

From: DIRK PARKER
Sent: 17 June 2021 11:12
To: Corporate Service
Subject: main agenda

Hi

I am asking for this to be put on the main agenda at the next full council meeting:

I am writing regarding the Newquay Neighbourhood plan and the detrimental affect it is having on businesses within the town and how it is directly contributing to the housing crisis in Newquay which is disproportionately affecting young people, those on a lower income and those in the hospitality industry.

The Newquay neighbourhood plan written in 2017, pre covid crisis, states that

Policy: H3 HMOs

Proposals to change the use of any HMO to C3, residential dwelling houses, will be supported

Proposals for any new sui generis HMO to include any change of use or new-build proposal, will be supported where:

1. It can be demonstrated that off-street parking is provided for 50% of the proposed number of bedrooms;
2. that sufficient waste storage and amenity space is provided.
3. management plan to demonstrate how the property will continue to be managed and maintained is submitted with the application
4. The proposal would not harm the visual character and appearance of the building, neighbourhood or street scene;
5. The scale and intensity of the proposed use would not have an unacceptable impact on neighbouring residential amenities through increased levels of activity, noise and disturbance;
6. In the interest of maintaining a sustainable, inclusive and mixed use community, the proportion of buildings used in full or part as an HMO within 100 metres of street length either side of the application site does not exceed 5%*.

*For the purposes of this policy, street length is defined as: the frontage either side of the proposed development, including frontage that wraps around corners or that is broken by a road or footpath, and the frontage either side of the point directly opposite the proposed development, including frontage that wraps around corners or that is broken by a road or footpath, and all buildings opposite the frontages described above.

Whilst this was written with every good intention there was zero consultation with landlords or anyone in the HMO sector.

The simple upshot of this policy is that there will be **no new legal HMOS in Newquay**. The areas that are suitable for house share: Mountwise, Edgumbe ave, Springfield rd, Grosevenor ave, Tower rd etc etc all exceed the "5% rule".

Homes suitable for house share generally need to be close to town as many do not have cars, have big rooms, en suites. They generally do not need gardens, garages. In essence the best houses are ex guests houses / town houses. Houses in areas where the 5% rule has not been met - Pentire, Nansleadon, Treloggan are better suited to family homes and are not suitable or financially viable for HMO/ House share.

The NNP has banned new HMOS in the areas where House shares are needed.

The results of this have been immediate and startling.

There IS a housing crisis in Newquay. There is a staffing crisis in Newquay. Restaurants and bars are closing up to 3 days a week in the busiest summer on record !!

For the record. I am a landlord. However I am also an employer. I have over 30 people working for me at any one time.

Newquay town council and Cornwall council have for years allowed Hotels to be demolished in favour of holiday let apartments. But now due to the NNP are not allowing properties to be converted into housing for the most needy in our town. This is utter madness. Whatever your personal views on HMO are, I can assure you most are professionally run. The ones who want to be above board, be licensed are also the ones who will more likely provide good, clean facilities, recycling, fibre broadband. The ones who will still happily run without the planning permission are more likely to be the poorly run ones.

5%..... The 5% rule itself makes no sense. Where did "5" come from ? Why not 10 or 15 ? It was a number plucked out of the sky.

Right now I have 4 double rooms all en suite in a large house with fibre broadband good clean facilities sat empty.

I recently received a message from an unknown asking if he can pitch a tent in my garden he was that desperate !!

Right now restaurants are closed up to 3 days a week and have seasonal staff waiting to come down but cannot get a room. That person could take a double room in my house, the restaurant could get its member of staff, the town economy would be a bit better for that transaction.

Instead we are stuck with an ill thought out Neighbourhood plan which disproportionately affects young people and those on lower income.

There is precedent to suspending parts of the NNP as NTC planning have chosen to suspend point 1. the part regarding parking.

I am asking that the NNP be suspended immediately or at least the 5% rule be suspended immediately whilst we are in the Covid pandemic then afterwards the NNP is re-written with consultation from landlords and businesses post Covid. I would be happy to contribute to this.

Can someone confirm that this will be on the main agenda.

Kind regards

Dirk Parker