
MEETING	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	2 APRIL 2012
PRESENT	COUNCILLORS MERRETT (CHAIR), BARTON, D'AGORNE, FITZPATRICK, GUNNELL, LEVENE, REID, SIMPSON-LAING AND WATT (VICE-CHAIR)
APOLOGIES	COUNCILLORS POTTER AND RICHES

29. DECLARATIONS OF INTEREST

At this point in the meeting, Members were asked to declare any personal or prejudicial interests they may have in the business on the agenda. None were declared.

30. MINUTES

RESOLVED: That the minutes of the last meeting held on 5 March 2012 be approved subject to the following amendment:

Minute Item 24 – Councillor Merretts declaration of interest be amended to state that he is an ‘honorary Member of the CTC’.

31. PUBLIC PARTICIPATION

It was reported that there had been no registrations to speak under the Council’s Public Participation Scheme.

32. CONTROLLING THE CONCENTRATION OF HOUSES IN MULTIPLE OCCUPATION - SUPPLEMENTARY PLANNING DOCUMENT CONSULTATION OUTCOMES.

Members considered a report which followed on from the earlier report considered by Members on 9th January 2012. Its purpose was to inform Members on the outcome of the recent consultation on the draft Supplementary Planning Document (SPD). The report also sought approval for the revised SPD

attached at Annex 2, in order for it to be used to determine planning applications following the commencement of Article 4 Direction on 20th April 2012.

The SPD would remain a draft SPD until such a time as the Core Strategy has been through examination and is formally adopted by the Council.

The role of the SPD is to provide guidance on how planning applications for change of use to Houses of Multiple Occupation (HMO's) will be determined in order to allow the Council to manage the spread of HMO's. It will also ensure that unsuitable large concentrations of HMO's in our neighbourhoods are not created.

Officers advised that they had commenced the consultation on the document on 23 January 2012 and had used the LDF database which has approximately 2900 consultees held on it. In addition key stakeholders relevant to HMO issues and individuals who had made expressions of interest were also consulted. The Consultation documents are available on the Council's website.

Members commented and questioned a number of points including:

- How a neighbourhood area is defined. Officers advised this could be looked into further if Members wished.
- Whether a planning application for a HMO could be called in by Members if there were planning grounds to do so, but otherwise would be delegated officer decision. Officers confirmed this to be the case.
- Some Members queried the impact of article 4 on house sales in streets that already have over 50% HMO's. Members were concerned that the policy could hinder individuals when selling property. Officers advised that as with any planning application, material considerations would be taken into account.
- Data on concentrations should be made readily available to ensure transparency for landlords. Officers confirmed that mapping would be available on the Council website.

Officers advised that in light of Members comments and due to the Article 4 Direction being a relatively new policy area, they would monitor the situation in York as well as nationwide, and

bring a report back in approximately a years time to update them on how York's approach is working.

RESOLVED: That the LDF Working Group recommended that Cabinet:

- i. Approve the draft SPD to be used for Development Management Purposes in accordance with Option 1.
- ii. Delegate to the Director of City Strategy in consultation with the Cabinet member for City Strategy that are necessary as a result of the recommendations of the Working Group.
- iii. That a review of how the scheme is operating be carried out after a year and a monitoring report be brought to Members.

REASON: So that the SPD be approved and used for Development Management purposes to support the emerging LDF Core Strategy and the Article 4 Direction which comes into force on 20 April 2012.

33. ANY OTHER BUSINESS WHICH THE CHAIR CONSIDERS URGENT UNDER THE LOCAL GOVERNMENT ACT 1972.

Officers provided a brief verbal update on the National Planning Policy Framework which was published on 27 March 2012 and what it means for the LDF Core Strategy.

A report would be brought to a future meeting to fully inform Members and a training session on the framework would also be arranged.

Cllr D Merrett, Chair
[The meeting started at 5.00 pm and finished at 5.45 pm].