfortunately, it cannot be given any weight. While the Council does have some information on the location of Lyme Trust properties, these are likely to be classified as supported living rather than HMOs.

Therefore, on the basis of the available evidence, the principle of the proposed use is considered to comply with relevant planning policies.

Recommendation

The recommendation remains as set out in the main agenda report.