


Single Member Cabinet Decision

Executive
Forward Plan
Reference**E3288****Houses in Multiple Occupation (HMO) Supplementary
Planning Document (SPD) Review**

Decision maker/s	Cllr Tim Ball, Cabinet Member for Planning and Licensing
The Issue	To update the current HMO SPD to include provision of additional guidance to support policy updates proposed within the Local Plan Partial Update (policy H2), and updates to the assessments used to test planning applications for new and intensified HMOs.
Decision Date	Not before 24 th July 2021
The decision	The Cabinet Member agrees to: <ul style="list-style-type: none">• Issue the Draft HMO SPD for statutory consultation under Regulation 12 (b) of the Town and Country Planning (Local Planning) (England) Regulations 2012; and• Delegate any necessary editorial changes to the Head of Planning, in consultation with the Cabinet Member for Planning and Licensing, prior to consultation.
Rationale for decision	Following consultation with key stakeholders, the revised HMO SPD will provide up to date guidance to support proposed updates within the Local Plan Partial Update, and the assessments used to test planning applications for new and intensified HMOs.
Financial and budget implications	The review and preparation of the revised Draft HMO SPD has been undertaken by the Planning Policy Team and the costs of its preparation and public consultation will be covered within the existing salary budget and the Council's Local Development Framework budget. The review of the SPD is not anticipated to increase resource requirements in relation to the determination of planning applications.
Issues considered	Balanced communities; Sustainability; Equalities; Other Legal Considerations
Consultation undertaken	<ul style="list-style-type: none">• Ward Councillors from across Bath• Councillors on the Planning Committee, B&NES Council• Development Management Officers, B&NES Council• Housing, Transport, Council Tax Officers, B&NES Council• Bath Spa University• Bath Student Community Partnership• Estate Agents• Local Resident Associations
How consultation	<ul style="list-style-type: none">• Zoom workshops

was carried out	<ul style="list-style-type: none"> • Webinar • Internal meetings with officers
Other options considered	A street level measurement test was considered, instead of the 100m radius test, to give a more localised concentration calculation. The 100m radius test was considered most appropriate by the majority of stakeholders.
Declaration of interest by Cabinet Member for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None

Name and Signature of Decision Maker	Cllr Tim Ball 
Date of Signature	26th July 2021
Subject to Call-in until 5 Working days have elapsed following publication of the decision	