

<b>Report to:</b>	<b>Planning Committee</b>
<b>Relevant Officer</b>	Gary Johnston – Head of Development Management
<b>Date of Meeting</b>	6 <sup>th</sup> October 2014

## REVISED STUDENT ACCOMMODATION ADVICE NOTE

### 1.0 Purpose of the report:

- 1.1 The Committee is requested to consider a revised version of the Council’s Student Accommodation Advice Note previously adopted for use in February 2007.

### 2.0 Recommendations(s):

- 2.1 To support the revised Student Accommodation Advice Note and recommend its adoption by the relevant Cabinet member for use by the Council’s Development Management service in the determination of planning applications.

### 3.0 Reasons for recommendation(s):

- 3.1 The existing version of the Student Accommodation Advice Note is out-dated, no longer conforms with Council planning policy, and does not adequately support the Council’s objectives of improving the quality of the living environment and establishing more balanced and healthy communities within the town.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council’s approved budget? Yes

- 3.3 Other alternative options to be considered:

Not to adopt the revised Student Accommodation Advice Note as detailed in the report.

### 4.0 Council Priority:

- 4.1 The relevant Council Priority is “Improving housing standards and the environment we live in by using housing investment to create stable communities”.

## **5.0 Background Information:**

- 5.1 The Council adopted an Advice Note to guide the provision of student accommodation in Blackpool in 2007. This document identified the areas that were considered to be suitable for the provision of student accommodation, the types of properties that would be deemed appropriate, and the standards to be met in terms of internal layout, floorspace, parking and amenity provision. The standards and requirements of the Advice Note were based on the planning policies in place at that time, namely the boundaries of the Resort Neighbourhoods as identified on the Proposals Map to the Blackpool Local Plan 2001-2016, and Supplementary Planning Guidance Note 10 which set out the floorspace and amenity standards for the conversion of premises to permanent residential accommodation.
- 5.2 In March 2011 the Council adopted two new planning policy documents, the Holiday Accommodation Supplementary Planning Document (SPD) and the New Homes from Old Places Supplementary Planning Document. The first considered the need to reduce the quantum of holiday floorspace within the resort and concentrate provision on those areas considered to be the most successful and financially viable. It identified six Main Holiday Accommodation areas away from the Promenade, as well as stretches of accommodation along the Promenade, as warranting ongoing protection. These areas are much smaller than the Resort Neighbourhoods identified on the Proposals Map to the Blackpool Local Plan. The second Supplementary Planning Document sought to update Supplementary Planning Guidance Note 10 and require a higher standard of permanent residential accommodation created through conversions.
- 5.3 Following the reduction in the size of the protected holiday areas, pressure for the provision of student accommodation in areas no longer safeguarded for holiday use increased noticeably. Officers became aware that the wording of the New Homes from Old Places Supplementary Planning Document and the existing Student Accommodation Advice Note prevented the Council's new standards from being applied to schemes seeking to provide student accommodation.
- 5.4 As a result of these changes to planning policy, the Student Accommodation Advice Note of 2007 has been revised and updated to reflect the current planning policy position and latest Council standards. The document has been informed by discussions with the College and now includes a stipulation that planning permission will not be granted for new student accommodation provision unless a quantitative need can be demonstrated. This requirement has been included to reduce the risk of surplus student accommodation being used in the future as general HMO accommodation.
- 5.5 The existing and proposed Student Accommodation Advice Notes are available for Members to view in the Members library.

Does the information submitted include any exempt information? No

**6.0 List of Appendices:**

6.1 None.

**7.0 Legal Considerations:**

7.1 The Advice Note would be a material consideration in the determination of planning applications.

**8.0 Human Resources Considerations:**

8.1 The revised document would replace an existing version which is now out-of-date and no longer fit for purpose. The document would be taken into account as part of the assessment of planning applications in the same way as the existing version. As such, no additional impact on officer time is anticipated.

**9.0 Equalities Considerations:**

9.1 None.

**10.0 Financial Considerations:**

10.1 None.

**11.0 Risk Management Considerations:**

11.1 None.

**12.0 Ethical Considerations:**

12.1 None

**13.0 Internal/External Consultation undertaken:**

13.1 The revised document was circulated for consultation on the 15<sup>th</sup> and 16<sup>th</sup> May 2014 to the following with comments requested by 30<sup>th</sup> June 2014:

- Blackpool and Fylde College
- Head of Strategic Housing and Planning
- Head of Development Plans and Projects
- Transportation
- Environmental Protection
- Housing Licensing

- Planning Enforcement
- Councillors Jackson, Deputy Leader of the Council and Cabinet Member for Urban Regeneration and Campbell, Cabinet Member for Housing, Public Safety and Enforcement.
- 24 regular Development Management planning agents

No representations have been received.

**14.0 Background papers:**

- 14.1 The existing and revised versions of the Student Accommodation Advice Note are available for Members to view in the Members' library.