

**Report of the Director of City Development**

**Report to Inner West Area Committee**

**Date: 13<sup>th</sup> September 2011**

**Subject: Houses in Multiple Occupation – Planning Workshops**

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s): Armley Bramley and Stanningley		
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number: Appendix number:		

**Summary of main issues**

1. The City Council has applied for planning powers which will enable the Council to control changes of ordinary dwelling houses to houses in multiple occupation (HMOs). These powers are expected to come into force in February 2012 and will apply to all of the inner areas of Leeds (see map in Appendix 1).
2. To make best use of these powers the City Council needs to agree a policy to help decide planning applications. The aim of the policy will be to permit sufficient HMOs to meet Leeds' needs, but avoid excessive concentrations in streets or neighbourhoods that could cause nuisance and create unbalanced communities.
3. As a starting point to draw up the policy three evening workshops are being held in East Leeds, South Leeds and North West Leeds. The workshops will work with local community representatives, landlords, students and university bodies to explore what percentages of HMOs in local areas might be set as policy targets. The Council will then set out the policy in a Supplementary Planning Document (SPD) which will be subject to widespread public consultation at the end of 2011.

## **Recommendations**

4. Members are asked to note the contents of the report and comment as they feel appropriate.
5. Members are asked to nominate a ward councillor representative to attend the relevant workshop for each ward affected.
6. Members are asked to nominate any relevant groups who would be interested in participating in the workshops.

## **1 Purpose of this report**

- 1.1 This report is intended to inform Ward Councillors of three planning workshops to be held in relation to the production of a new supplementary planning document (SPD) addressing the growth and management of houses in multiple occupation (HMO) concentrations. The creation of a new SPD is in response to the introduction of an Article 4 direction in Leeds which will come into effect on the 10<sup>th</sup> February 2012.

## **2 Background information**

- 2.1 The Council has confirmed the introduction of an “Article 4 direction” which will require planning permission for the conversion of dwelling houses (Class C3 use) to housing in multiple occupation (Class C4 use) of between 3 and 6 unrelated occupants. The direction will come into force from 10<sup>th</sup> February 2012 and will apply to inner Leeds (see map in Appendix 1).
- 2.2 The Article 4 direction does not serve as a justification for refusing or approving planning permission in the Direction area. Planning applications which are required by the Direction will be judged against national and local planning policies. In order to supplement the introduction of the Article 4 direction in Leeds new local planning policies will be created. These will be in the form of a new overarching policy in the Local Development Framework Core Strategy and new, more detailed, planning policies to be contained within a new supplementary planning document (SPD). Both documents will be subject to full public consultation at which stage comments will be invited from interested parties.
- 2.3 In order to engage with stakeholders and interested parties as part of the SPD production process three planning workshops will be held in late September/ early October. These workshops will be an opportunity to have input into the creation of new local planning policies at the beginning of this process.

## **3 Main issues**

### **Purpose of the Workshops**

- 3.1 The aim of the workshops is to facilitate a preliminary discussion regarding the form new local planning policies in the SPD should take. Officers from the Forward Planning and Implementation team, who will be responsible for drafting the new document, will lead the discussion and seek feedback from a range of different stakeholders. Representatives from Planning Aid will also be in attendance to offer advice along with the Inner North West Community Planning Officer at the north west area workshop.

### **Attendance**

- 3.2 The workshops will be attended by local ward members, community and resident groups, landlord groups and other relevant parties such as the city’s universities. The Council’s Planning Department has sent invitations to groups who have expressed an interest in participating in this discussion. However there is still an opportunity for groups who have not already received an invite to participate. Any groups wishing to

attend should email [ldf@leeds.gov.uk](mailto:ldf@leeds.gov.uk). Attendance will be by invitation only as places at the workshops will be limited.

### **Venues and Dates**

- 3.3 For the purposes of arranging the workshops the Article 4 direction area has been subdivided into three areas; East, South and North West Leeds. A workshop will be held in each of these three areas based on the timetable below:

<b>Area</b>	<b>Venue</b>	<b>Date</b>
East Leeds	Shine Business Centre, Harehills	22 <sup>nd</sup> September 2011
South Leeds	Hillside, Beeston	29 <sup>th</sup> September 2011
North West Leeds	West Park Centre, West Park	5 <sup>th</sup> October 2011

### **Further Opportunities for Public Consultation**

- 3.4 The Council will make use of feedback from the workshops to set out proposed policy targets and guidance in a Draft Supplementary Planning Document. This will be subject to widespread public consultation at the end of 2011.

## **4 Corporate Considerations**

### **4.1 Consultation and Engagement**

- 4.1.1 The workshops will be the first stage in the process of the SPD production. Paragraph 3.4 outlines further opportunities for engagement.

### **4.2 Equality and Diversity / Cohesion and Integration**

- 4.2.1 Whilst it has not been necessary to prepare an Equality Impact Assessment for this report, the future Supplementary Planning Document will be subject to an assessment.

### **4.3 Council Policies and City Priorities**

- 4.3.1 The workshops will form the starting point of the SPD production process. The preparation of Development Plan Documents (including the SPD), is identified as a priority within the Council's Policy Framework.

### **4.4 Resources and Value for Money**

- 4.4.1 The cost of holding the workshops will be met by the Forward Planning and Implementation team within the City Development Department. The SPD production process will be managed by the Forward Planning and Implementation team with input, where appropriate, from the Inner North West Community Planner.

### **4.5 Legal Implications, Access to Information and Call In**

- 4.5.1 There are no significant legal implications. This report is not subject to call in as it does not relate to a key decision.

## **4.6 Risk Management**

4.6.1 There are no significant risks identified in this report.

## **5 Conclusions**

5.1 The three workshops to be held across the Article 4 direction area will form the starting point for the SPD process and allow interested parties to offer views as to what form new planning policies should take.

## **6 Recommendations**

6.1 Members are asked to note the contents of the report and comment as they feel appropriate.

6.2 Members are asked to nominate a ward councillor representative to attend the relevant workshop for each ward affected.

6.3 Members are asked to nominate any relevant groups who would be interested in participating in the workshops.

## **7 Background documents**

7.1 Appendix 1 – Map of Article 4 Direction area with workshop boundaries.

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