

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

**EXTENSION OF TEMPORARY EXEMPTION FROM REQUIREMENT FOR PLANNING
PERMISSION FOR CERTAIN CHANGES OF USE OF VISITOR ACCOMMODATION**

The States are asked to decide:-

Whether, after consideration of the “Extension of Temporary Exemption from Requirement for Planning Permission for Certain Changes of Use of Visitor Accommodation” policy letter, dated 4th November 2021 they are of the opinion:-

1. To agree to extend the current temporary exemption in Class 9A of the Schedule to the Land Planning and Development (Exemptions) Ordinance, 2007 so that –
 - (a) a change of use of visitor accommodation from a use within use class 7 or 8 of the Land Planning and Development (Use Classes) Ordinance, 2017 to a use within residential use classes 1, 2 or 5 in that Ordinance, which took place or will take place between the 25th March 2020 and the 31st December 2022 inclusive, is temporarily exempted from the requirement for planning permission subject to specified conditions being met including that the use reverts to its previous lawful visitor accommodation use prior to 25th March 2020 by 31st January 2023, and
 - (b) a change of use back to the lawful visitor accommodation use prior to the 25th March 2020, in compliance with the proposed exemption in paragraph (a), is also exempted from the requirement for planning permission,as set out in paragraphs 5.1 to 5.4 of the policy letter and to give the Development & Planning Authority a power to further extend these dates by Regulations as set out in paragraphs 5.6 and 5.7 of the policy letter.
2. To agree that a consequential amendment be made to the provision in section 3(2) of the Land Planning and Development (Visitor Accommodation) (Amendment etc.) Ordinance, 2021 to take account of the extension to the temporary exemption so that the period during which the temporary exemption runs, for certain changes of use of visitor accommodation, is disregarded for the purpose of calculating the period within which a planning compliance notice may be issued, where there is a breach of planning control.

3. To direct the preparation of such legislation as may be necessary to give effect to the above decisions.

The above Propositions have been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications in accordance with Rule 4(1) of the Rules of Procedure of the States of Deliberation and their Committees.

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DEVELOPMENT & PLANNING AUTHORITY

EXTENSION OF TEMPORARY EXEMPTION FROM REQUIREMENT FOR PLANNING
PERMISSION FOR CERTAIN CHANGES OF USE OF VISITOR ACCOMMODATION

The Presiding Officer
States of Guernsey
Royal Court House
St Peter Port

4th November 2021

Dear Sir

1 Executive Summary

- 1.1 At the meeting of the States of Deliberation on 24th February 2021, the Assembly approved Propositions submitted by the Development & Planning Authority (“the Authority”) relating to the policy letter entitled “Temporary Exemptions from Requirement for Planning Permission for Certain Changes of Use of Visitor Accommodation”¹).
- 1.2 The main decision in the Resolutions of 24th February 2021 was that certain changes of use of visitor accommodation which took place or will take place between 25th March 2020 and the 31st December 2021 inclusive, were to be made temporarily exempt from the requirement for planning permission, subject to certain conditions being met including that the visitor accommodation reverted back to its previous lawful use prior to 25th March 2020 by the 31st January 2022.
- 1.3 The current temporary exemption gives providers of visitor accommodation the certainty and flexibility to offer longer-term accommodation to non-visitors throughout 2021, subject to certain conditions, without the need to apply for planning permission for a change of use.
- 1.4 The proposals were brought to the States in view of the negative impact on the visitor economy as a result of the necessary travel restrictions implemented in response to the coronavirus pandemic. In making the recommendations, the

¹ [Billet d'État V of 2021, Article V](#)

Authority recognised that due to the unknowns around the ongoing impact of the pandemic, it may be necessary to extend the provisions to further protect the provision of visitor accommodation for the future.

- 1.5 In the time since the Policy Letter was lodged in January 2021, restrictions on travel have eased, both locally and in the jurisdictions from which visitors may arrive. Early analysis of the available data suggests that businesses in the visitor accommodation sector were operating at near pre-Covid occupancy levels during the summer months. However, as we head into the winter, it is recognised that visitor demand is unlikely to match potential capacity within the sector.
- 1.6 At the same time, the wider hospitality sector is facing significant recruitment challenges heavily influenced by Brexit and exacerbated by ongoing restrictions on travel from other jurisdictions. Together with current pressures on housing, the situation has been described in industry as a 'perfect storm'. While a range of urgent measures are being developed to address these contributing factors, there is a potential role for the visitor accommodation sector in alleviating the challenge of accommodation for workers in the short-term. This would effectively enable the sector the option of accommodating its own staff next season, as well as a continued source of revenue through the accommodation of other non-visitors.
- 1.7 The Authority is therefore proposing that the temporary exemption agreed in February 2021, which currently applies to certain changes of use taking place up to 31st December 2021, is extended to 31st December 2022. Consistent with the terms of the current exemption, it is proposed that premises operating under the extended temporary exemption must revert to the previous lawful visitor accommodation use prior to 25th March 2020 by 31st January 2023.
- 1.8 It is important that the relaxation on the use of visitor accommodation remains a temporary measure, linked to the impact of the Coronavirus pandemic on the tourist economy and designed to protect the visitor accommodation sector for the future when more normal trading conditions are resumed for the tourist economy. The Authority is satisfied that the conditions required by the existing temporary exemption are appropriate safeguards against the risk of any permanent loss of accommodation from the sector as a result of the exemption or extension of it.

2 Background

- 2.1 The travel restrictions implemented in response to the Coronavirus outbreak had a major impact on Guernsey's visitor accommodation sector as it severely restricted the number of business or leisure visitors travelling to Guernsey. It was in recognition of this, and the ongoing uncertainty around when those restrictions may be eased, that the exemption was originally proposed.

- 2.2 The temporary exemption is one of several measures implemented to support the visitor accommodation sector through challenging times, with more than £18m paid to the sector over an extended period of business support, and new policies introduced under the population management regime to facilitate the recruitment of workers from the UK and elsewhere, recognising the significant impact of Brexit.
- 2.3 Since March 2020 when the Island went into its first lockdown, the Authority had in effect suspended, on a temporary and interim basis, the relevant restrictions relating to the use of serviced and non-serviced visitor accommodation². Having received a request from the Guernsey Hospitality Association for the suspension to continue into the 2021 tourist season, the Authority sought approval from the States for its intended approach and to provide for a temporary exemption in legislation.
- 2.4 The States' approval of the temporary exemption gave clarity to owners of serviced and non-serviced visitor accommodation that, subject to meeting certain conditions, they may offer longer-term accommodation to non-visitors throughout 2021 without requiring planning permission for a change of use.
- 2.5 The Land Planning and Development (Visitor Accommodation) (Amendment etc.) Ordinance, 2021 ("the Ordinance")³ was commenced in pursuance of the Resolutions, with the effect that:
- i. Class 9A was added to the Schedule to the Land Planning and Development (Exemptions) Ordinance, 2007⁴, making a change of use of visitor accommodation from a use within use class 7 or 8 of the Land Planning and Development (Use Classes) Ordinance, 2017 to a use within residential use classes 1, 2 or 5 in that Ordinance, which took place or will take place between 25th March 2020 and the 31st December 2021 inclusive, temporarily exempt from the requirement for planning permission, subject to certain conditions being met including that the visitor accommodation reverts back to its previous lawful use prior to 25th March 2020 by the 31st January 2022;
 - ii. Section 48(4) of the Land Planning and Development (Guernsey) Law, 2005⁵ was modified so that the period during which the temporary exemption runs

² Use class 7: serviced accommodation is defined as premises providing temporary accommodation for visitors for reward, with a standard or high level of guest services, and includes hotels, guest houses, bed & breakfasts and serviced apartments.

Use class 8: non-serviced accommodation is defined as premises providing temporary accommodation for visitors for reward, with no or only a basic level of guest services and includes self-catering accommodation and 'winter lets'.

³ [The Land Planning and Development \(Visitor Accommodation\) \(Amendment etc.\) Ordinance, 2021](#)

⁴ [The Land Planning and Development \(Exemptions\) Ordinance, 2007](#)

⁵ [The Land Planning and Development \(Guernsey\) Law, 2005](#)

is disregarded for the purpose of calculating the period during which a planning compliance notice can be issued, where there is a breach of planning control;

- iii. Section 4A was added to the Land Planning and Development (Use Classes) Ordinance, 2017⁶, requiring that owners or occupiers of non-serviced visitor accommodation which, under legislation already in force, are legally being used as a “winter let” between November and March must notify the Authority of such use within 21 days of the use first occurring in each winter let period.
- 2.6 The States’ approval of the exemption recognised that the 2021 tourist season was likely to remain impacted due to ongoing uncertainty over travel restrictions, and that the exemption would enable owners to continue to operate and so retain a level of viability within the visitor accommodation sector, protecting it for the future when the Island’s tourist economy is able to return to full trading.

3 Travel and demand for visitor accommodation

- 3.1 The context in which the extension is being proposed is different to when the exemption was first agreed, as the restrictions on travel have been continually eased and the vaccination programme has progressed. Fully vaccinated travellers from within the Common Travel Area (“CTA”) have been able to visit the Island without a period of self-isolation since 1st July 2021.
- 3.2 At the time of writing and as of 27th October 2021, all arrivals who have only been in the CTA in the previous 10 days are not subject to any testing or isolation requirements, regardless of vaccination status. Further, fully vaccinated travellers arriving from outside the CTA, from countries NOT on the UK’s red list, are only required to undertake Lateral Flow Tests in the days following their arrival (rather than a PCR test) and are not required to isolate.
- 3.3 Since the start of August 2021, the States of Guernsey’s Corporate Communications team has invited responses to fortnightly surveys from the operators of serviced and non-serviced visitor accommodation. The surveys seek information regarding the proportion of accommodation which is open and the projected occupancy rates.
- 3.4 Only a sample of visitor accommodation providers respond to each of the surveys, and not all the same businesses respond each time the survey is repeated so it is difficult to draw conclusions about the sector, although the data does provide some insight. The following information relates only to respondents in the island of Guernsey.

⁶ [The Land Planning and Development \(Use Classes\) Ordinance, 2017](#)

- 3.5 While a full analysis of the findings has not yet been undertaken, initial results indicate that approximately 85% of the total units were open for the summer season. On average, respondents reported 71% occupancy throughout both August and September, indicating that providers were operating at near pre-Covid occupancy levels.
- 3.6 However, some respondents stated that their summer occupancy rates were buoyed by their decision to offer longer term lets to non-visitors under the exemption. Several providers reported cancellations due to concerns about changing travel restrictions, while others had deliberately left gaps between bookings to facilitate enhanced cleaning. In each issue of the survey, comments were left by providers about the impact of limited staff availability.
- 3.7 Occupancy projections made in mid-October for that month averaged 56%, with a marked difference between the average projections for non-serviced accommodation (69%) and serviced accommodation (40%). Projections were further reduced for November, with non-serviced accommodation averaging 49% projected occupancy and serviced accommodation just 18%, although limited numbers of respondents mean that these figures are not necessarily representative.
- 3.8 It is worth noting that outside of the exemption, providers of serviced accommodation are not normally permitted to operate 'winter lets' in the way that providers of non-serviced accommodation otherwise might between November and March. Tourist demand is not expected to increase significantly until Easter 2022, which typically marks the beginning of the tourist season.
- 3.9 Recognising the ongoing impact of COVID-19 on the visitor economy, the Government Work Plan prioritises continued focused support for hospitality and tourism businesses, in light of their importance as a part of the Island's economy and community. Monetary investment, policy changes and staff resources continue to be directed towards the sector, with a current focus on extending the season and ensuring that the sector can be fully staffed for the next summer season.

4 Supply of accommodation for workers

- 4.1 Businesses in the hospitality sector are currently facing significant recruitment challenges, heavily influenced by Brexit and exacerbated by ongoing Covid-19 travel restrictions around the world. Comments from respondents to the survey reflected the fact that the availability of staff has limited the proportion of units which businesses were able to open this summer, particularly in hotels which tend to have higher potential capacity.

- 4.2 As part of a suite of measures to address the barriers and attract staff from outside the Bailiwick, the Committee *for* Economic Development and the Committee *for* Home Affairs are working together with the Guernsey Hospitality Association on a promotional campaign to help recruit hospitality staff for the 2022 tourist season⁷. The provision of suitable accommodation for employees is recognised as an important factor in attracting the staff required to provide visitors with a full range of services.
- 4.3 Guernsey is currently in a position where there are more job vacancies than there are suitable candidates here available to fill them. At the same time there are already more people here than there is available accommodation of the type that they would like or require. This is reportedly impacting the ability to attract staff from off-island in many sectors. The Government Work Plan prioritises the delivery of urgent measures to address the housing pressures, as an action to commence within the first 6 months of the plan.
- 4.4 For the hospitality sector, an extension of the temporary exemption would enable the sector to help itself by offering accommodation for workers for the 2022 season, alongside the flexibility to continue providing temporary accommodation to other non-visitors.
- 4.5 There will of course be a need to ensure sufficient capacity within the visitor accommodation sector for visitors in the 2022 season. It is hoped that conditions within the tourism sector will be even closer to pre-pandemic levels than those experienced in 2021. There is certainly potential for this, enabled by the global vaccination programme and the further relaxation of travel restrictions.
- 4.6 Therefore, in proposing the extension, the Authority remains mindful of the purpose of the exemption, which is to retain a level of viability within the visitor accommodation sector, protecting it for the future when more normal trading conditions are resumed. Accordingly, it is considered vital to the recovery of the sector that businesses can recruit enough staff for next season to maximise their operational capacity, and that the flexibility to offer accommodation for those staff is an enabler to this.
- 4.7 A balance will need to be struck between the provision of accommodation for visitors and the use of visitor accommodation to house workers (in hospitality or other sectors). However, the Authority considers that this is a decision for providers to take at an individual level, having regard to their own circumstances.
- 4.8 The Authority is satisfied that the conditions to which the existing exemption is subject are appropriate safeguards against the risk of any unintended permanent loss of accommodation from the sector. It is proposed that any businesses

⁷ <https://www.gov.gg/Hospitalitymarketing>

operating under the extended exemption would be required to revert to the previous lawful visitor accommodation use prior to 25th March 2020 by 31st January 2023. Any provider not complying with this or other relevant conditions would be in breach of planning control and may be issued with a planning compliance notice.

5 Proposed terms of the extension

- 5.1 The current temporary exemption applies to certain changes of use which took place or will take place between the 25th March 2020 and the 31st December 2021. Having considered the information set out in this Policy Letter, the Authority is proposing a short-term extension of the timeframe to enable providers to continue offering longer-term accommodation to non-visitors without requiring planning permission.
- 5.2 For reference, the current exemption applies to changes of use from use class 7 (serviced visitor accommodation) or use class 8 (non-serviced visitor accommodation) to use class 1 (dwelling house), use class 2 (flat) or use class 5 (use of part of a dwelling for businesses purposes). The Authority is not proposing any amendment of this scope.
- 5.3 It is proposed that the current exemption is extended by a further 12 months, such that it applies to relevant changes of use which took place or will take place between the 25th March 2020 and the 31st December 2022 inclusive. Premises operating under the exemption will remain subject to the same conditions set out in the Ordinance, but would be required to revert to the previous lawful visitor accommodation use prior to 25th March 2020 by 31st January 2023, as opposed to 31st January 2022.
- 5.4 A change of use back to the lawful visitor accommodation use prior to the 25th March 2020, in compliance with the exemption, would remain exempt from the requirement for planning permission for the extended period of the exemption.
- 5.5 It is proposed that the extended period of the exemption is disregarded for the purpose of calculating the period within which a planning compliance notice may be issued, where there is a breach of planning control.
- 5.6 In addition, acknowledging the unknowns relating to the ongoing impact of the Coronavirus pandemic, the States is asked to confer a power upon the Authority to further extend the period of the exemption by Regulations as it considers necessary. This power would enable the Authority to extend both the timeframe within which the exemption applies to eligible changes of use, as well as the date by which premises must revert to their previous lawful use and to make consequential amendments to the disregard provision referred to in paragraph 5.5.

- 5.7 The Authority would consult with relevant States' committees when considering any proposal to further extend the period of the exemption. However, the appropriate consultees would be expected to vary based on the prevailing conditions which had led to a further extension being considered. Therefore, the Propositions do not seek to predetermine the scope of such consultation.

6 Consultation

- 6.1 The Authority has consulted with the Law Officers of the Crown in the preparation of the Propositions.
- 6.2 As the Propositions relate to the responsibilities of both the Policy & Resources Committee and the Committee *for* Economic Development, the Authority has consulted these committees.
- 6.3 The Authority consulted the Committee *for* Economic Development having regard to its responsibilities to advise the States and to develop and implement policies on, inter alia, the promotion and development of all sectors of business and the labour skills necessary to sustain economic prosperity. Deputy Inder and Deputy Kazantseva-Miller recused themselves from commenting on behalf of the committee. The remaining Members consulted were unanimously supportive of the proposals set out in this Policy Letter.
- 6.4 The Authority consulted the Policy & Resources Committee in respect of its responsibilities to advise the States and to develop and implement policies and programmes relating to, inter alia, economic affairs and promoting the States' overall policy objectives. The Propositions have the unanimous support of the Policy & Resources Committee.
- 6.5 Copies of the consultation responses received from the Policy & Resources Committee and the Committee *for* Economic Development are attached as Appendix 1.

7 Conclusions

- 7.1 In proposing an extension of the current temporary exemption to the end of 2022, the Authority is seeking to provide ongoing support to the visitor accommodation sector during challenging times for the tourist economy. The extension would allow providers of visitor accommodation continued flexibility in how they may maintain an income stream and, at the same time, alleviate one of the current challenges relating to the recruitment of staff from off-island.
- 7.2 The purpose of the extension remains the same as when the exemption was originally proposed, which is to retain a level of viability within the visitor

accommodation sector, protecting it for the future when the Island's tourist economy is able to return to full trading. Having regard to this, the Authority is satisfied that there are sufficient safeguards in place to avoid an unintended permanent loss of visitor accommodation, and that individual providers will determine the appropriate balance of accommodation for visitors and non-visitors to enable them to capitalise on the 2022 tourist season.

- 7.3 For these reasons, the States is asked to approve the Propositions, so that providers of visitor accommodation may, on a temporary basis, continue to offer longer-term accommodation to non-visitors without requiring planning permission for a change of use.

8 Compliance with Rule 4

- 8.1 Rule 4 of the Rules of Procedure of the States of Deliberation and their Committees sets out the information which must be included in, or appended to, motions laid before the States.
- 8.2 Rule 4(1)(a) concerns whether, and how, Propositions contribute to the objectives and policies of the States of Deliberation. In accordance with Rule 4(1)(a), the Propositions align with the Government Work Plan priority to provide continued focused support to business where needed for the economy and community, in response to COVID-19. Further, the Propositions contribute to the wider work to urgently address housing pressures, which is prioritised as a recovery action to be commenced within the first 6 months of the Government Work Plan.
- 8.3 Rule 4(1)(b) concerns what joint working or consultation has taken place with Committees or relevant stakeholders in the preparation of the Propositions. As set out in section 6, the Authority consulted the Committee *for* Economic Development and the Policy & Resources Committee having regard to their mandated responsibilities. Deputy Inder and Deputy Kazantseva-Miller recused themselves from commenting on behalf of the Committee *for* Economic Development. The Propositions above have the unanimous support of the remaining Members of the Committee *for* Economic Development and the Policy & Resources Committee.
- 8.4 In accordance with Rule 4(1)(c), the Propositions have been submitted to Her Majesty's Procureur for advice on any legal or constitutional implications.
- 8.5 In accordance with Rule 4(1)(d), the Authority does not anticipate any financial implications for the States of Guernsey as a result of the Propositions.
- 8.6 In accordance with Rule 4(2), the Propositions relate to the duties of the Authority to advise the States on land use policy and to develop and implement

land use policies through relevant instruments. It is confirmed that the propositions above have the unanimous support of the Authority.

Yours faithfully

V S Oliver
President

A W Taylor
Vice-President

J F Dyke
A Kazantseva-Miller
R C Murray



Deputy Victoria Oliver
President
Development & Planning Authority
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21 October 2021

Dear Deputy Oliver,

Extension of the Temporary Exemption from Requirement for Planning Permission for Certain Changes of Use of Visitor Accommodation to Residential Uses to end of 2022

Thank you for sharing the Development & Planning Authority's ("D&PA") Policy letter outline and draft Propositions concerning the proposed extension of the temporary exemption from requirement for planning permission for certain changes of use of visitor accommodation to residential uses be extended by 12 months to the end of 2022 with Members of the Committee *for* Economic Development ("the Committee").

Deputy Inder has recused himself from this matter as he operates self-catering units. Deputy Kazantseva-Miller is a Member of the Development & Planning Authority and has therefore recused herself from commenting on behalf of the Committee for Economic Development as a matter of good governance. The remaining Members discussed the matter at the Committee *for* Economic Development's meeting on 21st October 2021.

As you will no doubt be aware, in January 2021 the Committee wrote in support of the current temporary exemption on the basis that it was appropriate in the light of the considerable uncertainty surrounding the ongoing impact of Covid-19 on the visitor economy. Nine months on, the hospitality and accommodation sectors are taking steps towards recovery from the pandemic but are now facing additional challenges post-Brexit, particularly in relation to staff recruitment.

The Committee is working with the Committee *for* Home Affairs and the Guernsey Hospitality Association on a promotional campaign to help recruit hospitality staff for the 2022 tourist season. As part of this work, it is recognised that the availability of suitable staff

accommodation is part of an attractive offering, and the Committee is aware that a shortage of residential accommodation is impacting recruitment across a range of sectors.

The Committee notes that the current temporary exemption expires midway through the winter season, requiring individuals to vacate premises operating as 'winter lets' under the exemption by 31st January 2022 and potentially leaving accommodation providers with a limited source of income until the beginning of the 2022 tourist season. The ability to continue offering longer-term accommodation to non-visitors after that date may make a significant difference to accommodation providers in maintaining their viability and protecting visitor accommodation for the future.

In considering the potential impact of the extension, the Committee is conscious of the need to ensure there is enough visitor accommodation to capitalise on potential demand from visitors during the 2022 season, when it is hoped that conditions for the tourist economy will have improved further. However, Members recognise that the ability to accommodate workers may support businesses with recruitment, enabling them to maximise their operational capacity. The flexibility to provide a balance of accommodation for visitors and longer-term accommodation for workers is therefore considered beneficial to the recovery of the Island's visitor economy.

If approved by the States Assembly, the extension of the current exemption from the requirement for planning permission for certain changes of uses of visitor accommodation to residential uses until the end of 2022 will provide a significant proportion of accommodation providers with greater certainty of revenue, particularly during the winter months, and will further support businesses in the 2022 tourist season through the potential to accommodate employees.

The Members of the Committee for Economic Development who have been consulted on this matter have no hesitation in supporting the D&PA's proposed propositions.

Yours sincerely,

A handwritten signature in black ink, reading "Simon Vermuelen". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Deputy Simon Vermuelen
Committee Member and Tourism Lead



Policy & Resources Committee

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Deputy Victoria Oliver
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By email: developmentandplanning@gov.gg

26th October 2021

Dear Deputy Oliver

Extension of Temporary Exemption from Requirement for Planning Permission for Certain Changes of Use of Visitor Accommodation

Thank you for sharing the Development & Planning Authority's ("D&PA") Policy letter outline and draft Propositions, concerning the proposed extension of the temporary exemption with the Policy & Resources Committee ("the Committee").

The Committee has considered the proposal having regard to its mandate, in particular its responsibilities to advise on the financial resources of the States and to facilitate cross-committee working.

The visitor accommodation sector has been particularly impacted by the pandemic and the necessary measures implemented to control the spread of COVID-19. As a result, the sector has received over £18m of business support to date over an extended period of eligibility. Supporting business where needed for the economy and community is a priority of the Government Work Plan, and the Committee recognises that the purpose of the exemption – to protect visitor accommodation for the future when more normal trading conditions may be resumed – aligns with this.

The Committee understands that providers of visitor accommodation may be able to operate non-serviced accommodation for non-visitors with less staff than would ordinarily be required to serve visitors, and that in this sense the exemption may remain a key part of enabling some businesses to remain trading. It is hoped that the summer season in 2022 will see more normal conditions resumed for the tourist economy. However, the Committee

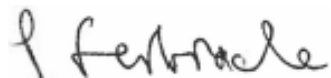
recognises that with the current pressures on housing, the potential to accommodate staff on the premises would equally be an enabler to recruitment for the season.

Further, the extension of the exemption would allow the visitor accommodation sector to continue to offer a temporary solution for those seeking to come to Guernsey and work in other economic sectors. This would support the alleviation of housing pressures in the short-term, while other focused measures are developed and implemented as prioritised in the Government Work Plan.

The Committee therefore deems it appropriate that the timeframe for the exemption is extended as set out in the draft Propositions.

The Committee notes that Proposition 1 asks the States to confer upon the D&PA the power to further extend the dates by Regulations. The Committee is supportive of this delegation of power but would recommend that the D&PA consults with the Committee *for* Economic Development should it consider any further temporary extension of the exemption.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'P Ferbrache', written in a cursive style.

Peter Ferbrache

President

Policy & Resources Committee

THE STATES OF DELIBERATION
of the
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DEVELOPMENT & PLANNING AUTHORITY

**EXTENSION OF TEMPORARY EXEMPTION FROM REQUIREMENT FOR PLANNING
PERMISSION FOR CERTAIN CHANGES OF USE OF VISITOR ACCOMMODATION**

The President
Policy & Resources Committee
Sir Charles Frossard House
La Charroterie
St Peter Port

4th November 2021

Dear Sir,

Preferred date for consideration by the States of Deliberation

In accordance with Rule 4(3) of the Rules of Procedure of the States of Deliberation and their Committees, the Development & Planning Authority requests that the Propositions be considered at the States' meeting to be held on 15th December 2021.

The current temporary exemption from the requirement for planning permission applies to eligible changes of use taking place in the period 25th March 2020 to 31st December 2021. Premises operating under the current terms of the exemption are required to revert to their previous lawful visitor accommodation use by 31st January 2022. The Authority is proposing that these dates are extended by 12 months.

In order to provide certainty and avoid potentially unnecessary disruption for providers and users of accommodation operating under the exemption, it is requested that the extension is debated in advance of the current end date of the exemption, at the States' meeting on 15th December 2021.

Yours faithfully,

V S Oliver
President

A W Taylor
Vice-President

J F Dyke
A Kazantseva-Miller
R C Murray