



Policy Development and Decision Group (Joint Operations Team)

24 July 2017

-: Present :-

Mayor Oliver, Councillors Amil, Excell, Haddock, King, Mills and Parrott

(Also in attendance: Councillors Barnby, Brooks, Ellery, Manning, Morey, Stubbley and Tyerman)

9. Appointment of Vice-Chairman

Councillor King was appointed as Vice-Chairman for the remainder of the 2017/18 Municipal Year.

10. Minutes

The minutes of the Policy Development and Decision Group (Joint Operation Team) held on 18 May 2017 were confirmed as a correct record and signed by the Chairman.

11. Article 4 Direction for Houses in Multiple Occupation

The Group considered a report which sought to agree whether to progress an Article 4 Direction which would remove permitted development rights from properties which allow change of use from Use Class C3 Dwelling to C4 House in Multiple Occupation (HMO) (for between 3-6 persons) across Torbay.

The Policy Development and Decision Group (Joint Operations Team) made the following recommendations to the Mayor:

- (i) that Spatial Planning and Community Services undertake to investigate any further potential to align Housing Licensing and Development Management processes to ensure that full opportunity for early intervention regarding breaches of existing planning and/or licensing requirements with regards to HMOs is undertaken; and
- (ii) that Spatial Planning prepares a report and further develops a case for Council to make a decision on whether to prepare an Article 4 Direction which would have the effect of removing permitted development rights to change dwellings to small houses in multiple occupation (Class C3 Dwellings to C4 Small Houses of Multiple Occupation), without the need for express planning permission. That 6 months notice is given prior to the Article 4 Direction taking effect.

The Mayor considered the recommendations of the Policy Development and Decision Group (Joint Operations Team) set out above at the meeting and his decision, together with further information is attached to these Minutes.

12. Mayor's response to the Section 5 report issued by the Monitoring Officer

The Mayor considered the Section 5 report issued by the Monitoring Officer. The Mayor's response is attached to these minutes.

Chairman
