



Leicester
City Council

Wards: see individual reports

Planning & Development Control Committee

Date : 23rd July 2025

SUPPLEMENTARY REPORT ON APPLICATIONS AND CONTRAVENTIONS:

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APPLICATION ORDER

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33		20250570	York Street, Yoho	CA

Recommendation: Conditional approval	
20250570	York Street, Yoho
Proposal:	Change of use from 132 student flats and ancillary spaces (sui generis) to 118 managed short term residential accommodation units and ancillary spaces (sui generis) (amended 23.06.25)
Applicant:	Mr Ben Pearce
App type:	Operational development - full application
Status:	
Expiry Date:	23 July 2025
TEI	WARD: Castle

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Correction:

Amend description of development in the title of committee report to read: “Change of use from 132 student flats and ancillary spaces (sui generis) to **118** managed short term residential accommodation units and ancillary spaces (sui generis) (amended 23.06.25)”.

NOTE: The description on the online Planning Register was amended to “118 managed short term residential accommodation units” since amended plans were received and second public consultation period carried out.

Additional representations:

Two additional representations have been received, one from Help The Homeless Charity (stated on behalf of the Third Sector and its Service Users), Leicester and one from a former resident of the Dawn Centre:

The representation from Help The Homeless:

- expresses strong support for the planning application as a progressive and much-needed response to a well-documented gap in the city’s housing provision.
- emphasises that traditional models of temporary accommodation are not suitable for many individuals with complex needs, histories of institutionalism, or past trauma, but by contrast the YoHo model offers privacy, autonomy and safety (key ingredients for encouraging stability and engagement with services)
- In relation to unit size, it explains that for many people, smaller, manageable spaces are in fact a preference and that large or shared properties can be overwhelming and triggering with a compact, fully equipped space that is their own providing a crucial stepping stone into independent living.
- adds that the city already benefits from multiple support services who are prepared to mobilise their staff and expertise to ensure YOHO residents receive

appropriate, person-centred support throughout their stay and beyond and that many of these services already hold trusted, active relationships with prospective residents.

- It explains that the city centre location is a key advantage enabling residents to access medical care, benefits support, employment advice, mental health services, and community networks.

The letter of support from the former resident of the Dawn Centre notes that small, self-contained units with their own kitchen, wash facilities and bed provide the privacy and the space to breathe, feel safe and start putting things back together that is required. He explains that when people have spent time being homeless (in various ways) having your own, clean, secure space is more important than size of the unit. He adds that facilities similar to the proposal would have allowed him to get used to living on his own in a more manageable way with support still nearby.

Amended Condition:

Development shall be carried out in accordance with the following approved plans:
Proposed Ground Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-008, received 24.06.25
Proposed First Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-009, received 24.06.25
Proposed Second Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-010, received 24.06.25
Proposed Third Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-011, received 24.06.25
Proposed Fourth Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-012, received 24.06.25
Proposed Fifth Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-013, received 24.06.25
Proposed Sixth Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-014, received 24.06.25
(For the avoidance of doubt).

Reason: to reflect ref. nos. of amended plans.

Amended Recommendation: Yes

A re-consultation response from the Health & Safety Executive to the revised Fire Safety Statement, though expected, has not yet been received, noting that they were content with the statement submitted with the first consultation.

As such, the **recommendation** has been amended to:

Approval be delegated to officers subject to the recommended conditions below and subject to receipt of re-confirmation of no objections from the Health & Safety Executive on the revised Fire Safety Statement

CONDITIONS

1. START WITHIN THREE YEARS

2. The development hereby approved shall only be used as the managed short term residential accommodation and ancillary spaces permitted and none of the units shall be occupied longer than 18 consecutive months by any referred service user. A register of occupancy shall be maintained on site and made available to the local planning authority for inspection at any time (in the interests of the amenity of future occupiers and in accordance with Core Strategy policy CS03 and saved City of Leicester Local Plan Policy PS10 and the objectives of Paragraph 135 of the National Planning Policy Framework).
3. The development hereby approved shall have no more than 4 units occupied by childless couples at any one time. A register of occupancy shall be maintained on site and made available to the local planning authority for inspection at any time (in the interests of the amenity of future occupiers and in accordance with Core Strategy policy CS03 and saved City of Leicester Local Plan Policy PS10 and the objectives of Paragraph 135 of the National Planning Policy Framework).
4. The development hereby approved shall be carried out in accordance with the amended Asset Management Plan dated 20.06.25 and received by the City Council as local planning authority on 20.06.25. The Asset Management Plan shall be adhered to throughout the lifetime of the development unless a future or updated management plan is submitted to and agreed in writing by the local planning authority and published online on the Planning Application database. Where a future or updated management plan is agreed, the use shall be continued in accordance with that agreed future or updated management plan (in the interests of achieving healthy, inclusive and safe places that promote health and well-being, and in the interests of the amenity of occupiers and neighbouring properties and in accordance with the objectives Paragraphs 135 and 96 of the National Planning Policy Framework).
5. Prior to the occupation of the development Terms of Reference (from the Operator) for proactive engage with all relevant stakeholders, including but not limited to ensuring points of contact are in place and that escalation and complaint protocols are proactively shared, shall be submitted to and agreed in writing with the local planning authority. These Terms of Reference shall be published on the Planning Applications database. The development shall be operated in accordance with these Terms of Reference throughout the lifetime of the development. In the event of a change of operator, the new operator shall submit a revised Terms of Reference within six weeks of commencement of their contract to the local planning authority and these shall be agreed in writing. The development shall be operated in accordance with these revised Terms of Reference within timescales agreed in writing with the local planning authority (in the interests of achieving healthy, inclusive and safe places that promote health and well-being, and in the interests of the amenity of occupiers and neighbouring properties and in accordance with the objectives Paragraphs 135 and 96 of the National Planning Policy Framework).

6. Development shall be carried out in accordance with the following approved plans:
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Proposed Fifth Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-013, received 24.06.25
Proposed Sixth Floor Plan, ref. no. 102-994-RGP-XX-XX-DR-A-014, received 24.06.25
(For the avoidance of doubt).

NOTES FOR APPLICANT

1. BNG EXEMPT - DE MINIMIS
2. The City Council, as local planning authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant during the process (and pre-application).
The decision to grant planning permission with appropriate conditions taking account of those material considerations in accordance with the presumption in favour of sustainable development as set out in the NPPF 2024 is considered to be a positive outcome of these discussions.

Policies relating to this recommendation

2006_AM01	Planning permission will only be granted where the needs of pedestrians and people with disabilities are incorporated into the design and routes are as direct as possible to key destinations.
2006_AM02	Planning permission will only be granted where the needs of cyclists have been incorporated into the design and new or improved cycling routes should link directly and safely to key destinations.
2006_AM12	Levels of car parking for residential development will be determined in accordance with the standards in Appendix 01.

2006_PS10	Criteria will be used to assess planning applications which concern the amenity of existing or proposed residents.
2014_CS03	The Council will require high quality, well designed developments that contribute positively to the character and appearance of the local natural and built environment. The policy sets out design objectives for urban form, connections and access, public spaces, the historic environment, and 'Building for Life'.
2014_CS06	The policy sets out measures to ensure that the overall housing requirements for the City can be met; and to ensure that new housing meets the needs of City residents.
2014_CS08	Neighbourhoods should be sustainable places that people choose to live and work in and where everyday facilities are available to local people. The policy sets out requirements for various neighbourhood areas in the City.
2014_CS12	In recognition of the City Centre's role in the City's economy and wider regeneration, the policy sets out strategies and measures to promote its growth as a sub-regional shopping, leisure, historic and cultural destination, and the most accessible and sustainable location for main town centre uses.