



## Portfolio Holder Report

The portfolio holder will make a decision on this item after seven days have elapsed (including the date of publication).

Report of:	Portfolio Holder	Date of publication
Marianne Hesketh, Corporate Director Communities	Councillor Alice Collinson, Planning Policy and Economic Development Portfolio Holder	07 October 2021

### Adoption of Wyre Borough Council Policy EP9 Holiday Accommodation – Guidance for Applicants

#### 1. Purpose of report

- 1.1 To adopt the Policy EP9 Holiday Accommodation – Guidance for Applicants.

#### 2. Outcomes

- 2.1 An adopted Guidance for Applicants will set out how the council will understand and apply Policy EP9 from the Wyre Local Plan to 2031.

#### 3. Recommendation

- 3.1 That the Portfolio Holder for Planning Policy and Economic Development approves for immediate use the Policy EP9 Holiday Accommodation – Guidance for Applicants document.

#### 4. Background

- 4.1 The Policy EP9 Holiday Accommodation – Guidance for Applicants sets out how Wyre Council intends to apply Policy EP9 of the Wyre Local Plan to 2031.
- 4.2 The document is a guidance document and as such is not subject to any regulations. The document will provide guidance on the application of a policy within the Wyre Local Plan to 2031. The document does not replace or add to the policies of the adopted Local Plan.

## 5. Key issues and proposals

- 5.1** The council has recently had a considerable increase in the number of applications for holiday accommodation development, mostly in the rural areas. The demand for 'staycations' resulting from the Covid-19 restrictions has been a contributing factor to this. The long term impact and demand for this type of development is not yet known.
- 5.2** Policy EP9 Holiday Accommodation has therefore been the subject of increased use, scrutiny and challenge from applicants and their agents. This has resulted in some appeals against the refusal of planning permission by the council.
- 5.3** The Policy EP9 Holiday Accommodation – Guidance for Applicants document is intended to clarify the council's position on many of the issues encountered so far and provide a level of consistency in approach to all future planning applications determined by the council.

## 6. Delegated functions

- 6.1** The matters referred to in this report are considered under the following executive function delegated to the Planning Policy and Economic Development Portfolio Holder as set out in Part 3.03 of the council's constitution:  
 "To consider matters relating to the Local Development Scheme, Supplementary Planning Documents and other planning guidance."

<b>Financial and legal implications</b>	
Finance	The cost of preparing the document will be met from the existing Local Plan revenue budget.
Legal	The document has not been subject to statutory processes under the planning legislation. If adopted, it will form non-statutory guidance and as such it will be a material consideration in determinations of planning applications.

### **Other risks/implications: checklist**

If there are significant implications arising from this report on any issues marked with a ✓ below, the report author will have consulted with the appropriate specialist officers on those implications and addressed them in the body of the report. There are no significant implications arising directly from this report, for those issues marked with a x.

<b>risks/implications</b>	<b>✓ / x</b>
community safety	<b>x</b>
equality and diversity	<b>x</b>
sustainability	<b>x</b>
health and safety	<b>x</b>

<b>risks/implications</b>	<b>✓ / x</b>
asset management	<b>x</b>
climate change	<b>x</b>
ICT	<b>x</b>
data protection	<b>x</b>

## Processing Personal Data

In addition to considering data protection along with the other risks/ implications, the report author will need to decide if a 'privacy impact assessment (PIA)' is also required. If the decision(s) recommended in this report will result in the collection and processing of personal data for the first time (i.e. purchase of a new system, a new working arrangement with a third party) a PIA will need to have been completed and signed off by Data Protection Officer before the decision is taken in compliance with the Data Protection Act 2018.

report author	telephone no.	email	date
Steve Smith	01253 887235	Steve.smith@wyre.gov.uk	16/09/2021

List of background papers:		
name of document	date	where available for inspection
None		

### List of appendices

Appendix 1 - Policy EP9 Holiday Accommodation – Guidance for Applicants

dem/ph/pl/cr/21/0009ss1