

Decision Pathway Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 03 November 2020

TITLE	Managing the development of houses in multiple occupation - Supplementary Planning Document		
Ward(s)	All		
Author: Simon Fletcher	Job title: Principal Planning Policy Officer		
Cabinet lead: Cllr. Nicola Beech	Executive Director lead: Stephen Peacock		
Proposal origin: BCC Staff			
Decision maker: Cabinet Member Decision forum: Cabinet			
Purpose of Report: To request that Cabinet adopt the 'Managing the development of houses in multiple occupation' Supplementary Planning Document (SPD) following statutory consultation in Summer 2020. The SPD will be a material planning consideration which will support existing Local Plan policy used to decide planning applications for HMO development.			
Evidence Base: Significant growth in HMO numbers in recent years has raised concerns in many communities over existing and potential harmful impacts. Concentrations within neighbourhoods can lead to imbalanced and unsustainable communities and can damage the residential amenity and character of areas. Specific harmful impacts can include reduced social cohesion and housing choice and reduced levels of amenity as a result of increased noise and disturbance and poor waste management. Such issues have driven co-ordinated action across the Council to more effectively manage the development and operation of HMOs. To support this process additional guidance on Local Plan policy implementation relating to the development of HMOs has been prepared. The guidance, in the form of a supplementary Planning Document (SPD), specifically relates to the implementation of policy DM2: Residential Sub-divisions, Shared and Specialist Housing , set out in the Site Allocations and Development Management Policies Local Plan, which seeks to prevent harmful concentrations of HMOs. The SPD provides a more explicit definition of harmful concentration, further detail on the application assessment methodology and guidance for achieving a good standard of accommodation where HMOs are permitted. The SPD will enhance the overall effectiveness and deliverability of the policy by ensuring residential communities are protected from potential or worsening harmful impacts as a result of HMO concentrations. This will help support the Council's commitment to delivering mixed, balanced and resilient communities.			
Cabinet Member / Officer Recommendations: That Cabinet <ol style="list-style-type: none">Approve the adoption of the 'Managing the development of houses in multiple occupation' Supplementary Planning Document (SPD).Authorise the Executive Director Growth and Regeneration to take all steps required to adopt the SPD including all procedures required under Part 5 of the Town and Country Planning (Local Planning)(England) Regulations 2012.			
Corporate Strategy alignment: Supporting Local Plan policy control over HMOs will further help to protect communities from harmful impacts arising from concentrations of this form of development. This will support Corporate Strategy theme 2: Fair and Inclusive -objective 4 which seeks the development of balanced communities.			

City Benefits:

Supporting Local Plan policy control over HMOs will further help to protect communities from harmful impacts arising from concentrations of this form of development. Preventing such impacts will help to maintain or create more inclusive, balanced and sustainable communities.

Consultation Details:

Preparation of the SPD involved public participation between 3 February and 20 March 2020 with formal representations invited between 3 August and 11 September 2020. Following any decision to adopt the SPD an adoption statement will be published with individuals and organisations notified where requested.

Background Documents:

The following background documents are available on the Council's web site:

- [Evidence Paper \(August 2020\)](#)
- [Consultation Statement \(August 2020\)](#)

Revenue Cost	£ Ongoing cost related to preparation of Local Plan and related Supplementary Planning documents	Source of Revenue Funding	10227
Capital Cost	£ n/a	Source of Capital Funding	n/a
One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice: The report seeks approval of the adoption of the 'Managing the development of houses in multiple occupation' Supplementary Planning Document (SPD).
The ongoing cost related to preparation of Local Plan and related Supplementary Planning documents will be funded from existing budgets. As a result there are no new financial implications resulting from this report.

Finance Business Partner: Kayode Olagundoye, Interim Finance Business Partner, Growth and Regeneration, (20th October 2020)

2. Legal Advice: The SPD has been prepared in accordance with Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012. If Cabinet adopt the SPD, then after the post adoption requirements set out in the 2012 Regulations have been complied with, the Council will be able to take the SPD into account as a material planning consideration in relation to any planning applications relating to HMO's.

Legal Team Leader: Joanne Mansfield (5th October 2020)

3. Implications on IT: No anticipated impact on IT services.

IT Team Leader: Simon Oliver - Director - Digital Transformation (1st October 2020)

4. HR Advice: There are no HR implications evident.

HR Partner: Celia Williams - HR Consultancy Manager (2nd October 2020)

Appendix A – Further essential background / detail on the proposal A1: Managing the development of houses in multiple occupation - Daft Supplementary Planning Document A2: Evidence Paper (August 2020)	YES
Appendix B – Details of consultation carried out - internal and external B1: Consultation Statement (August 2020) B2: Summary of Reg. 13 Representations (October 2020)	YES

Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	NO
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO