

Report of:	Executive Director for Growth and Place, Kevin Parkes Executive Member for Regeneration, Councillor Ashley Waters
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Submitted to:	Executive 20 th December 2019
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Subject:	Interim Policy for Conversions and Sub Divisions to Create New Residential Properties
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Summary

Proposed decision(s)
That the Borough Council adopts the conversions and sub-divisions policy (policy DM5) of the former Publication Draft Local Plan 2018 as an interim planning policy.

Report for:	Key decision:	Confidential:	Is the report urgent?
Decision	Yes	No	No

Contribution to delivery of the 2018-22 Strategic Plan		
Business Imperatives	Physical Regeneration	Social Regeneration
Implementation of the policy through supporting the creation of appropriate new dwellings will assist in securing future Council Tax Rate growth to support the long-term financial stability of the Council.	Implementation of the policy will help to create quality living places and bring potentially empty properties back into use in those areas in need of regeneration.	Ensuring that conversions result in a good standard of living accommodation will ensure that all in the town have access to a decent home and living environment.

Ward(s) affected
All Wards

What is the purpose of this report?

1. This report seeks approval for the adoption of the conversions and sub-divisions policy (policy DM5) of the former Publication Draft Local Plan 2018 as an interim planning policy.

Why does this report require a Member decision?

2. Whilst not part of the policy framework this report is seeking approval for the adoption of a policy to be used in the planning process. Such decisions fall within the remit of the Executive.

Report Background

3. In March 2018 Executive approved an interim policy on the conversion/sub division of residential properties. The purpose of the policy was to tackle the problems being created in certain areas of the town by the creation of flats through the sub division of residential properties. In a number of circumstances these newly created flats were smaller than national standards and created a poor and unsatisfactory living environment.
4. This interim policy was superseded by that included in the 2018 Publication Draft Local Plan (policy DM5). This policy amended the interim policy approved in March 2018 by bringing the conversion of commercial properties into its scope. This strengthened the application of the policy and brought more conversions within its scope giving the Council greater control of the creation of unacceptable living environments.
5. As the Publication Draft Local Plan (2018) was withdrawn at the Council meeting held on 23rd July 2019 there is a need to formally adopt a revised interim policy to ensure that an up to date framework is in place. The attached policy at Appendix 1 (policy DM5) taken from the Publication Draft Local Plan is therefore being recommended for adoption as the interim policy. As this policy has already been the subject to extensive public consultation as part of that undertaken on the Publication Draft Local Plan in 2018 there is no need to consult further prior to the adoption of the policy.

What decision(s) are being asked for?

6. That the Borough Council adopts the conversions and sub-divisions policy (policy DM5) of the former Publication Draft Local Plan 2018 as an interim planning policy..

Why is this being recommended?

7. To ensure that the Council has in place an effective policy to enable it to control through the planning system the sub division of properties to create new residential dwellings in accordance with its aspirations as set out in the Housing Strategy and Strategic Plan.

Other potential decisions and why these have not been recommended

8. **Not to adopt the interim policy.** If the policy is not adopted the Council will continue to use that approved in March 2018. The scope of this policy does not cover all

eventualities where planning permission is required and as such will not effectively control all appropriate sub-division/conversions.

Impact(s) of recommended decision(s)

Legal

9. The approval of the Interim Policy on Conversions of Residential Properties will mean that it will become a material consideration in the determination of planning applications. It will not affect the statutory development plan for the borough.

Financial

10. There are no financial implications.

Policy Framework

11. This decision does not amend the policy framework, but will be used alongside the policies in the adopted Local Plan.

Equality and Diversity

12. The Interim Policy on Conversions of Residential Properties has been subject to an initial Impact Assessment (IA), which accompanies this report (see Appendix 2). This identifies that a full IA is not necessary.

Risk

13. The principal risk is that if the policy is not adopted then the interim policy adopted by the Council in March 2018 will remain in force. In which instance not all situations involving the subdivision of buildings to create new dwellings requiring planning permission will be covered by an appropriate policy.

Actions to be taken to implement the decision(s)

14. Once approved the policy will be adopted and will be used in the consideration of planning applications.

Appendices

Appendix 1: Policy DM5 of Publication Draft Local Plan 2018

Appendix 2: IA

Background papers

There were none utilised in the preparation of this report.

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