

PLANNING SUB-COMMITTEE

Tuesday, 1 October 2019

Present: Councillor S Kelly (Chair)

Councillors G Davies G Watt
A Gardner S Foulkes
S Hayes S Frost
I Lewis S Whittingham

In attendance: Councillors

Apologies Councillors

6 MINUTES

The Director of Governance and Assurance submitted the minutes held on the 12 September 2019 for approval.

Resolved – That the minutes of the meeting held on 12 of September 2019 be approved subject to the inclusion of Councillor Anita Leech in the attendance list reflecting her role as an ex-officio member and the Cabinet Member for the Local Plan.

7 MEMBERS CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and, if so, to state the nature of the interest.

Councillor S Foulkes declared a personal interest in agenda item 4 – Appendix 1 Working Draft Housing Policies (minute 8) by virtue of being a Board Director of Magenta Living.

8 PLANNING SUB COMMITTEE REPORT 1-10-19

Councillor S Foulkes declared a prejudicial interest in this matter by virtue of being a Board Director of Magenta Living and left the room during its consideration (minute 6 refers).

The Interim Corporate Director for Economic and Housing Growth reported upon the initial working draft policies that would include criteria for assessing planning applications for residential development including new housing development, self-contained flats, houses in multiple occupation, extensions, affordable accessible housing as outlined within the appendix to the report.

Members and Chair clarified the role of the Planning Sub-Committee and how it related to the Local Plan. The Legal Advisor to the Sub-Committee defined the timeline of decision making regarding the policies for the Local Plan and the nature of the consultation period.

The Principal Planning Officer added that the work of the Sub Committee is part of the Local Plan formulation process in which the working draft policies under consideration are liable to change when legal procedures, including sustainability appraisal, emerging evidence and public consultation and the tests of soundness are applied.

Resolved – That the working draft policies for residential development be noted and given further consideration by officers.

9 HMO POLICY

The Interim Director for Economic and Housing Growth submitted a definition and revised draft Policy for Houses in Multiple Occupation as requested at the previous meeting.

The draft included the recommended standards from guidance produced by the Housing Team.

The Principal Planning Officer indicated that the published guidance also includes minimum standards set by the Housing Act, which are also cited as being reasonable. Under national policy, the size, type and tenure of housing needed for different groups should be informed by local needs assessment when planning for the future supply of homes (NPPF para 60-61 refers). Previous Strategic Housing Market Assessments are silent about HMOs and it is not yet clear if this will be addressed through the pending assessment. Research showed that other Councils set bedroom sizes through supplementary guidance, rather than policy. If members were minded to recommend that the standards are included in an Interim Policy and the Local Plan, legal advice should be sought from Counsel on the content before making recommendations to Cabinet.

Colleagues from the Housing Team informed that the recommended room sizes were generated using the Metric Handbook.

Members discussed the implications with the housing and planning officers and concluded that preferred standards and the need for a wash basin in each room should be minimum requirements in the emerging policy in order to gain full weight in the decision making process.

It was confirmed that student accommodation would be covered by the HMO policy.

Thought was given to the effect on existing properties becoming HMOs under permitted development rights and if this be controlled under Article 4 powers. The importance of aligning the policy and guidance used by the Licensing and Planning departments is to be given further consideration by officers.

Resolved – that the planning and housing officers should continue work to finalise the policy and guidance, that counsel’s advice be sought and the results be circulated.

Emerging Policies for other Housing Development

Members discussed the draft Policies in respect of; Housing Requirement, Criteria for Residential Development, Affordable Housing Requirements, Accessible Housing requirements, Backland Development, House Extensions, Self-contained Flats, Non-Residential Uses in Primarily Residential Areas, Policy CS22G – Child Minders Working from Home, Criteria for Specialist Housing and Gypsies and Travellers.

Further to questions from Members in respect of the future requirement for affordable housing, the Principle Planning Officer advised that the latest viability assessment was scheduled to be reported to Cabinet in November 2019 and showed a map of where zones could be set to secure funding and provision based on current market evidence.

Members were informed that the Government had set optional standards which could be used, if justified in local policy for internal space in new dwelling, accessible homes including wheelchair housing and to ensure all development would be adaptable.

The number dwellings in the backland policy was highlighted for further consideration, alongside the type of vehicular access that would be needed with specifications for protecting residential amenity.

Issues in respect of parking standards were taken into account through a separate policy covering all type of development. For housing this would be linked to the number of bedrooms per dwelling.

Discussion took place regarding non-residential activities taking place in residential areas, more specifically delivery vehicles causing potential noise disturbance. Members considered the impact on neighbours of child minders working from home.

The Principle Planning Officer reported that the criteria for specialist housing would cover accommodation for people in need of care including nursing homes,

sheltered, supported or extra care housing for people who may be unable to live independently in ordinary housing.

The Chair made reference to an emerging policy in respect of Gypsies and Travellers and that this would be revisited.

Resolved – That the working draft policy for Houses in Multiple Occupation be noted and given further consideration by officers.