

BRIGHTON & HOVE CITY COUNCIL
TOURISM, EQUALITIES, COMMUNITIES & CULTURE COMMITTEE

4.00pm 5 MARCH 2020

HOVE TOWN HALL - COUNCIL CHAMBER

DECISION LIST

Part One

54 BEACH ACCESS UPDATE

Contact Officer: *Ian Shurrock* *Tel: 01273 292084*
Ward Affected: *Regency; Westbourne*

RESOLVED: That the Committee:

1. Noted the progress already made towards improving beach access in Brighton & Hove.
2. Supported the continuation of improvements to beach and seafront access in Brighton & Hove.
3. Agreed that, where appropriate, Transport and other allocations from Section 106 and future Community Infrastructure Levy (CIL) contributions be used to facilitate beach access improvements as identified by the Beach Accessibility working Group (BAWG).
4. Agreed that the Beach Access Team (BAT) were established as a key consultee for all seafront infrastructure and redevelopment projects.

55 PROPOSED SUBMISSION CITY PLAN PART 2

Contact Officer: *Helen Gregory* *Tel: 01273 292293*
Ward Affected: *All Wards*

RESOLVED: That the Committee

- 1 Noted the summary of the main issues raised in the consultation on the draft City Plan Part Two carried out 5 July – 13 September 2018 (included at Appendix 2 with a full summary schedule set out in the Statement of Consultation published on the City Plan Part Two webpage: <https://www.brightonhove.gov.uk/content/planning/planning-policy/city-plan-part-two-proposedsubmission-stage-2020>);
- 2 Noted the procedural note for tabling amendments at Full Council

(included at Appendix 6) 43.

- 3 Recommended that the Proposed Submission City Plan Part Two (along with the policies map and other proposed submission documents) was referred to Full Council for consideration.
- 4 Approved the following studies as supporting evidence for the City Plan: Student Accommodation Study, SHLAA update, Gypsies and Travellers Needs Assessment Update, Build to Rent Study, an Update to the 2018 Wildlife Study, the Strategic Flood Risk Assessment Level 1 and 2 Screening and the Older Person Housing Needs Assessment 2019.

56 REGULATION OF SHORT TERM HOLIDAY LETS

Contact Officer: Jo Player
Ward Affected: All Wards

Tel: 01273 292488

RESOLVED that the Committee:

- 1 Noted the content of this report
- 2 Agreed to officers using existing powers to investigate and respond to complaints about short term holiday lets, ensuring a co-ordinated approach to enforcement between services.
3. Agreed that the Interim Director Housing Neighbourhoods and Communities (ID) will determine which is the most appropriate department to be the central point of contact (POC) for residents and others to raise concerns about short term holiday lets with, and for that department to be responsible for co-ordinating the efforts described in 2.2 and liaising with the complainants. The council will also publish by way of general communication and on the website the point of contact details for the public to use. The website to be updated no later than 30th April 2020. The ID to update Committee Members once the actions are complete.
4. Agreed that the Interim Director of Housing, Neighbourhoods and Communities:
 - a. explore the feasibility of setting up an officer 'task force,' that could jointly share information, resident concerns and help address problems raised by short-term holiday lets. This could, for example comprise of a Planning Officer, an EHL Officer, a Community Safety Officer, a Field Officer, a Highways Officer, a representative from Cityclean, a Private Sector Housing Officer and a Licensing Officer. The feasibility should take into consideration any resource issues

among staff teams.

b. Set up mechanisms to further promote the options available to residents affected by a short-term holiday let or 'party house', such as through:

- Raising awareness of the role and jurisdiction of the planning enforcement team;
- Raising awareness of the work and role of the council's noise complaint service (EHL);
- Any other appropriate measures that will build as rich a picture as possible of the city's short term holiday let/party house lets, particularly in lieu of a registration scheme or any similar powers emerging from government.

5. Noted that officers are actioning the requests in the Notice of Motion to lobby central Government for a national registration scheme and for enhanced enforcement powers for officers to deal with issues caused by these types of properties and to write to Air BnB regarding a consultation. Committee asks the Chief Executive to write to the Secretary of State seeking changes or additions to legislations as follows:

- Nationally prevent tax evasion similar to those applied in Denmark, where owners' tax details and income will automatically be sent to the authorities by AirBnB (and other providers),
- Nationally introduce a new planning use class for such holiday lets or measures for such properties to apply for a change of use class from C3 to another appropriate use class (e.g. C1): in order to convert a property from a residential unit into a short-term letting place.
- Introduce measures that permit local authorities to monitor and restrict the maximum number of short-term holiday lets or 'party houses,' permitted in one street; similar to the recently approved BHCC Art. 4 Direction for HMOs with a maximum % threshold.

- Detail the feasibility of any short-term holiday let regulations or measures that can help local authorities to reflect the pressure on neighbourhoods and local housing need, such as a minimum, or maximum length of stay in areas of high density 'short term holiday lets,' and in high housing need;
- Introduce a requirement that operators in the market share data on the location of properties with the local authority;
- Introduce mechanisms for supporting local authorities to address issues of use/duration/frequency of short-term holiday lets where such measures can have a beneficial effect on local housing need and on communities.

57 SWIFT BOXES IN NEW DEVELOPMENT

Contact Officer: Paul Vidler
Ward Affected: All Wards

Tel: 01273 291292

RESOLVED: That the Committee

- 1 Noted the introduction of a model planning condition and informative requiring the provision of bee bricks which have been attached to all planning permissions for new build developments from 1st November 2019.
- 2 Agreed to the introduction from 1st April 2020 of a model planning condition and informative (Appendix 1) requiring the provision of swift boxes (including swiftbricks) in planning permission granted for new development and an informal advice note, as set out in paragraphs 3.6 to 3.8 of the report (Appendix 2) and grants delegated authority to the Executive Director Economy, Environment & Culture to make minor amendments to the note having consulted the members of the three Groups who sit on this committee in advance of implementation.

58 REVIEW OF PLANNING SERVICE FEES & CHARGES 2020/21

Contact Officer: Simon Barrett
Ward Affected: All Wards

Tel: 01273 290000

RESOLVED: That the Committee

- 1 Granted delegated authority to the Executive Director Economy Environment & Culture to agree the final lump sum fee rates for the proposed new charging structure for PPAs in Appendix 1
- 2 Re-confirmed delegated authority to the Executive Director

Economy Environment & Culture to negotiate fees for large scale PPAs outside the new charging structure set in 2.1 above, based on the hourly cost of officers, agency/consultant planning, transport and other specialist staff as required

- 3 Agreed the new rates and simplified fee structure for PAA for applications for householder and small scale projects outlined in Appendix 2
- 4 Approved the proposed fees and charges increases for Building Control outlined in Appendix 3

59 ROYAL PAVILION AND MUSEUMS SERVICE - ANNUAL SERVICE PLAN

Contact Officer: Steve Foster

Tel: 01273 291646

RESOLVED: That the Committee

1. Approved the Annual Service Plan for 2020-21.

60 REVIEW OF THE WASTE AND MINERALS LOCAL PLAN

Contact Officer: Steve Tremlett

Tel: 01273 292108

Ward Affected: All Wards

RESOLVED: That the Committee

1. Noted the representations made to the Waste and Minerals Local Plan Review Scoping Consultation and Call for Sites undertaken from 25 September to 20 November 2017 (summarised in Appendix 1);
2. Approved the publication of draft revised policies for public consultation, together with the following supporting documents: Sustainability Appraisal, Strategic Flood Risk Assessment and Equalities Impact Assessment.

NB The above decisions will be implemented after close of business on 13 March 2020 unless they are called in.