

Item 6 - Notice of Motion

To consider the following motions which have been submitted in accordance with Procedure Rule 12.1 :-

a) CLASSIFICATION OF HOLIDAY FLATS. Councillor Smith to propose.

“Blackpool Council is concerned that holiday flats and permanent flats fall within the same use class in terms of the Town and Country Planning (Use Classes) Order 1987 (as amended). Both currently fall within use Class C3 - 'dwellinghouses' and hence there is no material change of use involved if a holiday flat changes to a permanent flat (unless there is a condition or conditions attached to the planning permission which preclude the change).

This is a problem in Blackpool for a number of reasons. Many holiday flats were approved in the 1960's, 1970's and early 1980's when it was never envisaged that there would be a reduced demand for this type of accommodation and hence no conditions were applied to the planning permissions to restrict them solely to holiday flats.

The Council considers that holiday flats would be more appropriately classed as C1 which comprises the following 'hotel, boarding house or guesthouse'. This would allow holiday flats to be converted to hotels and guesthouses without requiring planning permission whilst retaining the holiday character of streets in the town whilst preventing the creation of further one bed flats in the town of which there is already a substantial stock.

The Council therefore requests the Chief Executive to write to the Secretary of State for Communities and Local Government to seek a change in the legislation so that holiday flats fall within use Class C1, rather than C3, for the reasons outlined”