

# Item: 8

DC/23/0023/FUL

Use of no. 4 Hazelwood Hall Cottages for holiday accommodation and business tourism

4 Hazlewood Hall Cottages  
Aldeburgh Road  
Friston



## Reason for Committee

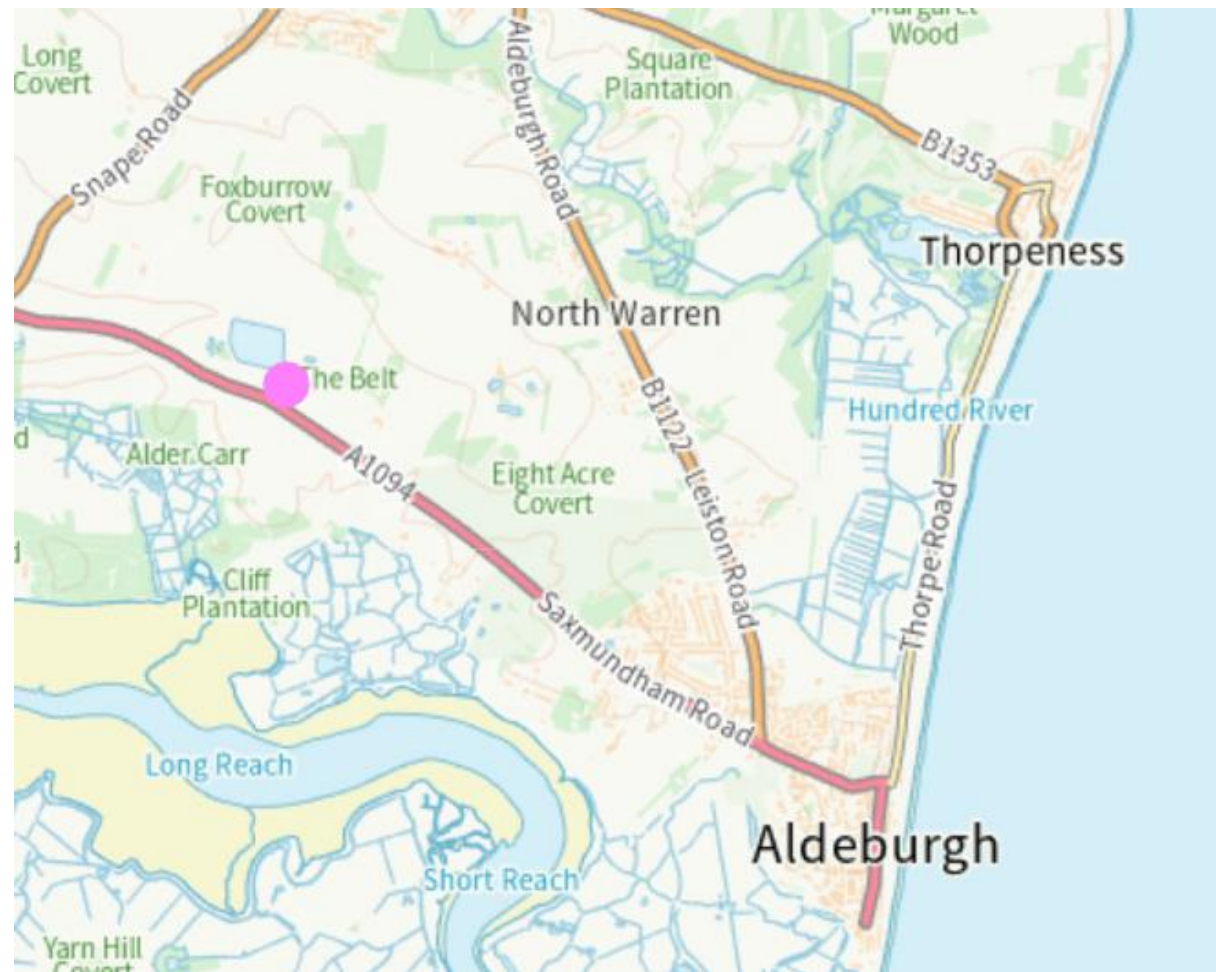
The application is being presented to Planning Committee North for determination at the request of the Referral Panel.

The Referral Panel was triggered because the 'minded to' recommendation of officers was to approve, contrary to the Objection from Friston Parish Council.

*"Friston Parish Council do not support this application. This variation of a condition will take holiday lets out of the tourist sector which is an industry already under threat by the proposed energy projects in the area."*

The Referral Panel considered that the application should be determined by Planning Committee such that the potential impact of business tourism can be fully debated, particularly given the likely increase in demand for such accommodation in the local area.

# Site Location Plan



# Aerial Photograph



# Photographs



# Photographs



# Planning History

2003 – Planning permission granted for conversion to seven holiday lets with 56 day occupancy restriction

An amendment to this permission was later permitted amending the '56 day' restriction to 'three months'

2006 – Planning permission granted for a variation of the 2003 permission revising the occupancy restriction to a six-week closed period. This permission was implemented.

Property currently has permission to be occupied as holiday accommodation (with a six-week closed period)

Proposal seeks to specifically include reference to 'business tourism' in addition to holiday accommodation removing the closed period but with the '56 day' occupancy restriction endorsed by the Local Plan

## The difference between holiday use and business tourism

Section 6 of the Local Plan refers to the broader term 'Tourism'

However, references within this chapter imply visits for holiday/recreational purposes

The commonly used occupancy condition restricting use to 'holiday accommodation' would not include use by business tourists

The Local Plan seeks to ensure such properties are not occupied as permanent dwellings and that the local economy benefits from visitors



## Recommendation

### **Approve, subject to controlling conditions:**

1. Standard time limit
2. The premises herein referred to shall be used for holiday letting accommodation or business tourism and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987). The duration of occupation by any one person, or persons shall not exceed a period of 56 days in total in any calendar year. The owners/operators of the unit hereby referred to shall maintain an up-to-date Register of all lettings, which shall include the names and addresses of all those persons occupying the unit during each individual letting. The said Register shall be made available at all reasonable times to the Local Planning Authority.

Reason: To ensure that the development is occupied only as holiday accommodation or for business tourism purposes, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.