

## **PLANNING COMMITTEE – 3 MARCH 2004**

### **Report of the Chief Planning Officer**

#### **MISCELLANEOUS ITEM**

#### **25/2002/017 CHANGE OF USE TO HOTEL/BED AND BREAKFAST AT CORNERWOOD HOUSE AND COURTWAY, NORTON FITZWARREN. (NOW KNOWN AS TRENCHARD PARK GARDENS)**

The purpose of this report is to address the concerns that have been raised that the use of the above property may be in breach of the planning approval that was granted for the change of use to hotel/bed and breakfast accommodation on 19 August, 2002.

Whilst the application was being determined it became evident that discussions had taken place between the owner and other departments within the Authority. An e-mail was received from Housing Standards dated 17 June, 2002 confirming that the intended use of the building was to provide accommodation for homeless persons. This use was also raised with Building Control who confirmed that an application would be required should the building be put to this use. Following the approval of the planning application a Building Regulation application was submitted for internal works including fire precaution works.

The Housing Section has been referring homeless persons to the existing hotel/bed and breakfast accommodation for some time. The Council's solicitor is of the opinion that the existing use may be exempt from planning enforcement action because the intended occupation by homeless persons was 'known' at the time planning permission was granted for the hotel/bed and breakfast use.

In conclusion it would appear that there is corporate support for Mr Eaton's current operation, at least in terms of the Council's housing strategy and that no further action from a planning viewpoint should be taken at the present time.

#### **RECOMMENDATION**

That the report be noted.

**In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.**

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