

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
18th August 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, 3 further letters of representation have been received, one of which is from Cllr Casey-Hulme.

Cllr Casey-Hulme questions whether the assessment has been undertaken in accordance with paragraphs 6.54 and 6.55 of Local Plan Policy HOU7. The Committee should be provided with sufficient evidence to understand how the assessment has identified and treated smaller and/or unlicensed HMOs. This should include full details of dwellings within a 100m radius and the number and addresses of all HMO properties within the 100m radius. Cllr Casey-Hulme also requests that the definition of a 'frontage' should be addressed within the revised officers report and that an up-to-date plan is shown which reflects all matters set out above. Finally, Members should consider the cumulative impact of the proposal on residential character.

Other representations have provided updated and detailed information on the number of HMOs within a 100m radius of the site which seeks to demonstrate that the current proportion of HMOs is 16% which will rise to nearly 22% if permission is granted. Concerns have been raised with regards to the time frame for residents to make further comments following the decision at the June committee to defer the application.

Officers' response

The matters raised above are considered in the main agenda report. As stated, Policy HOU7 requires that the LPA identifies HMOs using the Council's licensing data, planning records and council tax records, and an assessment has been made by officers using such information. The legal advice received states that where allegations regarding further HMOs cannot be substantiated through the evidential sources identified in the Local Plan, Members are entitled to attach limited weight to those assertions. The Council is not required to treat unverified allegations as established fact.

Legal advice regarding the issue of 'frontage' is included in the main agenda report.

An up-to-date plan showing HMOs as evidenced using the Council's records will be displayed to Members.

With regard to the timeframe for the submission of further comments by residents, publicity has been carried out in full accordance with the requirements of the Council's adopted Statement of Community Involvement document and the agenda for the meeting of the Planning Committee was published in accordance with standard timescales.

Recommendation

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