

Dear David
Many thanks for this.

While it is disappointing to lose visitor accommodation from the borough, I would not object to this application from an economic development point of view. Please note the following:

1. This type of mid range visitor accommodation, ie small guest house, is experiencing increasingly squeezed margins, with rising costs and limited scope for raising prices. This is true across the country.
2. Running such a b&b as part of a family home can mean it is viable to operate. However if a commercial mortgage is required to acquire a business, coupled with a need for continuing investment to maintain quality standards, the margins do not allow a sufficient level of return to fund the investment.
3. It is often the case that flexibility is required to allow for the retirement plans of operators of small guest houses.
4. Planning Policy requires additional evidence that the property has been adequately marketed as a visitor accommodation business. If this can be satisfied then I would have no objection to permission being granted for change of use.

Do let me know if you have any queries
Kind regards
Debbie

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