
Application for Planning Permission

18/00079/REG4	Change of use from gymnasium to homeless hub including community rooms – Champs Gym, Cannock Road, Corby
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1. Site Surroundings:

- 1.1. The subject building is a single storey structure circa 1970s situated in excess of 20m from the junction of Cannock Road and Occupation Road. It is set on the western end of Cannock Road. The building has a red brick facade and set under a pitched pan tiled roofing of little or no architectural merit. Cannock Road is a one Way Street that has an L shaped spine, Cannock Road is predominantly residential, to the north east corner of the street lie playing fields serving the local Rugby club. The street bends round to the west where residential properties consisting of bungalows and semi -detached dwellings are set within a cul de sac. A Care home is situated to the rear of site, along its western flank. The general area is residential in character within a tree lined street scene with properties set back from the highway behind modest front gardens.
- 1.2. The application building is a single storey structure with its main pedestrian entrances gained via steps off Cannock Road, secondary entrance points are set along both north and east flank elevations. The principle access point is on the southern flank wall. It has parking spaces along its southern flank for 5 vehicles accessed off Cannock Road. A 2.1m wide alleyway is to the northern and western flanks of the building.
- 1.3. The building is set on a site that is self -contained with no immediate adjoining neighbours. The side and rear boundaries are defined by boundary fencing and its front is open and set back from the road way.

2. The Proposal:

- 2.1. The applicant seeks consent to change the use from a gymnasium (02) to homeless hub with additional community facilities.
- 2.2. The subject building would be used as a drop in centre and a shelter for homeless persons in the Borough of Corby. The Use would provide up to 38 beds within dormitory style rooms served by shower and toilet facilities. There will be 3 additional single bedrooms with access to bathroom facilities. Parts of the unit would be set aside to provide communal uses such as 2 kitchen areas, dining room, lounge area, faith room and multi-use hall. An office and reception area are provided and will be used by full time members of staff in the day to day running of the shelter.

3. The Site and Its History:

- 3.1. The relevant planning history is as follows:
 - 77/18 - Alterations and extension at Corby Town Football Club - Approved 31.05.77
 - 86/222 - Erection of Category (CAT) 1 Bungalows, CAT 2 Sheltered unit low cost homes - Withdrawn 1.08.1986
 - 90/235 - Extension to main entrance to Football club - Approved 29.10.1990
 - 87/89 - Erection of 25 CAT 1 bungalows, 1 warden's house, 31 dwellings and CAT2 flat let block and layout of associated roads (Woolgong House) - Approved 11.11.88
 - 94/171 - Residential development (Cannock Mews/Land at Cannock Road) - Approved 30.01.1995
 - 97/291 - Residential development (Cannock Mews/Land at Cannock Road) - Approved 16.02.1998

- 00/168 - Residential development (Cannock Mews/ Land at Cannock Road) - Approved 09.03.01)
- 04/434 - Residential development of 45 flats(Cannock Mews/ Land at Cannock Road) - Allowed on appeal (refused 03.01.05)
- 05/72 - Residential development of 38 flats (Cannock Mews/ Land at Cannock Road) - Approved 13.06.05
- 06/322 - Residential development of 7 dwellings and 38 apartments and associated landscaping and highways (Cannock Mews/ Land at Cannock Road) - Approved 21.12.06
- 09/00355/DPA - Redevelopment of old works site by the erection of a 2 storey residential care home comprising 75 self- contained units with associated parking provision and alterations to the existing access (Life Bar, Occupation Road, land adjacent Cannock Mews to its east) - Approved 17.12.2009

4. Policy Context:

- 4.1. The National Planning Policy Framework (2012) Core Planning Principles - Paragraph 17 and Chapter 8 Paragraph 70 - Promoting Healthy Communities
- 4.2. North Northamptonshire Joint Core Strategy (Adopted July 2016) (JCS) Policies 1 Presumption in favour of sustainable development, 7 Community Services and Facilities, 8 North Northamptonshire Place Shaping Principles and 15 Well Connected Towns, Villages and Neighbourhoods of the JCS (2016).

5. Consultation:

Internal

- 5.1. The Local Borough Council (LBC) Housing Strategy and Options Team (Jacqui Page) - Supports Proposal as it seeks to provide immediate relief to homelessness received (received 16.04.2018)
- 5.2. The Local Planning Authority (LPA) Environmental Services (Paul Burrell) - No comments to make (received 16.04.2018)
- 5.3. LPA Local Policy Team (Terry Begley)- No objection, change of use is compliant to Policy 7 of the Joint Core Strategy (2016) (received 11.05.2018)
- 5.4. LPA Conservation Officer - No objection to proposed scheme, no impact on conservation area (received 11.05.2018)
- 5.5. LPA Environmental Health Specialist (Valerie Awua)- Has commented that the proposal should house up to 17 people based on criteria within the Housing Act 2004 (received 17.05.18)
- 5.6. LPA Fire Safety Officer- No objection to scheme, minor issue regarding bin placement which can be addressed by condition, further minor issues can be addressed within Building Control Submission stage (received 17.05.18)

External

- 5.7. Northamptonshire County Council (NCC) highways (Clare Dunderdale) - No objection, comments have not changed from original scheme under 18/00023/REG4 (received 26.04.2018)
- 5.8. NCC Crime Prevention Officer (Richard Wilson) - No objection to the scheme (received 6.03.2018)
- 5.9. Joint Planning Unit (JPU) - Not required for consultation due to nature of scheme and minimal level of external development proposed. JPU will only comment on schemes which have a significant impact on their locality but given that this is a reuse of an existing building,

from a design point of view, this would not normally be something they would provide formal observations on.

5.10. The areas of interest covered by these responses are considered in full below.

6. Advertisement:

6.1. Original submission Neighbour Notifications letters were sent out on the 05.03.2018 to the same neighbouring properties below, following a revised scheme submitted further neighbour consultations were sent out on the 11.04.2018 to the following neighbouring properties :

- 2 Occupation Road
- 1 - 76 Cannock Mews
- Numbers 2, 4, 5, 6, 7, 9, 11, 12, 16, 17, 18, 20, 21, 23, 24, 25, 27, 28, 29, 30, 31 Wollongong House

Representations

6.2. 9 letters of support received within the consultation period of the first submission made on the 10.03.2018 to the Local Planning Authority. The letters of support set out the following reasons for supporting the application:

- There is a need to tackle the growing homeless issue within the Borough of Corby
- Inappropriate facilities currently exist in the Borough for homeless persons

6.3. 60 letters of Objections were received by the Local Planning Authority following the second round of consultation undertaken by the LPA on the 11.04.2018, objections to the application proposal were expressed on the following planning grounds:

- Impact on Character of the area and Lloyds Conservation area
- Inappropriate location within a residential area, more appropriate for a town centre location
- Parking constraints
- Noise and disturbance
- Over development of the site
- Overlooking into neighbouring properties, particularly Care Home (Wollongong House) and Cannock Mews flats
- Anti-social behaviour/alcohol/Drug use on and surrounding site
- The proposal may lead to an overspill outside of site, how will this be addressed, how will users be moved on
- What happens to those who are homeless who are not referred by the council and self-present at the shelter, what will happen to them?

6.4. A petition signed by 191 persons on the first round of consultations on the 05.03.2018 was received by the LPA on the 22.03.2018 and carried over onto the second round of consultations on the 11.04.2018 officer's took the view that the petitioners objection should be carried over onto the second round of consultations . The petitioners objected on the following grounds:

- Impact on Character of the area and Lloyds Conservation area
- Inappropriate location
- Parking constraints
- Noise and disturbance
- Over development of the site
- Overlooking
- Anti-social behaviour/alcohol/Drug use on and surrounding the site

- The proposal may lead to an overspill outside of site, how will this be addressed, how will users be moved on
 - Concerns regarding management of site and securing of funding for the homeless shelter
 - What happens to those who are homeless who are not referred by the council and self-present at the shelter?
- 6.5. 10 Objectors had contacted the Local Planning Authority (LPA) enquiring whether after the second round of consultations on the 11.04.2018 that their original objections would still be valid, they were informed that these would still stand and would be carried over.

7. Officers Assessment:

7.1. Key Determining Issues

- Principle of Development
- Impact of Proposed Change of Use on the Wider Residential Area
- Layout of Scheme
- Highways and Right of Way

Principle of Development

- 7.2. The proposed scheme is a Sui generis use. Sui generis use class are certain uses that do not fall within any use classes and are considered 'sui generis'. Such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses as well as homeless shelters.
- 7.3. The subject building is currently empty and has had a chequered history of uses and formally served as a focal point for a local football team social club and until recently as a fitness and training centre.
- 7.4. Minimal external changes are proposed which include additional fencing, glazed windows and removal of door along the eastern flank wall, additional planting are proposed under amended plans submitted on the 10.04.2018 following discussions with the applicant.
- 7.5. The proposed Homeless Shelter seeks to provide an accessible and targeted Community facility towards homeless persons. The shelter would be supported by Corby Borough Councils Rough Sleeper Policy (2017) as well as the Housing and Homeless Strategy 2014 - 19 (Corby Borough Council).
- 7.6. These two key Borough Council documents policy thread are echoed in part in Policy 7 (a) of the Joint Core Strategy (2016) which promotes development that supports and enhances community services and facilities where appropriate. The application proposal does not result in the loss of an existing community facility as the previous gym has been relocated elsewhere (now known as Dens gym). Paragraph 70 of the National Planning Policy Framework (2012) encourages Local Planning Authorities to adopt an integrated approach to the consideration of the location of community facilities and services.

Impact of proposed change of use on the wider residential area

- 7.7. The application has been re-advertised and re-consulted due to an amended scheme with external and internal alterations received on the 10.04.2018 following a discussion between the applicant and officers of the Local Planning Authority (LPA) on the 26.03.2018 discussing recommended alterations to address objectors concerns. Re-consultation took place on the 11.04.2018. The alterations offered by the applicant seek to address the concerns of objectors regarding anti-social behaviour and the fear of crime.
- 7.8. The main points of objections raised by objectors and officers consideration of those objections on planning grounds are set and addressed in the following table below:

Main objections raised	Addressed within scheme
Impact on Character of the area and Lloyds Conservation area	No objection raised by the Conservation officer as minimal external alteration are proposed which would impact the adjacent Lloyds Conservation area.
Inappropriate location of proposal – close to schools and nursery	<p>The applicant has been required to submit a sequential test showing previous locations for scheme have been assessed, these can be seen on the table below.</p> <p>The business plan submitted puts together operational procedures and policies in terms of behaviour and management.</p> <p>Users of the shelter will contained within the building and would not spill out into the surrounding street scene. The perceived threat to school children is not considered a planning matter.</p>
The proposal may lead to an overspill outside of site, how will this be addressed	A referral scheme will be in place with the council to monitor numbers and address concerns early on from users. Users will not be able to turn up unannounced to the premises, but must be referred, further details can be clarified through condition. Current use of homeless shelter (Beanfield Avenue) does not anticipate excessive numbers, the proposed shelter not expected to rise above 25 but can accommodate up to 38 users if needs be.
Parking constraints/Increased traffic	Users are not expected to use vehicles, they will arrive on foot, using a specific route along Occupation Road, no transport service is provided by Corby Nightlight. The NNC Highways Officer has no objection to the scheme, adequate off street parking is provided.
Overlooking	No significant material alterations are proposed to the existing building. An additional 2.4m high metal fence will shield the majority of the building along the western elevation, from view towards the sheltered accommodation of Wollongong House. Suitable separation distances are present along the north, south and eastern elevations. Flank windows along the eastern elevations are obscure glazed with additional shrub planting in front.

Over development of the site	The officer considers minimal external alterations are proposed from submitted amended plans 10.04.2018. Internally the building is subdivided into different rooms to accommodate a maximum of 38 people however this is not intended to provide a permanent residence for them, internal consultees in regards to fire safety and a specialist environmental health officer offer no objections.
Anti-social behaviour/ noise and disturbance	The submitted Business Plan addresses behaviour of users, further clarity will be secured by condition. The shelter has set opening hours with patrols outside of the site during the night to secure the site and surrounding area.
What happens to those who are homeless who are not referred by the council and self- present at the shelter, what will happen to them?	The applicant does not anticipate this. The number of beds available will accommodate anticipated number of users, no more than 25 are expected, and there are 38 beds in total available. The Council is obligated to comply with the Homeless Reduction Act 2018 by requiring users to notify the Council of their situation and in turn be recommended to the shelter. The shelter will not accept people not referred by the Council. Corby Night light has been using regular, well known users in the local area.
Concerns regarding management of site and securing funding for the homelessness shelter	This is not considered a planning matter however funding will be secured if planning permission is given (Business Plan)

- 7.9. The applicant has sought to illustrate that the proposed scheme has followed best practice in the third sector provision of assistance to homeless persons it engaged with the officers of the LPA in a detailed discussions held on the 26.03.2018. Furthermore, on receipt of a comprehensive list of questions from the LPA relating to concerns expressed by third parties the applicant has responded in full and amended plans received that reflect the key changes. It is considered that the applicant has responded to the questions raised and taken the opportunity of pre-application discussions that now mean officers can present a positive recommendation to members.
- 7.10. Suggested amendments from discussions held on the 26.03.2018 addressing concerns raised from objectors in terms of security and anti-social behaviour resulted in the provision of a 2.4m high metal mesh fence around the western flank boundary and partially along the southern and northern flank boundaries; the mesh fence also seals off part of the alleyway which sits between the northern flank wall and the neighbouring boundary. A new entrance is proposed along the northern flank wall serving the lobby/kitchen room area. Shrub planting is proposed along the frontage of the building facing Cannock Road along with incorporating obscure glazed windows, removing an existing door and window; these alterations will

minimize overlooking and increase security along this elevation. Furthermore a designated and secure smoking area and bins are proposed within the south west segment of the site. 6 off street parking spaces including 1 disabled is maintained, along with an appropriate level of cycle parking.

- 7.11. Internal alterations although not a planning consideration as the building is not listed, will enable the proposal is to provide provision for 38 bed spaces with sanitary accommodation (with one bed space for staff), kitchen facilities, multi-use hall, office, recreational section, faith/meeting room and a community area as well as small controlled garden to the rear of the parking bays. No major external alteration area proposed that will materially alter the facade of the building. The scheme seeks to provide outreach services such as GP, Dentist and Podiatrist for its target client group, this has yet to be confirmed from the applicant.
- 7.12. Residential flats to the east of the site (Cannock Mews flats) are accessed by a private road off Cannock Road and appear secure and secluded separated in excess of 19m, these do have primary windows facing the proposed scheme, however this is negated due to this separation distance present and proposed windows along the homeless shelter being obscure glazed with shrub planting in between to increase privacy. Properties adjacent to the site on its northern and the southern boundaries have sufficient separation distance in excess of 20m; additional security measures such as CCTV installation is proposed. The Care Home complex of Wollongong House is to the rear of the shelter on its western boundary, at its closest point 13.4m, the proposed 2.4m additional boundary metal fencing in between will limit direct views, reducing noise and overlooking concerns.
- 7.13. The proposed scheme seeks to serve a particular target group by way of enabling homeless persons within the Borough to access facilities, such as housing, medical facilities and social support. The use of the shelter by service users will be kept within the site which has been made secure. The operational management of the Homeless Shelter is stipulated within the submitted Business Plan (10.04.2018) and Planning Statement (20.03.2018), a more detailed set of operational management procedures can be secured by condition prior to occupation of the scheme.
- 7.14. One of the major issues expressed by both objectors and petitioners has been the location of the scheme, which could lead to increased anti-social behaviour including noise, littering and increased traffic. The applicant has undergone sequential testing of other sites to test suitability prior to securing the current site as highlighted within the table below from the submitted Business Plan (10.04.2018):

Property	Reason for Unsuitability
Connaughty Centre, Cottingham Road	In a state of dilapidation therefore financially unviable Held in trust by NCC for the children of Corby so couldn't be used by us anyway.
McDiarmid Hall, Wood Street	Out of use since 2005 and in a state of dilapidation therefore financially unviable.
The Open Hearth Pub, Studfall Avenue	Recently sold to development company to be developed into flats.
The Domino Pub, Kingsthorpe Avenue	Currently for sale. Clause in the lease restricts the use of the property to public house only.
Labour Club, Stuart Road	Recently sold
Salvation Army Hall, Cottingham Road	Recently sold
Coronation Park Pavilion	Too small. Now let to Maplefields Circle of Friends.

4a Danesholme Square	Too small. Located too far from town centre.
United Reform Church	Building let to nursery.
2 Wood Street	Planning application approved. Landlord withdrew from letting arrangement.
Grosvenor House	Building not accessible overnight.
Old TJ Hughes building	Town Centre Management unwilling to let to us.
Old Co-op building, Alexandra Street	Too large/expensive.

- 7.15. The submitted Business Plan states that the shelter will be open 24 hours a day, from 10pm until 8am the front doors will be locked with people only obtaining access if they are returning directly from work or have a medical emergency. It is stipulated within the Business Plan that regular patrols will take place during the night around the perimeter of the site for added security ensuring that no one is loitering and can be moved on. Users are only able to use the shelter via referral from Corby Borough Council as it has previously. This would ensure numbers of users can be monitored and controlled avoiding overspill outside and capacity is not exceed, this will also help to ensure users are from within Corby and not further afield, addressing concerns raised by objectors.
- 7.16. The only area where users may go outside is a designated outside smoking area in the south west corner of the site, which is secure, no loitering outside of these boundaries is permitted. The site is secured by CCTV and the applicant has proposed management procedures within the submitted Business Plan that will aim to ensure strict codes of conduct are maintained inside and outside specifically addressing neighbouring objections in regards to anti-social behaviour. These include:
- No alcohol, drugs, drug paraphernalia, or weapons to be brought into the building
 - No aggression of violence will be tolerated
 - No loitering outside the building at any time
 - Smoking to be used quietly
 - Utmost respect to be given to privacy of neighbours
- 7.17. Based on evidence provided by the applicant it is not anticipated by the applicant that there more than 25 guests using the shelter, however accommodation is provided for up to 38 people. There is proposed to be 2 members of staff and 4 volunteers giving a ratio of 1:6 staff to guests. Staff and volunteers will be fully trained in first aid, drug and alcohol awareness and de-escalation techniques. The scheme will promote a strict 'local connection' criteria - the service will be only open to local people with the aim that it will not act as a draw for people outside of Corby. If users of the shelter do exceed its capacity then a management process would be required, this will be secured through condition 6.
- 7.18. Consultee responses ranging from the Highways Officers, Crime and Prevention Officer and Fire Safety Officer are set out in the summary above. However it is noted that the Environmental Health Specialist Officer made the following observation on the 17.05.18 that the proposal under the Housing Act 2004, as defined would be a scheme for occupation by not more than 17 guests at any giving time she further noted that the property was still under refurbishment/conversion and therefore no assessment was carried out under the Housing Health and Safety Rating System (England) Regulation 2005
- 7.19. The observation and comments of the Environmental Health Specialist Officer would be carried over and addressed within the terms of condition 6 where monitoring of the operation and occupation levels of the approved shelter shall be carried out by the Local Planning Authority every six months. Officers would seek for members to note that the shelter provides temporary accommodation for homeless persons and is not a permanent residence.

- 7.20. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include hostels providing no significant element of care therefore this application would be considered as sui generis and would not be subject to the regulations relating to houses in multiple occupations.
- 7.21. The Council's Housing Strategy Officer has also confirmed the shelter is not a HMO and does not come under the definition as there will be no licences or tenancy agreement given to service users as they will be expected to share space and take the bed allocated for that night.
- 7.22. Furthermore the scheme though not within a Conservation area, is adjacent to the Lloyds Conservation area along its southern boundary, the Conservation Officer has commented (11 May 2018) that the scheme would not adversely affect the setting of the Conservation Area There are minimal external alterations proposed which are limited to fencing, windows and doors, these present little or no impact on the character and setting of the conservation area.
- 7.23. Officers consider that the objections raised do not outweigh the benefits the proposed scheme would bring to Corby in serving the homeless community. It is recognised nationally (National Audit Office 2017) that homelessness is on the rise with 77,240 households in temporary accommodation in England in March 2017, an increase of 60% since March 2011, this is also reflected within Corby with referrals increased to the Nightlight Service from 34 in 2015/16 to 84 in 2017/18 (Housing Strategy and Options Team 2018). There is a duty of a Local Authority to provide statutory assistance in line with the Housing Act 1977, the Housing Act 1996 and the Homelessness Act 2002. A new homeless shelter would seek to aid the Local Authority in providing a safe, secure targeted community facility. The concerns in regards to amenity for local residents have been addressed through added security measures and through a detailed operational management plan and regular monitoring by the Local Authority secured by condition. The harms that have been noted through objectors and petitioners do not outweigh the benefits the scheme would bring to the surrounding area.

Layout of the scheme

- 7.24. The scheme has undergone an iterative process of amendments to address security concerns raised by objectors from the previous submitted scheme (18/00023/REG4) as well as a pre-application meeting held on the 26.03.2018. These design changes include:
- 2.4M high steel mesh fencing along south east, western and North West boundary
 - CCTV Installation (secured by condition)
 - Obscure glazed windows along principle facade facing Cannock Road (eastern boundary)
 - Removal of a window and door and additional shrub planting along principle facade facing Cannock Road (eastern boundary)
 - Existing window switched into entrance door serving kitchen/lobby area along north east boundary
 - Internal alterations are not considered planning matter however for clarity bedroom spaces have been re-organised clearly showing males and female dormitories, with the number of beds and room sizes clearly shown. Community facilities have been re-organised but remain predominantly on the eastern side of the building.
- 7.25. The building will utilise the existing access route on the southern elevation removing access along the eastern flank wall to have improved control on movement within the site. The detox unit has been removed on this amended scheme; the communal element for users is located along the eastern side of the homeless shelter with bedroom dormitories on the western side.

7.26. An outside small smoking area will be located in the south west corner of the site; the majority of the site is currently enclosed by close boarded fencing which will be retained, the existing boundary treatment will be enhanced as mentioned above through additional metal fencing and shrub planting and also complies with the Smoking Act (2007) allowing a 50% area which is open and not enclosed fully.

Highways and Right of Way

7.27. The proposal sets out an adequate level of parking in line with the Highways Authority Standards for this scheme, NCC highways have submitted no objection to the amended scheme. The main parking considerations have been addressed as required dimensions for parking spaces, with a minimum of 20 cycle spaces, 1 disabled parking space and suitable vehicle and pedestrian visibility plays have been provided. The application site is well served by public transport with two bus stops along Occupation Road within 100m of the site, ensuring connectivity to the surrounding town.

7.28. The scheme will not provide a transport service for users and it is anticipated many will arrive by foot along Forest Gate Road and then onto Occupation Road from the Town Centre, this is the easiest and most logical route to take with the majority of users coming from the Town Centre. There is a possibility user's will cross West Glebe Park using existing footpaths.

Conclusion

7.29. The proposed scheme for a change of use results in no significant material elevational changes to the fabric of the single storey building. It would provide a necessary Community facility for local homeless persons. The applicant has submitted safety procedures and protocols it seeks to implement in order to insure the proposal has no adverse impact on the residential amenity of neighbours, this will be put into place once the scheme is operational and can further secured by condition. The proposed change of use is considered to contribute to the local community and is recommended for approval as a scheme that is compliant to Policy 8 of the Joint Core Strategy (2016) which requires that all development proposals protect amenity by not resulting in an unacceptable impact on neighbouring properties or the wider area through unacceptable levels of noise, loss of light or overlooking which have been addressed. As a necessary community facility the proposed scheme also complies with requirements under Policy 7 (a) of the JNCS (2016) in providing a necessary Community facility which are accessible and meet the needs of the local community.

7.30. Furthermore the scheme generates no concerns regarding a detrimental impact upon the local highways network. The application site is served by existing public transport along Occupation Road as well as providing a suitable level of off street parking and cycle parking facilities in line with criteria set within Policy 15 of the JNCC (2016) which seeks to strengthen connectivity within a development with the surrounding settlement, as well as promoting sustainable modes of transport. It is therefore considered that the proposal be approved subject to the following conditions.

8. Recommendation: Approve subject to the following conditions

1. Full planning permission

The development hereby approved shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 .

2. List of Approved Plans and Drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision:

- 1602.01 Existing Plans, site and location plan

- 1602.1 1A Floor Plan
- 1602.10B Proposed plans, site and location plan

Reason: For the avoidance of doubt and to ensure a suitable form of development in accordance with Policy 8 of the North Northamptonshire Joint Core Strategy.

3. Working hours for Construction and Build

The demolition, earth removal, infilling, landscaping, foundation and building works required to implement this development shall only be carried out between the hours of:

- Monday to Friday - 8.00am to 6.00pm
- Saturdays - 8.00am to 1.00pm
- And no audible work on Sundays and Bank Holidays

Reason: To safeguard the amenities of neighbouring properties and the area generally and ensure compliance with Policy 8 of the North Northamptonshire Joint Core Strategy

4. Details of CCTV

Details of CCTV and fire system provider shall be submitted prior to the development hereby approved coming into effect.

Reason: To minimise anti-social behaviour, reduce crime and fear of crime and to comply with Policy 8 of the North Northamptonshire Joint Core Strategy.

5. Bin Storage

Bin storage shall be placed a minimum of 8m away from the designated smoking area on the submitted plans with details agreed with the Local Planning Authority.

Reason: To ensure fire safety measures are incorporated within the development in compliance with Policy 8 of the North Northamptonshire Joint Core Strategy.

6. Operational Management Plan

Prior to occupation of the development a detailed operational management plan for the proposed homeless shelter shall be submitted to and approved by the Local Planning Authority in writing. The applicant shall also agree to a monitoring programme to be undertaken every 6 months by the Local Planning Authority to assess operational procedures and occupation levels within the approved shelter.

Reason: To insure that the numbers of persons using the shelter are not excessive and also the proposed shelter does not exceed its regulatory capacity giving rise to increased noise and disturbance minimise anti-social behaviour in order to comply with Policy 8 of the North Northamptonshire Joint Core Strategy (2016).

9. Informatives

Human Rights Act 1998

- 9.1. Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8/or Article 1 of the First Protocol of the Act and consider that it is appropriate.
- 9.2. Officers have also considered the interference with the human rights of the applicant under Article 8/and or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of the property in accordance with the general interest. The interferences are therefore justifiable and proportional.

Section 17 of the Crime and Disorder Act 1998

9.3. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with Section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

10. Background Papers:

- Design and Access Statement
- Planning Statement
- Business Plan
- Homeless Strategy 2014 -19 (Corby Borough Council).

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Working together to deliver PRIDE in Corby



Development Control Committee

Tuesday 6th June 2018

18/00079/REG4

**Champs Gym, Cannock Road, Corby,
Northamptonshire**

**Change of use from gymnasium to
homeless hub with additional
community facilities**

Location Plan:



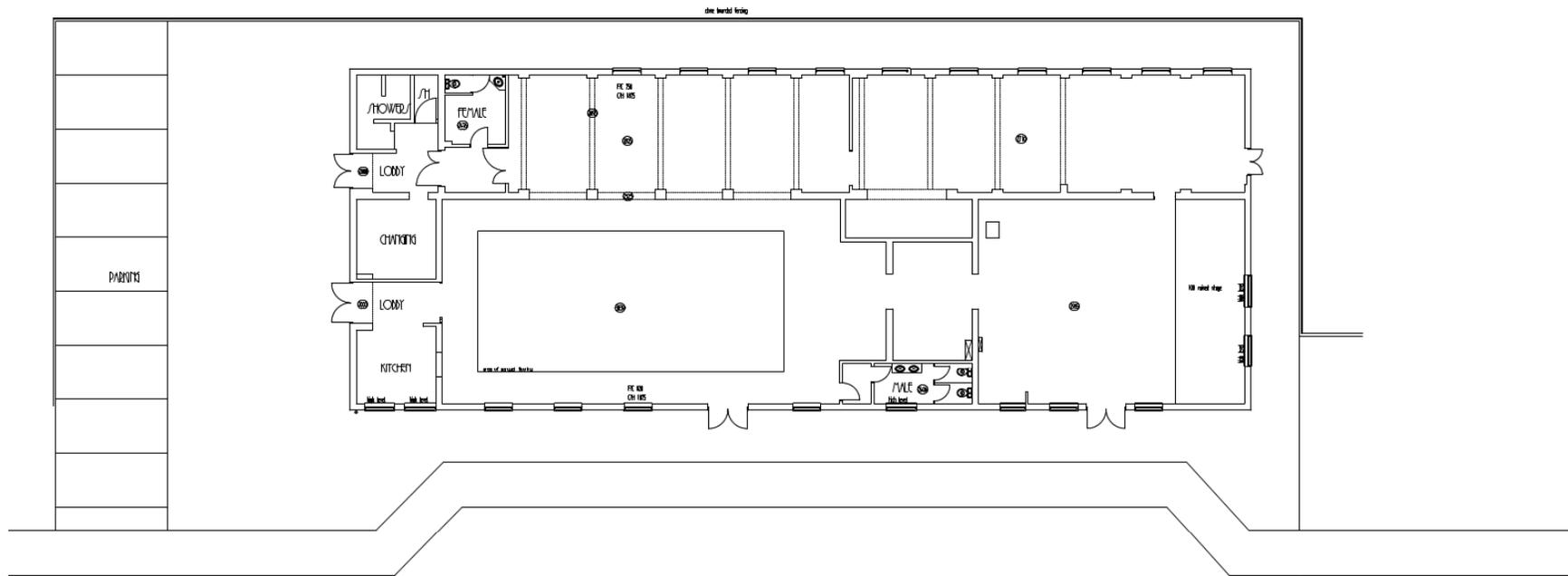
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LOCATION PLAN

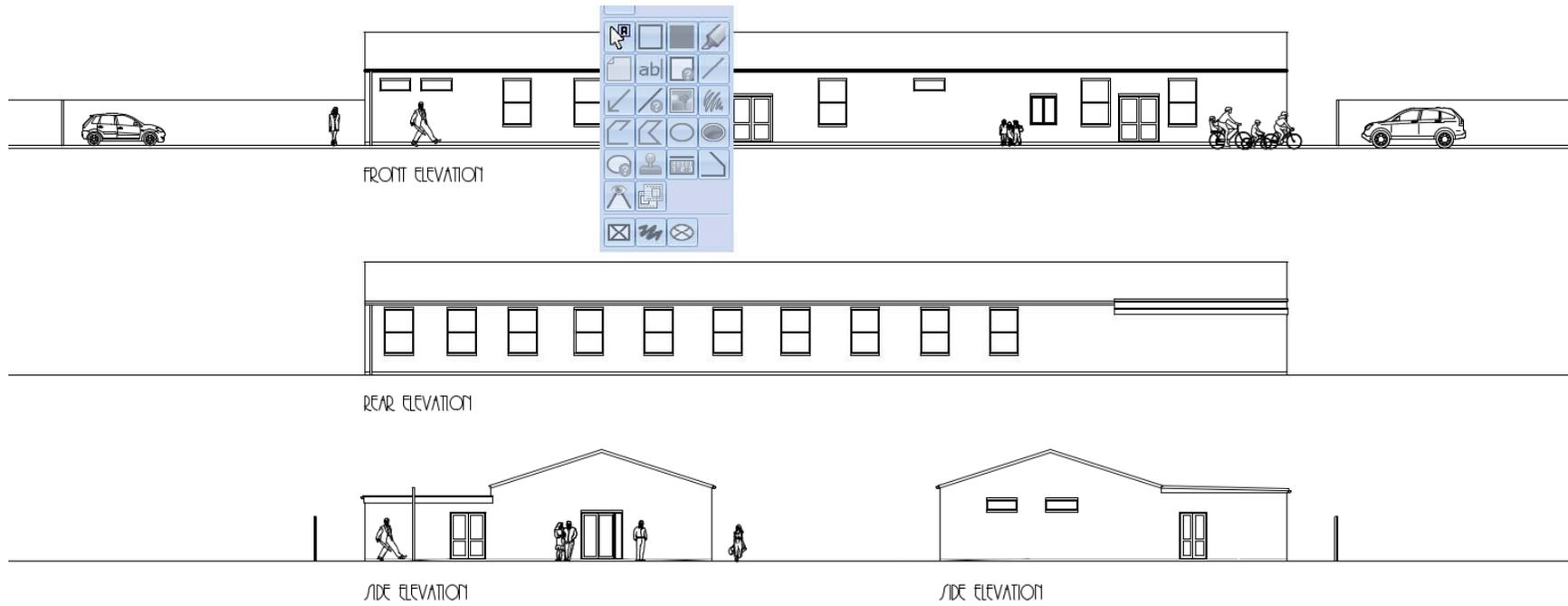
Key determining Issues

- Suitability of site
- Sui – Generis use
- Occupancy levels within proposal
- Impact on neighbouring amenity through increased anti-social behaviour
- Parking constraints
- Impact on Character of the area and Lloyds Conservation area
- Over development of the site
- General management of site, addressed within Condition 6 (monitoring)

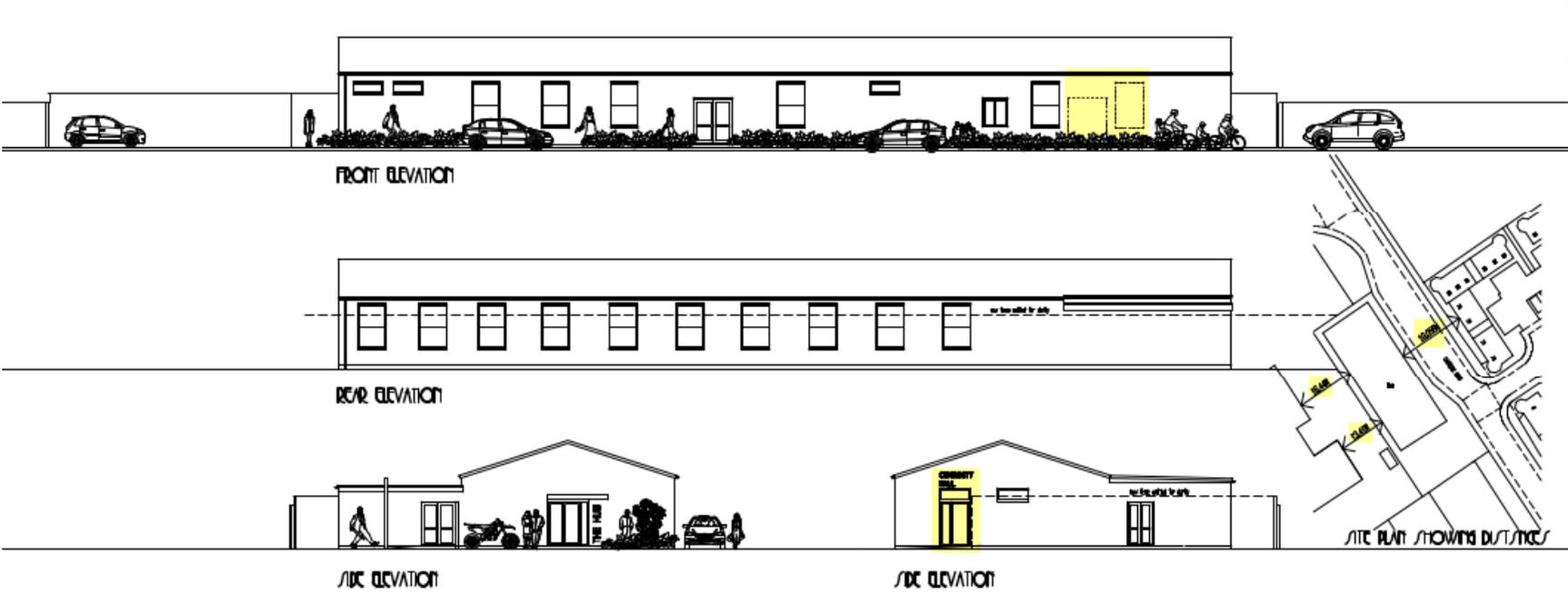
Existing Floor Plans



Existing elevations



Proposed Plans and Elevations:

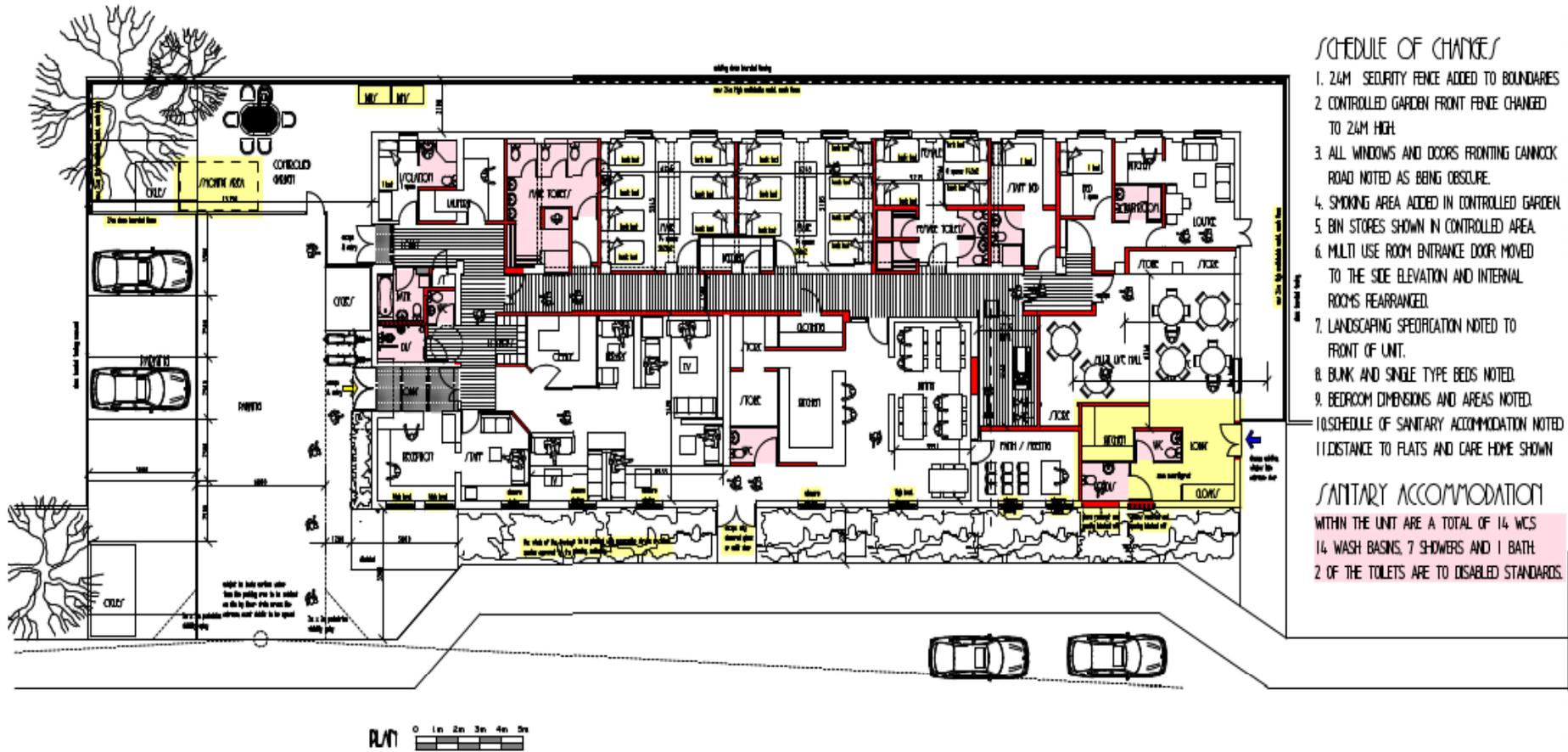


Proposed amendments

Amended plans received on the 10.04.18 have included a number of amendments from the original scheme submitted on the 14.02.2018, these are:

1. Additional 2.4m high metal fencing
2. Windows along Cannock Road to be obscure glazed
3. A smoking area included within controlled garden
4. Bin storage added within controlled garden area
5. Multi use entrance door moved from flank elevation facing Cannock Road to rear north facing elevation and internal doors re-arranged
6. Additional landscaping added to front of unit facing Cannock Road
7. Bedroom dimensions and areas noted
8. Bunk and single type beds noted
9. Schedule of sanitary accommodation highlighted

Proposed floor plans



Consultation responses

- **Internal**

- The Local Borough Council (LBC) Housing Strategy and Options Team - Supports Proposal as it seeks to provide immediate relief to homelessness received (received 16.04.2018)
- The Local Planning Authority (LPA) Environmental Services (Paul Burrell) - No comments to make (received 16.04.2018)
- LPA Local Policy Team - No objection, change of use is compliant to Policy 7 (a) of the Joint Core Strategy (2016) (received 11.05.2018)
- LPA Conservation Officer - No objection to proposed scheme, no impact on conservation area (received 11.05.2018)
- LPA Environmental Health Specialist - Has commented that the proposal should house up to 17 people based on criteria within the Housing Act 2004 (received 17.05.18)
- LPA Fire Safety Officer- No objection to scheme, minor issue regarding bin placement which can be addressed by condition, further minor issues can be addressed within Building Control Submission stage (received 17.05.18)

- **External**

- Northamptonshire County Council (NCC) highways (Clare Dunderdale) - No objection, comments have not changed from original scheme under 18/00023/REG4 (received 26.04.2018)
- NCC Crime Prevention Officer (Richard Wilson) - No objection to the scheme (received 6.03.2018)
- Joint Planning Unit (JPU) - Not required for consultation due to nature of scheme and minimal level of external development proposed. JPU will only comment on schemes which have a significant impact on their locality but given that this is a reuse of an existing building, from a design point of view, this would not normally be something they would provide formal observations on.

Site Photo: Looking south west along Cannock Road



Site photo: Looking along western boundary standing inside existing car parking area



Site Photo: looking north west along western elevation of site adjacent neighbouring boundary with Wollongong House



Site photo: Looking south east along western boundary



Site photo: Looking north along Cannock Road



Site photo: Looking at southern wall of building, main entrance to building



Site photo: Looking west towards Wollongong House standing along northern boundary



Site photo: Looking into south west corner of site across existing car parking area



Site Photo: Looking north west, standing on Occupation Road

