

**MINUTE 175 OF THE STRATEGIC PLANNING AND INFRASTRUCTURE  
COMMITTEE MEETING HELD ON TUESDAY 8 FEBRUARY 2022**

**175. ARTICLE 4 DIRECTIONS**

The Head of Planning and Development introduced the report, referencing the expansion of permitted development rights and the Committee's previous resolutions on the exploration of Article 4 Directions in Fant and the protection of essential services within the village development hierarchy. The initial work undertaken in Fant had not uncovered many streets where it would be appropriate to implement an Article 4 Directions on Houses of Multiple Occupation (HMO).

The proposed strategic prioritisation of the Article 4 Directions was outlined taking account of the resource intensive work currently being carried out, such as the preparation of the Design and Sustainability Development Plan Document. The prioritisation included the completion of the exploratory work in the Fant Area, the commencement of the exploratory work across the development hierarchy followed by the Conservation and Employment Protection areas. Additional resources would be required.

In response to questions, the Head of Planning and Development confirmed that Neighbourhood Plans were similar to Management Plans in that the document could influence local developments. The protection of everyday services within Conservation Areas would be considered as part of the creation of a management plan.

Whilst several Members expressed support for pursuing the Article 4 Directions as proposed, it was felt overall that there should be greater strategic priority given to the initial development of management plans in Conservation Areas, to provide the policy to support any future Article 4 Directions and ensure the quality of development within a local area.

**RESOLVED:** That

1. Work on prioritising Conservation Areas and getting the management plans in place be completed, before proceeding with Article 4 Directions.