

Report of the Portfolio holder for Economic Development and Asset Management

HOUSES IN MULTIPLE OCCUPATION (HMOS) SUPPLEMENTARY PLANNING DOCUMENT (SPD)

1. Purpose of Report

To advise Members of responses received in relation to the consultation on the drafts Houses in Multiple Occupation (HMOs) Supplementary Planning Document (SPD); and to recommend changes to the document based upon these.

2. Recommendation

The Cabinet is asked to RESOLVE that the changes put forward are made and the SPD is adopted.

3. Detail

On 26 March 2022, an Article 4 Direction came into force covering parts of Beeston and Beeston Rylands. As a result of the Article 4 Direction, planning permission is now needed for a change of use from a Class C3 dwelling house to a Class C4 House in Multiple Occupation (HMO).

A draft Supplementary Planning Document (SPD) has been prepared and consulted on. The consultation took place between 11 April 2022 and 14 May 2022. Prior to the consultation, Cllrs Steve Carr; Barbara Carr; Pat Lally; and Lynda Lally provided initial comments which were considered and incorporated into the draft. Representations received during the consultation have been collated and a summary of all responses received can be viewed in Appendix Two.

An Equality Impact Assessment is also included as part of this report and is included in Appendix Three. Members have the option of either approving or not approving the recommended modifications to the SPD document. A table of these recommended modifications are included in Appendix One.

Subject to Members' decision, the next steps would be:

- Making the recommended changes and adopting the SPD
- Making available an Adoption Statement

4. Financial Implications

There will be no direct financial implications.

5. Legal Implications

Supplementary planning documents (SPD) were introduced as part of the reforms made to the planning system through the Planning and Compulsory Purchase Act 2004. A SPD is a non-statutory document that can form part of the local development framework and can cover a wide range of issues. This one relates HMOs and the requirement to now obtain planning permission as a result of the implementation of the Article 4 direction, the legal implications are contained within the body of the report.

6. Equality Impact Assessment

As this is a new document which will supplement and existing policy as well as the Beeston Article 4 Direction, an Equality Impact Assessment is included in the appendix to this report.

7. Background Papers

None