## Bristol City Council planning officers / Bristol Neighbourhood Planning Network

Quarterly meeting 14th January 2020

**Update on Joint Spatial Plan (JSP) and Local Plan.** Sarah O Driscoll.

Following the examination of JSP 11th Sept 2019, JSP has been withdrawn by 3 of the 4 relevant councils, BANES. N Somerset and S Glos. Bristol will do so at a future council meeting.

Feedback was that the JSP needed a clearer strategy. There was no established policy for examination process. WOE talking to MHCLG about need for policy guidance on strategic planning.

An alternative being considered is a Spatial Development Strategy; this would have to be brought forward by regional mayor. The 3 authorities in the WoE combined authority have to agree whether SDS is best strategic route. <https://www.jointplanningwofe.org.uk/>

Local plan has to have regard to a SDS. Work is being done on a new evidence base on housing numbers etc.

It is probable that WoE will not do a Spatial Plan but will work together, working together with adjoining authorities on individual local plans.

In the meantime, Bristol is bringing forward SPDs. And working on masterplans for areas identified in Local Plan review.

Housing supply and employment land requirements still an issue so plan will come forward, no dates available yet.

**HMOs.** Simon Fletcher

It is recognised that current policy approach is not as robust or clear as it could be. As Local Plan review is postponed BCC is bringing forward policy guidance for HMOs to deal with issues exacerbated by University expansion.

Definition of HMO

2 or more separate households living together and sharing facilities.

No strict quantitative guidance on harmful concentration.

C4 Small HMO use class.

HMOs are restricted by Article 4 regulations in certain parts of city brought in to stop harmful concentrations.

New Article 4s Glos Rd corridor, Fishponds, windmill Hill, Avonmouth. Effective in June 2020.

Currently not able to identify all HMOs. New licensing regime will enable better information on existing HMOs but there will be other HMOs operating without permission or licence.

How about co living?

New forms of housing. Student type cluster flats could convert to co-living but there is an issue with the lack of space standards for student housing; will have to find a way to keep standards if they are to be convertible in the future..

Will SPD identify areas where HMOs might be welcome? Will mainly show where purpose-built student accommodation should be located and how over-concentrations of HMOs should be controlled.

Consultation: 8 weeks starting early Feb. Consultation has to be done pre-election and finished before purdah period.

**Development Management Workload** Gary Collins.

No Brexit effect noticed.

Number of Majors is below 17/18 peak, Householder applications down, also pre apps and conditions.

However, an Economic downturn needs to be a real recession before a drop in development is experienced.

The current slackening off may be attributable to nervousness about Grenfell Tower fire impacts and the economy.

Number of Appeals probably fairly constant. BCC tend to win approx 70%.

Enforcement case numbers are unchanged.

**Tree applications and replacements** Richard Goldthorpe

The council apply a 1-year retrospective period for applying tree replacement standard for trees that are felled before planning applications for development. Tree replacement standard. Brought in 2012. This applies to all categories of trees.

BCC officers are actively identifying trees that should be TPOd, many of these are identified and nominated by community

Officers also actively check whether required replacement of felled trees has been carried out.

Officers need evidence which is often provided by local community.

BCC has approx 1500 tree work applications per year and 40 to 50 TPOs and also 75 DM cases where trees are affected.

If application form says no tree works are intended, it is helpful if the community raise this if not true.

**Next meeting, Tuesday 20th April 2020**

review of Urban living SPD after 1 year of operation.