

NOTICE OF MOTION FOR FULL COUNCIL

See [Part D of the Council's Constitution – Council Procedure Rules](#) – for the rules on motions

Title of Motion:	To request that officers explore the feasibility and implications of the introduction of Article 4 Directions within urban areas of Newark and Sherwood (Under the Town & Country Planning (General Permitted Development) (England) Order 2015)
Date of Council meeting:	21 October 2025
Proposer of Motion: (Name, and signature if hard copy submitted)	Councillor John Lee
Seconder of Motion: (Name, and signature if hard copy submitted)	Councillor Matthew Spors
Background/supporting information (maximum 300 words):	
Article 4 Directions remove the national permitted development rights in a specific area of a town or district. Generally, they are intended to protect unacceptable impacts of unchecked development that will adversely affect local amenity or the well-being of the area. Most recently councils in cities such as Bristol, Nottingham and York, have used these powers to manage and regulate growth of housing developments which may have left residents vulnerable to the impacts of over-concentration of certain housing types that would have reduced housing affordability, for residents, students and minority groups. The measures also took into consideration issues such as parking pressures, and increased waste. These measures have protected community cohesion and allowed strong integration and cooperation between the different ethnic and socio-economic groups that have been welcomed into these areas. They have proven to be effective, lawful, and necessary in ensuring local housing remains accessible and affordable while giving councils greater control over planning decisions. Whilst Newark and Sherwood has had few issues to date with an over-supply of any one type of housing, as the expansion of our housing stock increases and the demographics of our communities alters, we should be mindful of allowing this council the opportunity to robustly regulate our housing stock to ensure that it is appropriate for current residents as well as welcoming to those that join our communities. By exploring the options now, we will be better prepared for future change.	
Motion to be proposed (active section):	
This Council therefore resolves to: a) Establish a working group through the Policy Performance & Improvement Committee to assess the current and future impact of the permitted development allowing change of use from a dwelling house (C3) to a House of Multiple Occupation (C4) at all conurbations across our district. b) The working group should consider the impact of HMOs on our communities including (but not limited to) housing affordability, community balance, infrastructure and planning enforcement.	

- c) The working group should present through the Policy Performance & Improvement Committee to Cabinet recommendations regarding the principles of issuing Article 4 Directions.
- d) Subject to any view of Cabinet any Article 4 Directions be referred to the Planning Committee for progression.

Date and time received:

(for completion by Democratic Services)

24 September 2025 - 18:59