



Agenda

Council

Date: **Wednesday 21 January 2026**

Time: **6.00 pm**

Place: **Council Chamber**

For any further information please contact:

Democratic Services

committees@gedling.gov.uk

0115 901 3844

Council

Membership

Mayor Councillor Kyle Robinson-Payne

Deputy Mayor Councillor Sandra Barnes

Councillor Michael Adams	Councillor Alison Hunt
Councillor Pauline Allan	Councillor Darren Maltby
Councillor Roy Allan	Councillor Ron McCrossen
Councillor Jane Allen	Councillor Viv McCrossen
Councillor Stuart Bestwick	Councillor Andrew Meads
Councillor David Brocklebank	Councillor Julie Najuk
Councillor John Clarke	Councillor Marje Paling
Councillor Jim Creamer	Councillor Michael Payne
Councillor Andrew Dunkin	Councillor Lynda Pearson
Councillor Boyd Elliott	Councillor Sue Pickering
Councillor David Ellis	Councillor Catherine Pope
Councillor Rachael Ellis	Councillor Grahame Pope
Councillor Roxanne Ellis	Councillor Alex Scroggie
Councillor Andrew Ellwood	Councillor Martin Smith
Councillor Paul Feeney	Councillor Sam Smith
Councillor Kathryn Fox	Councillor Ruth Strong
Councillor Helen Greensmith	Councillor Clive Towsey-Hinton
Councillor Jenny Hollingsworth	Councillor Henry Wheeler
Councillor Paul Hughes	Councillor Russell Whiting
	Councillor Paul Wilkinson

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SUMMONS

A meeting of the Borough Council will be held on Wednesday 21 January 2026 at 6.00 pm to transact the business as set out below.



Mike Hill
Chief Executive

AGENDA

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16 To consider motions under procedural rule 7.12

This Council notes that:-

- Gedling Borough, like many places across the country, has seen a rise in HMOs, a rise in housing delivery and a rise in housing need. Numbers of small HMOs falling within Use Class C4 (occupied by between three and six unrelated people sharing basic amenities) are hard to ascertain. This is due to the lack of any national requirement for licensing or planning permission. This is a national issue with significant local impacts.
- While HMOs form an important part of the local housing mix, an over-concentration can lead to issues such as parking pressures and increased noise, creating a detrimental impact on community cohesion and local amenity.
- Under the current planning framework, the change of use from a dwellinghouse (Class C3) to a small HMO (Class C4) is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO).
- An Article 4 Direction removes permitted development rights in defined areas, meaning that planning permission would be required for this change of use via a formal planning application. Such applications would then be assessed on their merits in accordance with the National Planning Policy Framework (NPPF), the Local Plan and other relevant material considerations, including adopted Supplementary Planning Documents (SPDs).
- There is no single action that will allow us to prevent landlords from developing HMOs under current national planning legislation. We will work with Michael Payne MP and Michelle Welsh MP to encourage the Government to review and draft new legislation to

enable the removal of permitted development rights facilitating the change of use of premises to HMOs. This would give Local Plans and local policies greater authority regarding new HMOs, allowing detrimental impacts on the community to be considered through the usual planning process.

- Council is aware that Cabinet have been monitoring the concentration of HMOs over the last three years and met in September 2025 and determined at that point, there was insufficient evidence to demonstrate an Article 4 Direction was necessary to protect local amenity or the well-being of the Netherfield Ward. Cabinet also agreed that a new boroughwide report on HMOs be brought to Cabinet within three months. Cabinet will be considering this report in January 2026.

This Council believes that:-

- It is important to proactively manage the distribution and concentration of HMOs to protect the character and amenity of local neighbourhoods to ensure a balanced mix of housing types and prevent urban cramming.
- Introducing an Article 4 Direction is an established and proportionate planning tool that enables the Council to assess proposals for HMOs on a case-by-case basis.

This Council therefore resolves to:-

1. Support Cabinets continued review of evidence of the concentration of HMOs in the Borough of Gedling.
2. Recommend that Cabinet consider as part of their continuing review, whether there is sufficient evidence for an Article 4 Direction to be made to protect local amenity or the wellbeing of residents either across the whole borough or across specific areas of the borough where the concentration of HMOs is higher.
3. Ensure all tools available to the Council to support the regulation of HMOs are effectively engaged.
4. Request that the Leader of the Council write to Steve Reed OBE MP, Secretary of State for Housing, Communities and Local Government, calling for the removal of General Permitted Development Rights for HMOs of between three and six occupants, specifically where there is a material change from Class C3 (dwellinghouse) to Class C4 (house in multiple occupation) and requesting the introduction of national floor space standards for HMOs.

Proposer: Councillor Alison Hunt

Seconder: Councillor Sandra Barnes