

AMENDMENT

MOTION 3

Article 4 (1) direction on small HMOs

Councillor Sykes to MOVE

Councillor Al-Hamdani to SECOND

The Liberal Democrat amendments/additions to this Motion are detailed in bold.

Residents from across Shaw and Crompton have contacted both the Shaw & Crompton Independents and Liberal Democrats concerned with the expansion of HMOs.

“In 2021, the Liberal Democrat Group recommended the restriction of HMOs in their written submission to Oldham’s Local Plan, additionally raised the issue at the full council meeting in November 2021 and again supported the regulation of HMOs in Oldham at the November 2022 Council meeting”

Whilst there is very little we can do to prevent full planning applications from being considered, we can act to close the loophole that allows for permitted development rights for Houses in Multiple Occupation (HMOs) where between three and six unrelated people share basic amenities, such as a kitchen or bathroom.

Oldham Council currently permits, without the need for planning permission under ‘permitted development rights’, the change of use of a typical dwelling house occupied by a single household in use class C3, to a property used as a ‘small’ HMO that is shared by between three and six unrelated people in use class C4.

Such concerns were put before the Shaw & Crompton Parish Council on 29/08/23.

At this meeting the Parish Council recognised that:

- There is an increasing threat to the residents of Shaw & Crompton from speculator developers purchasing, and outbidding with ease, domestic dwellings designed for housing young families, further pricing them out of the area.
- There is growing concern from local residents about the increasing harm the conversion of domestic dwellings designed for family housing are having on the fabric of residential streets and the overall neighbourhood.
- Clusters of HMO premises that are emerging in neighbourhoods within the parish due to the utilisation of permitted development rights.
- It is time that the Parish Council took immediate steps to safeguard the fabric of our community.

On this basis the Parish Council voted unanimously to , as a matter of urgency, for OMBC to seek to approve a Shaw & Crompton Parish wide Article 4 Direction to remove permitted development rights for changes of use from dwellings (Use Class C3) to Houses in Multiple Occupation (Use Class C4).

“This Council recognises that in many cases, people’s issues with HMOs relate to their licensing operation and not planning.”

This Council resolves to,

1. For the OMBC executive to consider and investigate the making of a direction pursuant to Article 4(1) of the Town and Country Planning (General Permitted Development) Order 2015 on a Shaw & Crompton Parish wide basis to withdraw the permitted development rights to convert a dwellinghouse (C3) to a House in Multiple

Occupation (C4) is appropriate, and justified, to prevent harm to local amenity and the wellbeing of the parish area.

If direction (1) is approved by the council executive then following resolutions are to be applied.

2. To approve the making of the Article 4(1) Direction for the Parish Boundary.
3. To delegate authority to OMBC to carry out all necessary consultation following the making of the Direction, to notify the Secretary of State in accordance with statutory requirements and to take all other action considered necessary or expedient to give effect to the matters set out in this motion.
4. To confirm that, the Shaw & Crompton Parish wide Article 4(1) Direction will be effective with immediate effect once made.
5. **“To seek to enforce HMO licensing on properties which are currently excluded as having too few residents**
6. **To ensure full oversight of HMO licensing by bringing a regular report to the appropriate licensing committee.”**

Oldham Council leadership cannot hide behind government legislation on this issue. As it has the authority to give residents both a voice and a transparent process to ensure that their views and community factors are considered.

As it is expected that the Council values resident's views and opinions and puts communities at the forefront of decision making.

The adoption of this motion is an obvious step to demonstrating to the people of this town that the council is prepared to act in their interests. And not just pay lip service to concerns relating to their communities.