

Councillor Denise Lelliott – Cabinet Member for Jobs and the Local Economy

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Cllr Denise Lelliott

16th June 2023

Mr John Gamble

Via email

Dear Mr Gamble

Public Question – Council Meeting 24th May 2023

Thank you for submitting the following question to the Council Meeting on Wednesday 24th May 2023:

24 Spinneyfield has not just altered from a private residential property to a HMO it is also operating as a business, with the adult social care dept it's main client. A change of use should surely have been posted to allow neighbours an opportunity to air their views!

I can advise that in planning terms, an HMO is a house that is shared and occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom but who do not live together as a single household.

While I understand your concerns about the lack of consultation, I am advised that the current use of the property is considered to fall within Class C3 and does not require planning permission.

I hope this information is helpful.

Yours sincerely,



Councillor Denise Lelliott

Cabinet Member for Jobs and the Local Economy