

Bath and North East Somerset Council

Full Council meeting, Thursday 12 July 2018

Liberal Democrat Motion on Unregulated Short Term Holiday Lets

To be proposed by Councillor Will Sandry

Council notes:

1. Concerns which have been raised by residents and local businesses about the growth in unregulated short term holiday lets in Bath and North East Somerset.
2. Discussions, which are ongoing, at the Bath City Forum and the Planning, Housing and Economic Development PDS Panel.
3. The negative impacts of unregulated lets, which may include:
 - a. The impact on neighbours of larger so-called 'party houses', including noise, poor waste management and inappropriate or antisocial behaviour.
 - b. The impact on the local housing market with fewer properties available for rent and knock on effects on traffic congestion.
 - c. The impact on the licenced hotel and guest house/B&B sector.
 - d. Potential risks to visitors for example due to the lack of fire safety inspections.
4. Current projects being undertaken by the Council including updates to the Local Plan and Visitor Accommodation Strategy.

Council resolves to:

5. Request that the Leader of Council writes to the appropriate government ministers and to the MPs for Bath and North East Somerset calling for:
 - a. A change in planning laws to create a change of use classification for short term holiday lets, similar to that used for HMOs.
 - b. Powers to enable Councils to apply an enforceable exception to such a classification allowing use of residential premises as temporary sleeping accommodation for up to 90 days, as is the case in Greater London.
 - c. Consideration to be given to whether such residential premises used as businesses should be brought under the business rates system, which would benefit local services.
 - d. A licensing regime for short term holiday lets, as with small HMOs, to improve safety and quality for visitors and to enhance management practices so as to benefit neighbours.