

# DECISION NOTICE

Notice is given that the following decision has been taken under the Provisions set out in the Council's Constitution

**Decision maker:** Portfolio Holder for Planning

**Decision in the matter of:** CE 20/21-34 Article 4 Directions for Small Houses in Multiple Occupation

**Decision:** That having considered the representations received to the Article 4 Directions set out in the Consultation Statement, including the council's response, and the updated Equalities Impact Assessment, the Portfolio Holder

- 1 confirms the three non-immediate Article 4 Directions, to come into effect on the 1 November 2021, covering the Nantwich Road, Hungerford Road and West Street areas of Crewe, and
- 2 authorises the Head of Planning to carry out the necessary statutory procedures to confirm the Directions in conjunction with the Head of Legal Services, including issuing notice(s) that the Directions have been confirmed.

**Background:** On the 3 December 2019, Cabinet authorised the making of three non-immediate Article 4 Directions to remove permitted development rights for the change of use of dwellings (Use Class C3) to small houses in multiple occupation ("HMO") (Use Class C4) in the Nantwich Road, Hungerford Road and West Street areas of Crewe.

Notice of the making of the three Directions was initially given by erecting around 200 site notices across all three Direction areas on the 19 October 2020 and by advertisement in the Crewe Chronicle on the 21 October 2020. Copies of the documents were placed online and at Crewe Library. Representations were initially invited between the 19 October 2020 – 30 November 2020 (a period of six weeks).

In addition letters/ emails were sent to a number of local organisations in Crewe, estate agents/ letting agents, licenced landlords and national landlords associations. The Article 4 Directions were also referred to in the letters/emails sent in relation to other planning policy consultations taking place at a similar time, namely the Revised Publication Draft Site Allocations and Development Policies Document and the Draft Houses in Multiple Occupation Supplementary Planning Document

Crewe Library was closed temporarily between the 5 November 2020 and 2 December 2020 due to lockdown restrictions and from 30 December 2020 onwards. The representations period was subsequently extended until the 11 January 2021 to provide additional time for any comments to be made on the Directions. Posted paper copies were made available on request in the event that any interested party had difficulties accessing documents

In total of 49 representations were received. 8 were received by email and 41 via the online survey hosted on the Council's website. The majority of respondents, including Crewe Town Council and the Cheshire Police, expressed support for the introduction of the Article 4 Directions across the three areas.

The views of the Strategic Planning Board have been sought about the confirmation of the Directions and at its meeting on the 24 March 2021, the Strategic Planning Board considered the representations received and recommended that the Portfolio Holder for Planning confirmed the three Directions, to come into effect on the 1 November 2021.

<b>Background Documents:</b>	Report to Cabinet 3 December 2019 Report to Strategic Planning Board 24 March 2021 Report to Portfolio Holder for Planning 'Confirmation of Three Non-immediate Article 4 Directions in areas of Crewe'
<b>Approved:</b>	Councillor Toni Fox Portfolio Holder for Planning
<b>Date:</b>	9 April 2021
<b>Executive Director:</b>	Frank Jordan Executive Director Place