

<b>Committee</b>	<b>COMMUNITIES SCRUTINY COMMITTEE</b>
<b>Date</b>	<b>5 December 2019</b>
<b>Title</b>	<b>Holiday homes and planning</b>
<b>Cabinet Member</b>	<b>Councillor Gareth W Griffith</b>
<b>Author</b>	<b>Gareth Jones – Assistant Head of Environment Department</b>
<b>Purpose</b>	<b>To update the Committee on the research that the Cabinet authorised the Department to do in relation to holiday homes</b>

## **1. BACKGROUND**

1.1 There have been concerns for years in Gwynedd regarding the number of holiday homes and their impact on the area's communities. During recent years, the tourism industry has evolved and consequently, we have seen a significant growth in the provision of short-term holiday lets, which has increased the concerns.

1.2 In July 2019, a report was submitted to the Cabinet which related specifically to attempting to address the following:

- i. The way that we can restrict the number of houses that can be used for holiday purposes by looking at measures that are operational in other places, and how the planning law could be changed for their implementation in Wales.

In an attempt to address the above, the Cabinet report covers matters such as:

- The concerns regarding the number of holiday homes in Gwynedd and their impact
- The current management of holiday homes
- The research that has been previously done in this field
- Examples of any measures or regulations that are operational in other countries in the United Kingdom and beyond.
- Considering the above, what can be considered in order to manage holiday homes in Gwynedd / Wales?

See below a link to item 10 of the Cabinet report:

<https://democracy.gwynedd.llyw.cymru/ieListDocuments.aspx?CId=133&MId=2770&Ver=4>

1.3 The Cabinet authorised the Department to carry out more detailed research into this field and the Department is now in the process of implementing the Cabinet's decision.

1.4 Please note the intention to provide a formal presentation to the Committee on the day of the meeting, in order to explain the background and the context to this work.

## **2. SCOPE OF THE WORK**

2.1 This is a piece of research that will be led by Gwynedd Council, with Cardiff Council and the Royal Town Planning Institute (RTPI) also supporting the work. The research will look in detail at the areas of Gwynedd Council and Cardiff Council as two case studies, and thus will provide a rural and urban context to the work.

2.2 In the context of this research, the terms "holiday homes" and "short-term holiday lets" refer to the use of open market houses and flats, for purposes other than main residences. Therefore, the terms "holiday homes" and "short-term holiday lets" also include uses that are referred to as second homes, holiday accommodation, as well as uses that are marketed / advertised via AirBnB and similar providers, for self-serviced short-term holiday accommodation. For the purposes of this research, these types of uses are generally referred to as "holiday homes" unless there is a need to refer to a specific type of holiday use. It is not intended to include properties that have been granted planning permission for use as purpose built holiday accommodation.

## **3. THE OBJECTIVES OF THE WORK**

3.1 The main objective of this research is to:

- i. Consider and assess the possible options for managing the use of dwellings as holiday homes in the future and note a preferred option, either through the land use planning system or other means.

It is accepted that any change to the way the use of dwellings are managed as holiday homes will need to be justified with suitable evidence, and that, therefore, research is needed to contribute to i) above in order to:

- ii. Assess the impact of holiday homes in Gwynedd and Cardiff as the areas for the detailed case study
- iii. Confirm the number and locations of the holiday homes in Gwynedd, Cardiff and Wales, and how this has changed over time.
- iv. Consider the evidence received during the research in i), ii) and iii) in order to assess whether there is sufficient justification to consider introducing suitable measures to manage the use of dwellings as holiday homes.

3.2 Additional information will be provided about the tasks included in the research in the presentation given to the Committee on the day of the meeting.

## **4. THE CURRENT SITUATION AND NEXT STEPS**

4.1 The research was out to tender until the end of October 2019; however, unfortunately, no tender was submitted for the work. It is understood that the reasons for this relate to capacity issues.

4.2 Despite the fact that no tender was submitted for the research, the Department still intends to proceed with the work, and is discussing options on how to deliver this with Cardiff Council and the Royal Town Planning Institute (RTPI). This could mean that elements of the work will be done by the Council and jointly with the partners, and other elements will be done externally. At the time of preparing this report, the Department is drawing up a plan and programme for the research. The original timetable for completing the research was the end of May 2020; however, this will need to be reconsidered as a result of the work programme being prepared and the alternative option for completing the work.

## **5. RECOMMENDATIONS**

5.1 To accept the update and make any observations.

5.2 That the Department submits another report to the Committee as the research proceeds.

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