

ITEM 5

MEETING	Joint Planning Policy Committee
DATE	20 March 2020
NAME	Supplementary Planning Guidance – Tourist Facilities and Accommodation
PURPOSE	Consider the Consultation Draft Supplementary Planning Guidance seen in Appendix 1 and come to a decision to publish it for public consultation.
RECOMMENDATION	Approve the publication of the following Supplementary Planning Guidance for public consultation: i. Supplementary Planning Guidance: Tourist Facilities and Accommodation
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1. Background

- 1.1 The Planning Authority has committed to preparing a range of Supplementary Planning Guidance to support the Joint Local Development Plan. This report presents an advisory draft version of the Supplementary Planning Guidance – Tourist Facilities and Accommodation along with information about the next steps and the timetable.

2. The purpose of Supplementary Planning Guidance

- 2.1 Supplementary Planning Guidance are drawn up to provide further details on specific policies in the Joint Local Development Plan. Supplementary Planning Guidance help to ensure that policies are better understood, are implemented more efficiently and implemented in a consistent manner.
- 2.2 When preparing these new Guidance, it is important to bear in mind that the Guidance must be consistent with the Joint Local Development Plan and National Planning Policy. No Guidance should include new policies or amend existing policies.
- 2.3 Based on the above, it is only the policies and the proposals of the Plan that have special status (priority) when making decisions with regard to planning applications. However, after they are adopted, and as long as they have been the subject of a public consultation and have been adopted by the Authorities, the Guidance will be used as a relevant consideration when coming to decisions about relevant planning applications.

3. The process thus far

- 3.1 A draft version of the SPG (Tourist Facilities and Accommodation) was approved by the Joint Planning Policy Committee on 26 April 2018. This draft was prepared in consultation with officers

from both authorities' Development Control Units and Tourism Units. The Supplementary Planning Guidance was published for a six week public consultation in accordance with the public consultation plan.

3.2 After giving detailed consideration to all observations received and the proposed changes that would be necessary to respond to those observations, the Joint Planning Policy Committee (November 2018) decided that further amendments needed to be made to the Guidance, which meant the need to re-consult on these amendments. The amendments specifically involved:

- i.) How to define an excess of self-service accommodation
- ii.) How to deal with applications for change of use and the loss of hotels.

3.3 During the Joint Local Development Plan Panel meeting held on 22 March 2019, the Consultation Report on this further consultation was presented, which noted that no further amendments to the Guidance were necessary as a result of the observations received during the consultation period, and a request was made to submit the Guidance to the Joint Planning Policy Committee for adoption.

3.4 Following the meeting of the Joint Planning Policy Committee (March 2019), the guidance was submitted to Gwynedd Council's Communities Scrutiny Committee on 4 April 2019. Following the discussion during this meeting, it was considered that it would be appropriate to make a minor amendment to the wording of the Guidance. Furthermore, a recent appeal decision in relation to considerations linked to assessing 'over-provision' of holiday accommodation has highlighted the need to further amend the Guidance.

3.5 A consultative draft version of the Guidance was presented to the Joint Local Development Plan Panel on 24 January 2020. It was determined to approve the consultative draft version to be presented to the meeting of the Joint Planning Policy Committee subject to making minor amendments to the wording of the Guidance. The amendments were as follows:

- In para 4.6.6 (point 2) remove the word 'local' and include reference to listed buildings.
- In para 4.6.6 (point 1) include a reference to Technical Advice Note 6 when referring to 'rural enterprises'.
- Amend the wording in order to ensure clarity with regard to how the number of holiday accommodation would be calculated (para 4.6.5, bullet point 6). That is, is there a need to consider the figure of the existing holiday accommodation provision when calculating the number of holiday accommodation that exists within the relevant Community/Town/City Council area.

4. Next steps and timetable

4.1 The following table notes the next steps and indicative timetable for completing the steps. The final timetable depends on the number of observations received during the public consultation period and the matters raised in those observations. A report to the meeting of the Local Development Plan Panel will provide an update following the end of the public consultation period, including providing a final timetable.

Action	When?
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Hold a six-week public consultation.	April - May 2020
Joint Planning Policy Committee - to consider: i. Observations received during the public consultation period. ii. Amendments proposed to the wording of the Guidance.	June 2020
Joint Planning Policy Committee – to consider: i. Observations received during the public consultation period. ii. Amendments proposed to the wording of the Guidance. iii. Adopt the Guidance.	July 2020
Use the adopted Guidance as a relevant planning consideration	July 2020 onwards.

5. Recommendation

- 5.1 That the Joint Planning Policy Committee approves the amendments proposed for the draft Supplementary Planning Guidance (shown in underlined bold print in section 4.6 and para 6.2.1) and approves the publication of the Supplementary Planning Guidance for a public consultation period that is relevant to these amendments.