

SCARBOROUGH BOROUGH COUNCIL

Copy of letter sent to both local
Members of Parliament

Your Ref:
Our Ref: SW/Second Homes

18 March 2022

Dear,

Re: Second Homes and Holiday Lets – the case for amending the Planning Use Class Order

I am writing to you in my capacity as the Chair of Scarborough Borough Council's Planning and Development Committee.

A motion was recently passed at the Council meeting to consider the implementation of a 'primary residence' policy that would require all new housing built to be only available for occupation as a person's 'primary residence'. This would prevent any new home from being purchased as a second home or used for holiday letting purposes.

The Council's Planning Officers were tasked with investigating the current situation across the Borough and to provide a factual report along with policy options and likely implications of implementing such a restrictive policy.

I would ask that you consider the report as it is a very comprehensive assessment (link below):

<https://democracy.scarborough.gov.uk/documents/s108737/HOP22-51%20Second%20Homes%20and%20Holiday%20Lets.pdf>

The report finds that there are a number of areas where the incidence of second homes and holiday lets has increased significantly over recent years, including Sandsend, Whitby and Filey. It is likely that the demand for second homes and holiday lets has been impacted by overseas travel restrictions during 2020/21, although it is too early to see if the relaxation of restrictions will see a reversal. The emergence of Airbnb has also added to the sense that some areas are becoming over whelmed by holiday accommodation. The Borough Council intends to explore this issue through the Local Plan review.

The report identifies an option to tackle the issues of holiday/second homes that sits with Central Government. Amendments to the Use Class Order 1987 (as amended) could be made nationally to move second homes and/or holiday lets into a separate use class thus requiring a change of use from C3 Housing to these alternate tenure types, or, if this change was made permitted development, the recognition of this distinction in uses types would provide local planning authorities with the opportunity to remove this permitted right in areas where evidence demonstrates the proliferation of such uses is giving rise to significant issues.

This would allow a consideration of matters such as the concentration of similar uses, saturation levels, impact on the local economy throughout the year, amenity issues and other proposed impacts, both positive and negative.

This matter is of high importance to myself, fellow Councillors, Parish Councils and the community and currently we are restricted in our ability to successfully address this matter without Government intervention.

I consider this an important issue to bring to your attention on behalf of your constituents and trust you will consider whether any actions can be taken including the consideration of further changes to the Use Classes Order as detailed in this letter.

Yours sincerely

Cllr S Sharma

Cllr Subash Sharma
Chair of Planning & Development Committee

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