

Committee	COMMUNITIES SCRUTINY COMMITTEE
Date	25 February 2021
Title	Supplementary Planning Guidance: Tourist Facilities and Accommodation (consultation report)
Cabinet Member	Councillor Gareth W Griffith
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Purpose	To raise awareness regarding the Supplementary Planning Guidance: Tourist facilities and accommodation (post public consultation draft) and give an opportunity for the Committee to offer feedback before it is considered by the Joint Planning Policy Committee.

1. BACKGROUND

- 1.1 The purpose of this report is to raise the awareness of Scrutiny Committee Members of the development of the Supplementary Planning Guidance: 'Tourist Facilities and Accommodation' along with the relevant Consultation Report and ensure that they are scrutinised by this Committee prior to the determination on its suitability for adoption by the Joint Planning Policy Committee at its meeting on 12 March 2021. The Communities and Regeneration Scrutiny Committee (Isle of Anglesey County Council) have scrutinised the document on 9 February 2021.
- 1.2 The draft Guidance was previously presented to the Communities Scrutiny Committee (4 April, 2019) in light of concerns expressed in relation to the need to take account of the cumulative impact of touring caravan sites. Following that meeting the Guidance has been further amended to address this concern (see para 6.2.1 at Annex 2).

2. PURPOSE

- 2.2 The Guidance offers direction in relation to the tourism policies included within the Joint Local Development Plan including guidance in terms of policies in connection to permanent holiday accommodation, static and touring caravan sites.
- 2.1 Supplementary Planning Guidance can only deal with the provision of further information or details regarding policies or proposals noted in the Local Development Plan.
- 2.3 Guidance cannot change a policy or proposals noted in the Local Development Plan and no new policies can be introduced via Supplementary Planning Guidance.
- 2.2 Guidance can be a 'material planning consideration' that should receive due attention in conjunction with the policies it supports in the Local Development Plan when specific activities have taken place. Figure 1 provides a snapshot of the actions that are necessary for Guidance to be given 'material planning consideration' status.

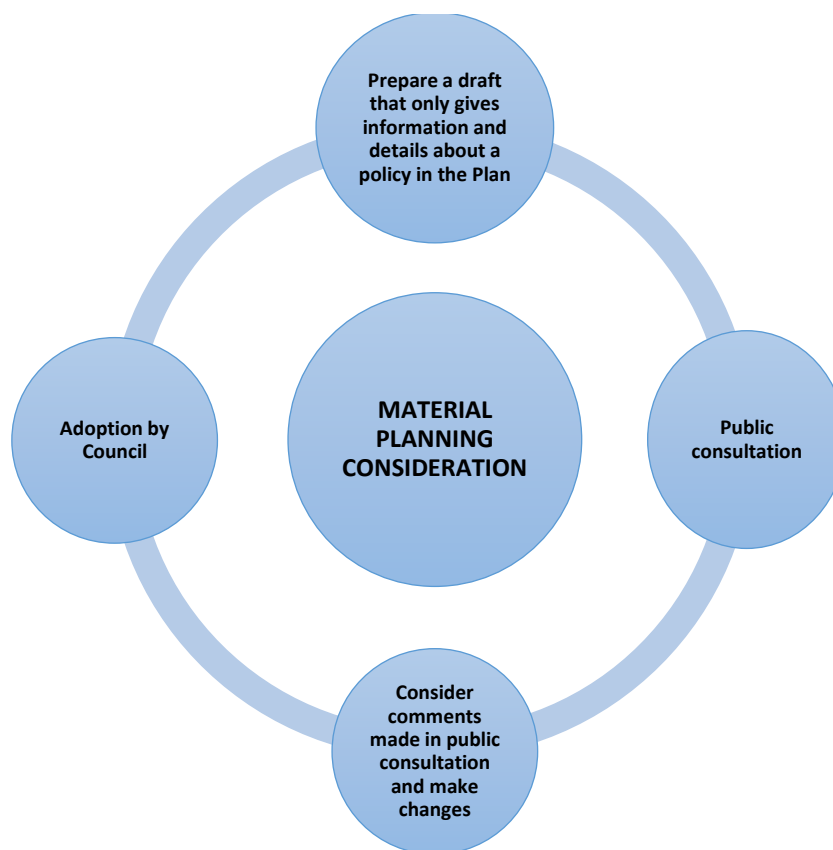


Figure 1: Actions to prepare Supplementary Planning Guidance

3.0 PREPARING SPG: TOURISM FACILITIES AND ACCOMMODATION

- 3.1 During the process of preparing the Guidance in question, the Joint Local Development Plan Panel has been part of scrutinising the contents. Having received consideration from the Joint Local Development Plan Panel the Guidance received the seal of approval of the Joint Planning Policy Committee for release for a public consultation period. Following this original public consultation period (spring 2018) and as a result of the comments received, it was considered appropriate to undertake further amendments to the Guidance in relation to two specific matters, namely:-
1. How to define an overprovision of self-service accommodation, and;
 2. How to deal with applications for change of use of and loss of hotels.
- 3.2 As the SPG will be a material planning consideration following its adoption, the Councils considered that it was important for stakeholders to have their say on these significant changes. Therefore, at a meeting of the Joint Planning Policy Committee on 26 October 2018, the release of a further consultation document for public consultation was approved.
- 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 a meeting of the Joint Planning Policy Committee for adoption.

- 3.4 Since the meeting of the Joint Planning Policy Committee (March 2019), the guidance has been submitted to Gwynedd Council's Communities Scrutiny Committee on 4 April 2019. As a result of the discussion at 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 draft version of this SPG was approved for public consultation by the Joint Planning Policy Committee on 4 September 2020. This draft was prepared in consultation with relevant officers from both Authorities. Prior to this, the SPG was reviewed by the Joint Local Development Plan Panel on 24 January 2020.
- 3.6 The SPG was subject to a public consultation from 16 October to 27 November 2020.
- 3.7 It is noted that the main amendment to the Guidance that led to the third consultation period related to undertaking a further amendment of the definition linked to the over-provision of holiday accommodation. By now, the definition (see section 4.6 of the Guidance in Appendix 2) includes a specific threshold in terms of when there is an over-provision of self-catering holiday accommodation within a specific area. In accordance with the amended direction within the Guidance, favourable consideration will not be given to applications for self-catering holiday accommodation when a combination of holiday accommodation and second homes have already reached the threshold of 15% of all the housing stock. It is considered that setting a definitive threshold will make it easier for Officers to assess 'over-provision' in the context of the requirement noted in Policy TWR 2 of the JLDP.
- 3.8 Details of the public consultation were placed on the websites of both Councils and e-mails/letters were sent to all Councillors, Community Councils, planning agents, statutory consultees, environmental bodies, neighbouring authorities and those who had expressed an interest in the SPG.
- 3.9 There were a number of different ways to respond to the consultation, including:
- On-line Response Form in Word and pdf. Paper copies of the response form were also available on request from the Joint PPU.
 - E-mails; and Letter
- 3.10 A total of 15 valid comments were received. Detailed consideration was given to every comment received. Furthermore, it is noted that 8 invalid comments were received (see the second table in appendix 1). Since these comments related to sections of the document that were not subject to the public consultation process, no further consideration has been given to these.
- 3.11 The following section (Appendix 1) summarises the comments received, and includes the responses of the Councils to them and when appropriate, recommend any modifications required to the SPG as a result of the comment. Any modification to the wording of the SPG has been noted in **bold, underlined font**.
- 3.12 The complete Guidance can be seen in post public consultation draft format in **Appendix 2**.

3.13 When it is adopted the Guidance will replace the current Guidance for tourist and holiday accommodation that were adopted by both Councils to support the former development plans, namely the Unitary Development Plan (in the case of the Gwynedd Local planning Authority Area)

3.14 The following table gives details of the next steps and the timetable:

Action	When?
Joint Planning Policy Committee consider: <ol style="list-style-type: none"> i. comments of the Communities Scrutiny Committee and the Partnership and Regeneration Scrutiny Committee ii. feedback received during the public consultation period; iii. a draft final copy of the Supplementary Planning Guidance in order to determine whether or not the Guidance is suitable for adoption (and, therefore, to replace extant Supplementary Planning Guidance on this subject). 	12 March 2021
Use the adopted Guidance as a material planning consideration	13 March 2021 onwards
Make arrangements to raise awareness about this Guidance to both Planning Committees, various officers in both Councils, and companies and individuals that provide advice to applicants about planning permission	Spring 2021

4. RECOMMENDATION

4.1 The Communities Scrutiny Committee is requested:

- To accept the report and consider the Supplementary Planning Guidance: Tourist Facilities and Accommodation and the associated Consultation Report;
- Determine if there are any observations to be presented to the Joint Planning Policy Committee.

APPENDICES

Appendix 1 Report on the Public Consultation

Appendix 2 Supplementary Planning Guidance: Draft Consultation - Tourist Facilities and Accommodation (October 2020)