

**LEAD MEMBER FOR PLANNING
AND INFRASTRUCTURE**

18 APRIL 2023

Reference from Planning Committee – Housing Mix Policies

Timetable	
Meeting	Date
Planning Committee	23 March 2023
Lead Member for Planning and Infrastructure	18 April 2023

Wards affected	All
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Executive Summary

The Planning Committee has recommended that consideration be given to bringing forward housing mix policies within Development Plan Documents and other policy documents to ensure an appropriate housing mix throughout different areas of the Borough with relevant policies and standards to support them. This to include a more holistic approach to HMOs (Houses in Multiple Occupation), not just addressing the issues around parking, residential amenity and bins.

This reference makes the following recommendation to the Lead Member for Planning and Infrastructure:

That consideration be given to bringing forward housing mix policies within Development Plan Documents and other policy documents to ensure an appropriate housing mix throughout different areas of the Borough with relevant policies and standards to support them. This to include a more holistic approach to HMOs, not just addressing the issues around parking, residential amenity and bins.

Reference from Planning Committee – Housing Mix Policies

1. REASONS FOR RECOMMENDATION

- 1.1 At its meeting on 23 March 2023, the Planning Committee granted planning permission for the change of use of an existing dwellinghouse at Trapham Road, Maidstone into a ten-bedroom HMO including installation of solar panels, electric vehicle charging point and associated parking.
 - 1.2 Arising from consideration of the application, the Committee agreed to recommend to the Lead Member for Planning and Infrastructure that consideration be given to bringing forward housing mix policies within Development Plan Documents and other policy documents to ensure an appropriate housing mix throughout different areas of the Borough with relevant policies and standards to support them. This to include a more holistic approach to HMOs, not just addressing the issues around parking, residential amenity and bins.
 - 1.3 The Committee has already asked that the Chairman and Vice-Chairman engage with the Lead Member for Planning and Infrastructure regarding concerns about policies on HMOs and conversions in high density areas not being nuanced enough, and this is in hand.
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2. ALTERNATIVES CONSIDERED AND WHY NOT RECOMMENDED

Not applicable.

3. REPORT APPENDICES

None.

4. BACKGROUND PAPERS

Minutes of the meeting of the Planning Committee held on 23 March 2023.