

**Coventry City Council**  
**Minutes of the Meeting of Communities and Neighbourhoods Scrutiny Board (4)**  
**held at 10.00 am on Thursday, 6 October 2022**

Present:

Members: Councillor L Bigham (Chair)  
Councillor S Agboola  
Councillor R Bailey  
Councillor M Heaven  
Councillor R Singh  
Councillor R Thay

Other Members: Councillor D Welsh, Cabinet Member for Housing and Communities

Employees

Street Scene and Regulatory Services D Butler, C Styles,

Law and Governance V Castree, G Holmes

Apologies: Councillors G Hayre, A Hopkins and T Khan

## **Public Business**

### **7. Declarations of Interest**

The Scrutiny Board noted that Councillors Bailey and Heaven were Members of Planning Committee in relation to the items for consideration in Minutes 9 and 11 below.

### **8. Minutes**

The minutes of the previous meeting held on 7 July, 2022 were agreed as a true record.

There were no matters arising.

### **9. Houses in Multiple Occupancy (HMO) Development Plan Document (DPD) and Article 4 Direction Public Consultations**

The Scrutiny Board considered a report, appendices and presentation which covered the following points:

- Lack of planning oversight on small HMOs
- Significant neighbourhood issues such as waste, noise, general ASB and weakening of community ties
- HMOs tend to be in concentrations exacerbating such issues
- Evidence base created (internal sources, external commission)

- Site visits, mapping exercises
- Best practice examples
- Draft Reg 18 DPD created detailing issues and preferred policy options
- Identifies amenity issues and Key Issues of
  - Concentration
  - Sandwiching
  - Thresholds
- Article 4 Direction drafted and mapped
- Cabinet (30/08) & Council (06/09) approval to consult
- 8 weeks consultation 20/09 – 15/11
- The Development Plan Document (Regulation 18)
  - Identifies issues and preferred options
  - HMO1 – General
  - HMO2 – Concentration
  - HMO3 – Sandwiching
  - HMO4 – Amenity
- Article 4 Direction
  - Removes Permitted Development rights in nominated areas
  - Thus DPD policies would apply to all HMO applications
  - Needs to be reasonable, evidenced etc.
- The eleven wards covered by the Article 4 Direction
  - Cheylesmore, Earlsdon, Foleshill, Lower Stoke, Radford, Sherbourne, St. Michael's, Upper Stoke, Wainbody, Westwood, Whoberley
- The timeline for consultation

The Scrutiny Board made the following comments:

- Concerns about displacement to wards and neighbourhoods outside of the Article 4 Direction
- Concerns there would be a rush to convert houses into HMO's before the regulations came into force
- Concerns that landlords may apply for different use, such as residential care and then later on convert to HMO's
- What can be learned from other areas experiences of implementing policies to manage HMO numbers?
- Concerns that the DPD didn't address parking issues and those in the Local Plan were not currently adequate. This could be an opportunity to address new parking regulations.
- How the information is being shared with current and potential HMO landlords.
- The impact on current HMO's
- The 100m rule would have different implications in areas of different housing density.
- The importance of working alongside licensing colleagues to ensure that current HMO's are licenced and therefore included in any calculations for making decisions on future applications.
- Concerns about developers identifying loopholes to get around planning or licensing requirements, such as converting properties into flats.
- Concerns that 10% is too high a threshold for measuring density

- Whether issues around bin storage and collection would be addressed as part of the proposals.

**RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4):**

- 1) Supports and welcomes the aims of the proposals being consulted on.**
- 2) Recommends that the comments and concerns raised in the meeting be considered as part of the consultation representations.**

**10. Local Listings**

The Scrutiny Board considered a report and presentation which covered the following points:

- What a local listing is
- Criteria - The heritage asset should be valued locally for some, or all, of the following reasons:
  - It must be capable of being a heritage asset within the government's definition
  - It must have heritage interest that can be conserved and enjoyed
  - It must have value as heritage for the character and identity of the area for its heritage interest beyond personal or family connections
  - Its significance must be greater than the general positive value of its surroundings
  - Historic
  - Artistic
  - Community
  - Evidence
  - Age
  - Rarity
  - Integrity
  - Group value
  - Coventry's identity
- Current process
  - Members of the public, organisations etc can make nominations for inclusions onto the local list via CCC website.
  - Nomination forms ensure that applicants consider the key grounds required of a valid nomination
  - Officers review nomination to ensure validity (N.B. without making a judgement on merit)
  - Cabinet Member meeting approval in order to take the nomination to public consultation
  - Following findings of public consultation, officer review leading to report and recommendation upon nomination.
  - Cabinet member meeting to present findings and approve/refuse the local listing

The Scrutiny Board asked questions and received information from officers on the following:

- Whether it was individuals or organisations that tend to nominate for local listings
- That the process is the same if a proposed listing is Council property or a private property and owners are included in the process
- The conservation officer makes recommendations as to what counts as a heritage asset but based on the criteria listed and also desk top research. Social history is considered just as significant.
- Outreach work did happen with schools to share local history but it was an area in development.

**RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4) recommends to the Cabinet Member for Housing and Communities that the outreach programme with schools be strengthened and includes Ward Members.**

#### **11. Tall Building and View Management Framework Supplementary Planning Document (SPD) Public Consultation**

The Scrutiny Board considered the reports, appendices and a presentation which covered the following:

- The two key functions of the Supplementary Planning Document (SPD)
  - To set the design guidance framework for proposals for new tall buildings throughout the city
  - To articulate and further clarify the considerations of the three spires view cones, already in policy in the Area Action Plan
- Consultation took place between 3rd August 2022 and 14th September 2022
- Delivers upon commitment in policy CC7 in City Centre Area Action Plan
- Received representations now being considered ahead of recommendations being made.
- Comments made by the Board would be included as part of the consultation

The Scrutiny Board asked questions and made the following comments:

- Concerns that the proposals could lead to lots of tall buildings in one area of the city centre where views aren't affected
- Whether views opened up by the removal of buildings could be added to the protected views
- How the viewpoints were identified.
- Whether the viewing points were promoted as tourist attractions.

**RESOLVED that the Communities and Neighbourhoods Scrutiny Board (4):-**

- 1) Supports the aims of the Supplementary Planning Document**
- 2) Recommends that the comments and concerns raised in the meeting be considered as part of the consultation representations.**
- 3) Recommends that the Cabinet Member for Housing and Communities promotes the viewpoints of the three spires as tourist attractions**

12. **Work Programme and Outstanding Issues 2022/23**

The Scrutiny Board considered the Work Programme 2022/23 and requested that the following items be added to the Scrutiny Board's Work Programme:-

- Strategic Flood Risk Assessment
- Fly-tipping and Street Cleansing
- Empty Properties
- Use of Green Spaces – including mile markers, lighting and paths

**RESOLVED that the items identified by the Scrutiny Board be added to the Work Programme 2022/23**

13. **Any Other Items of Urgent Public Business**

There were no other items of urgent public business.

(Meeting closed at 12.10 pm)