

Matter 4 Written Statement – Nanpantan Ward Residents Group

Policy H7 is not justified as it will not prevent new HMOs in areas that have none or have a low concentration.

Initial comment/correction...

The wording in column 4 should read...

Paragraph 4.48-4.73 should be amended to not allow new HMO's **where there** isn't one within 100 metres and a general presumption against HMOs.

Additional statement...

The adverse impact of HMOs on residents in parts of Loughborough is well documented and has been commented upon by Planning Inspectors (see below) our rationale is that HMOs should not be permitted streets that do not currently have an HMO.

In Loughborough some streets are already saturated by HMO, therefore Charnwood Borough Council should set a default position, for Loughborough, that all applications for new C4 developments, and C3 to C4 conversions will be REFUSED, supported by an appropriately worded officer's report.

In Loughborough, the majority of HMOs are occupied by students; the extracts below are taken from the Planning Officers Report which recommended that planning permission was granted for of P/18/2067/2- a large PBSA development in Aumberry Gap

"The applicant sets out in support of the application that the following benefits should be considered...

- Students end up in shared accommodation in the private rental sector when they are unable to access traditional student accommodation, (university halls or PBSA) and often reside in second-hand housing stock or Houses of Multiple Occupation (HMOs) which present a cheaper housing alternative, **but remove housing stock from the local private market;**"

"Planning Balance

Overall, the proposals have been carefully assessed against the comments and consultation responses received and the policies of the Development Plan and the National Planning Policy Framework...

The proposals could also decrease pressure on existing HMO provision in the town, presenting an opportunity for some of these properties to revert to C3 dwellings or to accommodate private / local residents."

HMOs adversely affect the character and appearance of established residential areas of detached and semi-detached family dwellings.

It is clear from the above extracts and similar phrasing used in other planning officers' reports for PBSA developments that a key justification is the expectation, set for residents and others, that **the development of PBSA will reduce the requirement for HMO in Loughborough.**

AND YET...

Even though, evidence suggests not all of the purpose-built student accommodation in the town is fully occupied, CBC Planning CONTINUES to approve applications for both additional C4 HMO and for extensions to existing C4 HMO; this is of particular concern in

Wards where numerous 3-bedroom family semis have been lost to HMO developments; this denies families the opportunity to live in the area. The well-founded and well-articulated objections by residents and others are usually given very little weight by the planning officers who, in their reports, counter these objections in favour of the applicants.

Further material considerations...

HMOs, by their nature, allow for unrelated individuals to reside in the same property, often on a short-term basis, which can result in more comings and goings at different hours of the day and more visitors to the property, which would increase the potential for noise and disturbance causing nuisance to neighbouring occupants compared to a dwelling occupied by a single family unit.

Not all students will engage in ASB, nor are students the only source of ASB. However, the evidence suggests the behaviour policies the University has in place have been introduced, at least in part, as a result of poor behaviour by some students. The Charnwood Borough Council's 2019 assessment of HMOs established a strong correlation between the number of HMOs in a ward and the number of recorded ASB incidents.

HMO landlords/managers often state that they will take measures to minimise potential for tenants to cause ASB through a property management plan secured by condition. However, management plans are generally not effective in influencing individual lifestyles of tenants. Whilst Charnwood Borough Council has enforcement powers where ASB incidents occur, these are not immediate remedies and do not prevent noise or disturbance occurring in the first place, which is often late at night when a call to the Council is not an option.

The concentration of HMOs adds to the number of residents and visitors to a residential area and increases the potential for noise, disturbance and anti-social behaviour which harms the living conditions of neighbouring residents.

The expansion of HMOs, whilst catering for the student population, is to the significant detriment of existing residents and the balanced makeup of the community and is not be a sustainable form of development.

Steve Cuff
Committee Member
Nanpantan Ward Residents' Group