

CABINET, 31 OCTOBER 2011

Present: Councillors Barlow, Beaver, Chowney, Birch (in the Chair), Cooke, Finch, Kramer, Lock, Scott, and Webb.

MATTERS FOR CABINET DECISION

51. DECLARATIONS OF INTEREST

The following councillors declared their interests in the minutes as follows:

<u>Councillor</u>	<u>Minute</u>	<u>Interest</u>
Beaver	55 – Community Cohesion Framework and Action Plan 2011 - 13	Personal – Member of Hastings Rainbow Alliance
Birch, Lock, Scott and Webb	57 – Local Transport Plan Implementation Plan Consultation	Personal – Members of East Sussex County Council
Finch	56 – Article 4 Direction – Houses in Multiple Occupation	Personal – He is a Landlord
Webb	53 – Draft Anti Poverty Strategy for Hastings and St Leonards	Personal – Member of East Sussex County Council and spokesperson for Children's services
Webb	55 – Community Cohesion Framework and Action Plan 2011 - 13	Personal – Member of East Sussex County Council

56. ARTICLE 4 DIRECTION - HOUSES IN MULTIPLE OCCUPATION

The Borough Planning Officer presented a report on representations received following the making of an Article 4 Direction relating to houses in multiple occupation. He also circulated amended wording for the reason for the recommendation.

The Direction would remove permitted development rights to change the use of a Class 3 dwelling house to a Class C4 house in multiple occupation (HMO) with 6 or less occupants. Changes of use from Class C3 to Class C4 would then require planning permission.

Public consultation was undertaken between the 1st July 2011 and the 12th August 2011. Details of the consultation and the representations received with comments on them were set out in an Appendix to the report. The response was modest – 7 representations received, 4 in favour and 3 against.

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Councillor Chowney moved approval of the recommendations to the report with the substitution of the word, "fewer" for the word, "less" which was seconded by Councillor Finch.

RESOLVED (unanimously) – that the Article 4 Direction to remove permitted development rights otherwise granted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 to change the use of a Class C3 dwelling house to a Class C4 house in multiple occupation with 6 or fewer occupants be confirmed, the Direction is to cover the whole Borough and to come into effect on the 2nd July 2012.

The reason for this decision was:

Approving the recommendation would require planning permission to be sought for changes to smaller Houses in Multiple Occupation in the future, and this was recommended in order to be able to control their concentration within the Borough. The confirmation of an Article 4 Direction was a matter for Cabinet to decide.