

**Cabinet**

**1 July 2014**

Report of the Cabinet Member for Environmental Services, Planning & Sustainability

**Minutes from the Local Plan Working Group 31<sup>st</sup> March 2014 and 30<sup>th</sup> June 2014**

**Summary**

1. The purpose of this report is to inform Members of the recommendations from the Local Plan Working Group meeting on 31<sup>st</sup> March, in their capacity as an advisory body to the Cabinet. It requests that Cabinet approve the recommendations from the Local Plan Working Group in relation to:
  - Controlling the Concentration of Houses in Multiple Occupation (HMO) Supplementary Planning Document (SPD); and
  - City of York Streetscape Strategy and Guidance.
2. It also requests that Cabinet approve the recommendations from the 30<sup>th</sup> June Local Plan Working Group meeting in relation to the draft Wheldrake and Strensall with Towthorpe Village Design Statements. Minutes from this meeting will be circulated at the Cabinet meeting.

**Background**

3. At the Local Plan Working Group meeting on 31<sup>st</sup> March Members considered reports in relation to the Controlling the Concentration of HMOs SPD and the City of York Streetscape Strategy Guidance.
4. Consideration was given to a report which provided details in relation to recent advice issued by the Planning Inspectorate in relation to HMOs and Permitted Development Rights. It was noted that when the HMO SPD had been updated, earlier in the year, the view had been that HMO's did not benefit from permitted development rights and text to this effect had been added into the SPD. However, since that time, an advice note had been issued confirming that HMO's could benefit from the permitted development rights granted to dwelling houses. To ensure that the SPD was fit for purpose and reflected current national advice

Members were requested to amend the SPD accordingly. The report relating to this agenda item can be found at Annex A.

5. Members also considered a report, at Annex B, which presented the City of York Streetscape Strategy and Guidance document which gives a strategic overview, detailed analysis and guidance for the maintenance, management and enhancement of the city's streets and spaces, as part of the Reinvigorate York programme. As York remained one of the few cities without a public realm strategy the production of this had been seen as a priority for the Reinvigorate York Board to inform future city centre improvement work.
6. At the 30<sup>th</sup> June Local Plan Working Group meeting Members are considering a report on draft Village Design Statements for Wheldrake and Strensall with Towthorpe. The documents have now reached the stage where it is appropriate to undertake a public consultation exercise, for which Members are asked to approve.

### **The Minutes**

7. The minutes from the 31<sup>st</sup> March Local Plan Working Group meeting can be found at Annex C. Please note there was an editing error with regards to the options section of the report in the Controlling the Concentration of HMOs SPD and subsequently in the minutes. A verbal update was given at the meeting to indicate the error but was not reflected in the minutes. Minutes from the 30<sup>th</sup> June Local Plan Working Group will be circulated at the Cabinet meeting on 1<sup>st</sup> July.
8. With regard to HMOs Members of the Local Plan Working Group made the following recommendations
  - i) That Cabinet approve the proposed minor factual amendments to paragraph 5.21 of the Controlling the Concentration of HMO's Supplementary Planning Guidance as outlined in Option 1 in the report.
  - ii) That Officers be requested to monitor the number of pre-applications received in relation to permitted development rights on HMO's in order to gain a comprehensive picture of the affect of this change.

Reason: So that the SPD is fit for purpose and reflects current national advice.

9. For the Streetscape Strategy and Guidance the following recommendations were made:

- i) That, in line with Option1 Cabinet approve adoption of the City of York Streetscape Strategy and Guidance document subject to the above mentioned amendments and additions.
- ii) That consideration be given to future expansion of this work to cover the rural areas of the city.

Reason: As this document is urgently required to provide much needed and long overdue guidance in the use of materials and street furniture in the city.

10. At the 30<sup>th</sup> June Local Plan Working Group Members will be asked to approve the draft Village Design Statements for public consultation. Link to reports for this meeting on the Council website;  
<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=8513&Ver=4>

### **Options**

11. The options below are available to Cabinet.

Option 1: Approve the recommendations from the Local Plan Working Group meeting held on 31<sup>st</sup> March 2014 as shown at Annex C and the recommendations from the Local Plan Working Group meeting held on 30<sup>th</sup> June (minutes to be circulated at the Cabinet meeting).

Option 2: Do not approve the recommendations and instead request further work.

### **Analysis**

12. The key issues in relation to the HMO and Streetscape Strategy and Guidance reports were considered by Members of the Local Plan Working Group on 31<sup>st</sup> March and the key issues in relation to the draft Village Design Statements will be discussed at the 30<sup>th</sup> June Local Plan Working Group. It is recommended that Cabinet approve Option1 so that the HMO SPD is fit for purpose and reflects current national advice and to provide much needed and long overdue guidance in the use of materials and street furniture in the city. It will also allow the draft Village Design Statements to follow in the footsteps of other previous examples that have been agreed; observing the general guidance and principles required in their production, whilst successfully defining the individual

qualities of the villages and bringing forward appropriate Design Guidelines.

### **Council Plan**

13. The relationship with the Council Plan priorities of the three reports can be found in the individual Local Plan Working Group reports.

### **Implications**

14. The implications associated with the three reports can be found in the individual Local Plan Working Group reports. In relation to equalities a Community Impact Assessment (CIA) has been carried out with regard to the minutes from the 31<sup>st</sup> March Local Plan Working Group and highlights positive impacts on age by meeting housing needs and improving the safety and accessibility of the city's streets and spaces and disability by improving the safety and accessibility of the city's streets and spaces. The full CIA is attached to this report in Annex D. A full CIA has also been undertaken for Draft Village Design Statements which has indicated positive impact on age and disability groups and can be found as part of the Local Plan Working Group papers for 30<sup>th</sup> June meeting.

### **Risk Management**

15. The risks associated with the three reports can be found in the individual Local Plan Working Group reports.

### **Recommendations**

16. That Cabinet approve the recommendations from the Local Plan Working Group meeting held on 31<sup>st</sup> March 2014 as shown at Annex C and the recommendations from the Local Plan Working Group meeting held on 30<sup>th</sup> June (minutes to be circulated at the Cabinet meeting).

Reason: So that the HMO SPD is fit for purpose and reflects current national advice, to provide much needed and long overdue guidance in the use of materials and street furniture in the city and to allow the draft Village Design Statements to follow in the footsteps of other previous examples that have been agreed.

**Contact details:**

<b>Author:</b>	<b>Cabinet Member and Chief Officer responsible for the report:</b>		
Frances Harrison Development Officer Planning & Environmental Management 01904 551388	Cllr Dave Merrett, Cabinet Member for Environmental Services, Planning & Sustainability  Mike Slater Assistant Director Development Services, Planning & Regeneration		
	<b>Report Approved</b>	√	<b>Date</b> 13 June 2014
<b>Specialist Implications Officer(s)</b> N/A			
<b>Wards Affected:</b> All			√
<b>For further information please contact the authors of the report</b>			

Glossary of Abbreviations

HMO – Houses in Multiple Occupation

SPD – Supplementary Planning Document

**Background Papers:** As below**Annexes:**

**Annex A:** Controlling the Concentration of Houses in Multiple Occupation Supplementary Planning Document Local Plan Working Group Report, 31<sup>st</sup> March 2014 – Link to full report

<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=8478&Ver=4>

**Annex B:** Streetscape Strategy Guidance Local Plan Working Group Report, 31<sup>st</sup> March 2014 – Link to full report

<http://democracy.york.gov.uk/ieListDocuments.aspx?CId=128&MId=8478&Ver=4>

**Annex C:** Local Plan Working Group Minutes, 31<sup>st</sup> March 2014

**Annex D:** Community Impact Assessment for Minutes from 31<sup>st</sup> March 2014 Local Plan Working Group