

Report to:	EXECUTIVE
Relevant Officer:	Alan Cavill, Director of Place
Relevant Cabinet Member:	Councillor Gillian Campbell, Deputy Leader of the Council (Tourism, Economic Growth and Jobs)
Date of Meeting:	6 November 2017

ADOPTION OF HOLIDAY ACCOMMODATION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

1.0 Purpose of the report:

- 1.1 This report presents to members the Holiday Accommodation Supplementary Planning Document for adoption and the Revised Holiday Accommodation Supplementary Planning Document – Consultation Draft which identifies all representations and the Council’s response. Members will recall approving the Draft Supplementary Planning Document for Consultation at the 24 April 2017 Executive Meeting. Public consultation on the Draft Revised Holiday Accommodation Supplementary Planning Document took place between Monday the 12 June and Monday the 24 July 2017 with a total of 26 responses received.

2.0 Recommendation(s):

- 2.1 To approve and formally adopt the Holiday Accommodation Supplementary Planning Document (refer Appendix 4a)
- 2.2 To approve for publication the supporting Holiday Accommodation Consultation Statement (refer Appendix 4b).
- 2.3 To authorise the Head of Planning Strategy to make any appropriate minor amendments to improve the presentation and finalise a published version of the Holiday Accommodation Supplementary Planning Document (at Appendix 4a).

3.0 Reasons for recommendation(s):

- 3.1 To provide further detailed guidance to policy in the Blackpool Local Plan Part 1: Core Strategy to support Blackpool’s future regeneration and growth.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

As part of the review of the Holiday Accommodation Supplementary Planning Document alternative options have been considered as set out in the Blackpool Holiday Accommodation Supplementary Planning Document Review 2016/17 - Stage 1 Report (see www.blackpool.gov.uk/holidayaccommodation)

4.0 Council Priority:

4.1 The relevant Council Priority is

“ The economy: Maximising growth and opportunity across Blackpool”

5.0 Background

5.1 Holiday accommodation continues to be an important part of Blackpool's tourism offer and is vital to the resort's visitor economy.

5.2 The Holiday Accommodation Supplementary Planning Document was originally adopted in March 2011 and provides further detailed guidance on the Council's Core Strategy policy CS23 'Managing Holiday Bedspaces'. This policy allows more hotels and guest houses to change to residential use than before, encouraging a better balance of quality homes and guest houses.

5.3 In order to successfully manage this reduction, and retain a suitable level of holiday accommodation in sustainable locations with easy access to the resort facilities and key transport routes, restrictions on change of use apply to properties located within the main holiday accommodation areas.

5.4 Supplementary Planning Document Review 2016/2017

During 2016/17 a review was undertaken to assess the effectiveness of the Supplementary Planning Document after five years of operation and the continued appropriateness of the boundaries having regard to changes which have occurred within the HAAs since 2011.

The Planning Strategy Team, supported by Envision consultants, has conducted the

review. Full details of the review are set out in the Blackpool Holiday Accommodation Supplementary Planning Document Review 2016/17 - Stage 1 Report.

The outcomes of the review led to the production of the Draft Revised Holiday Accommodation Supplementary Planning Document which Members will recall approving for public consultation at the 24 April 2017 Executive.

5.5 Draft Supplementary Planning Document consultation

The Council carried out a six-week comprehensive consultation on the Draft Revised Holiday Accommodation SPD between 12 June and 24 July 2017 in accordance with Regulation 13 of the Town and Country Planning (Local Development) (England) Regulations 2012 and the adopted Statement of Community Involvement. This is detailed in the Consultation Statement (refer Appendix 4b).

Twenty-six representations were received during the consultation. The full comments and the Council's responses are set out in the Consultation Statement (refer Appendix 4b).

The main issues raised directly related to the Supplementary Planning Document were:

- The proposed relaxation of the exceptional circumstances test could 'water down' the control of development within the Holiday Accommodation Areas.
- The Supplementary Planning Document does not address the issue of HMOs within Holiday Accommodation Areas.
- The viability assessment needs to take account of the size of business premises.
- Requests from a small number of guesthouse owners to be removed from the Holiday Accommodation Areas on the grounds of poor viability.

The comments made that directly relate to the Supplementary Planning Document are considered to be relatively minor. Only a small number of site specific comments were received regarding inclusion or exclusion from the areas.

In terms of the concern expressed about the policy being watered down, officers consider the introduction of the viability assessment (refer Appendix 4c) provides greater clarity and detail for those businesses located within the Holiday Accommodation Areas, yet still retains the Council's control over changes of use. The viability information (refer Appendix 4c) that is required to support a planning application will be proportionate to the individual scale of the application.

In terms of the issues raised about HMOs in the Holiday Accommodation Areas, adopted local plan policy HN5 specifically states that conversions into HMOs will not be permitted. Any planning application for a change of use to residential (which

comprises a house or apartments) will need to meet the required standards set out in the Council New Homes From Old Places Supplementary Planning Document (residential design guidance).

In considering the representations received, it is recommended that there are no further changes to the boundaries or the text within the draft Supplementary Planning Document. The proposed final Supplementary Planning Document is set out in Appendix 4a.

5.6 Issues raised not directly related to the Supplementary Planning Document

A large number of consultation responses were received around issues affecting the Holiday Accommodation Areas yet not directly relating to the Supplementary Planning Document itself. These include:

- Lack of mandatory accreditation standards for hotel and guesthouse accommodation
- Poor quality appearance of buildings
- Use of former holiday flats as permanent flats
- Need for green spaces and additional car parking
- Potential financial assistance to improve businesses
- Anti-social behaviour

These responses suggest there is a need for a more comprehensive strategy to address the problems faced in the Holiday Accommodation Areas. It may be appropriate for Members to consider the setting up a cross-service officer working group to address these issues.

5.7 **Is the Corporate Delivery Unit aware of this report?** Yes

The Corporate Delivery Unit has been made aware of the report and has assisted in the framing of the consultation exercise.

5.8 Does the information submitted include any exempt information? No

5.9 **List of Appendices:**

Appendix 4a - Holiday Accommodation Supplementary Planning Document
Appendix 4b Blackpool Holiday Accommodation Supplementary Planning Document Review 2016/17 - Consultation Statement (October 2017)
Appendix 4c - Viability Template

6.0 **Legal considerations:**

6.1 The Holiday Accommodation Supplementary Planning Document provides additional information to assist with the interpretation and implementation of Policy CS23 'Managing Holiday Bedspaces' of the Blackpool Local Plan Part 1: Core Strategy which forms part of the Council's statutory Development Plan.

7.0 Human Resources considerations:

7.1 The Supplementary Planning Document is being resourced by existing staff within the Planning Strategy Team.

8.0 Equalities considerations:

8.1 No adverse equalities considerations. The Holiday Accommodation Supplementary Planning Document will contribute to the Council priorities set out in the Council Plan.

9.0 Financial considerations:

9.1 The work in developing the Supplementary Planning Document being undertaken within existing budgetary provisions.

10.0 Risk management considerations:

10.1 The Holiday Accommodation Supplementary Planning Document provides further detail to the Local Plan Part 1: Core Strategy (adopted January 2016) which provide the statutory planning framework to enable and assist the delivery of Blackpool's future development requirements. The Council needs to ensure that it has a planning framework that is managing the reduction of holiday bed spaces within the borough which reflects the community and elected members priorities and needs. The latter could lead to an increase in appeals if applications are received proposing development which is not in line with the priorities and needs of Blackpool.

11.0 Ethical considerations:

11.1 No adverse ethical considerations. The Holiday Accommodation Supplementary Planning Document Supplementary Planning Document will contribute to the Council priorities set out in the Council Plan.

12.0 Internal/ External Consultation undertaken:

12.1 Consultation will be undertaken in accordance with the Council's Statement of Community Involvement and in accordance with the statutory requirements and regulations for Supplementary Planning Document preparation.

13.0 Background papers:

13.1 Holiday Accommodation Supplementary Planning Document (adopted March 2011)
Blackpool Local Plan Part 1: Core Strategy (adopted January 2016)
Blackpool Holiday Accommodation Supplementary Planning Document Review
2016/17 - Stage 1 Technical Report
New Homes from Old Places Supplementary Planning Document (2011)

14.0 Key decision information:

14.1 Is this a key decision? Yes

14.2 If so, Forward Plan reference number: 20/2017

14.3 If a key decision, is the decision required in less than five days? No

14.4 If **yes**, please describe the reason for urgency:

15.0 Call-in information:

15.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

15.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

16.0 Scrutiny Committee Chairman (where appropriate):

Date informed:

Date approved:

17.0 Declarations of interest (if applicable):

17.1

18.0 Executive decision:

18.1

18.2 Date of Decision:

19.0 Reason(s) for decision:

19.1 Date Decision published:

20.0 Executive Members in attendance:

20.1

21.0 Call-in:

21.1

22.0 Notes:

22.1