

- COMMITTEE:** Planning & Licensing
- DATE:** Tuesday 6th November 2001
- SUBJECT:** Tourist Accommodation Monitoring
- REPORT OF:** Head of Planning
- Ward(s):** All
- Purpose:** To respond to Members' concerns about the loss of hotels and guesthouses as a result of lawful use certificates and the need for greater enforcement in this area.
- Contact:** Tim Cookson, Head of Planning, Telephone 01323 415249 or internally on extension 5249.
- Recommendations:**
- 1) To set up a database to monitor tourist accommodation uses located in the tourist accommodation policy areas defined in the Borough Plan.
 - 2) To carryout a rolling programme of monitoring of tourist accommodation over a two year cycle and undertake enforcement action based on a priority case basis.
 - 3) Report back to this Committee about the resource implications of undertaking possible enforcement action.

1.0 Background

- 1.1 At the meeting of the Planning and Licensing Committee on 9th October 2001 Members expressed concern regarding the loss of hotels and guesthouses following their use as single private dwellings for the timescale that would enable applications for a lawful use certificate and the need for greater enforcement in this area. It was resolved that a report be submitted to a future meeting of the Planning and Licensing Committee regarding enforcement issues relating to the use of hotels and guesthouses as single private dwellings.
- 1.2 Planning Enforcement at this Council is carried out generally on a reactive basis and cases are progressed on a priority basis. Resources are very limited with one full time member of staff concentrating on planning enforcement matters. There is an existing heavy caseload of outstanding enforcement matters at present.

2.0 Monitoring of Tourist Accommodation

- 2.1 In order to better control the status of accommodation used for tourist accommodation purposes (hotels, guesthouses and holiday flats etc.) it is considered necessary to put together a database listing the authorised tourist accommodation within the tourist accommodation policy areas defined in the Borough Plan. Wherever possible reliable existing data sources will be used.
- 2.2 Once a database has been put together it is considered necessary to undertake a regular monitoring of authorised tourist accommodation to ensure that they

are being uses for their authorised use. By spreading this work over a two year cycle it is likely to be possible to accommodate it within the existing development monitoring procedures which are undertaken in the Development Planning team on a quarterly basis.

- 2.3 The monitoring will produce a list of properties that appear to have ceased to be used as tourist accommodation. An assessment can then be made of the amount of enforcement work that might be required in order to take action against any unauthorised uses. Enforcement investigations would then be carried out a priority basis taking into account the size of establishment and length of time the property has been out of tourist accommodation use and the other existing enforcement caseload and its priorities.

3.0 Consultations

- 3.1 No consultation outside the Council has been carried out on this report.

4.0 Implications covering Human Resource, Environmental, Financial, Human Rights, Youth and Anti-Poverty Implications

- 4.1 The proposed monitoring of tourist accommodation can be undertaken within existing staff resources but the amount of possible enforcement work is unknown at this time and will need to be assessed as the monitoring progresses. Additional resources maybe required to progress such enforcement work to a satisfactory conclusion and this would be quantified and reported back to this Committee. There are no other implications as a result of this report.

5.0 Conclusion

- 5.1 In the light of the above, Members are recommended to approve the proposed monitoring of tourist accommodation.

Tim Cookson
Head of Planning

Background Papers:

No Background Papers were used in compiling this report.

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