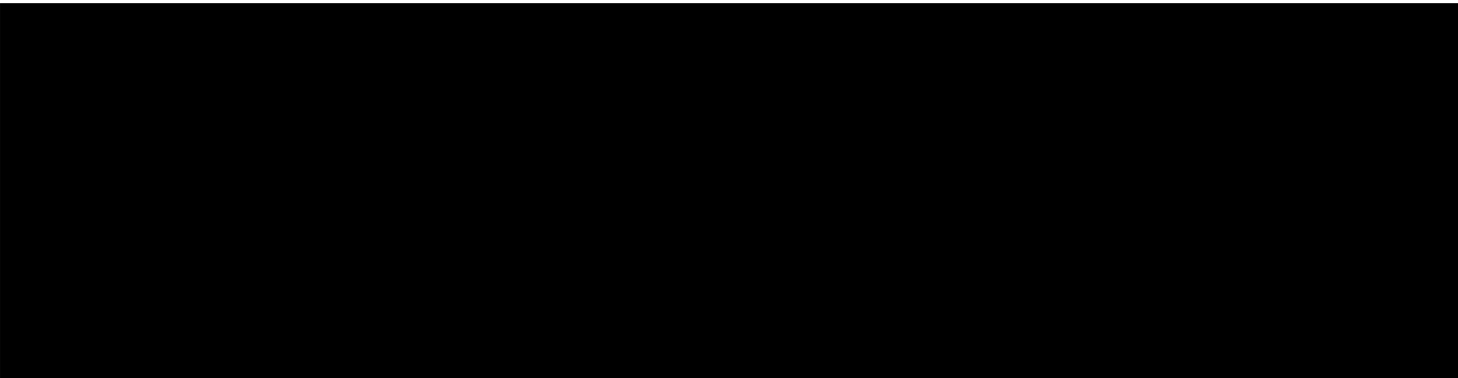
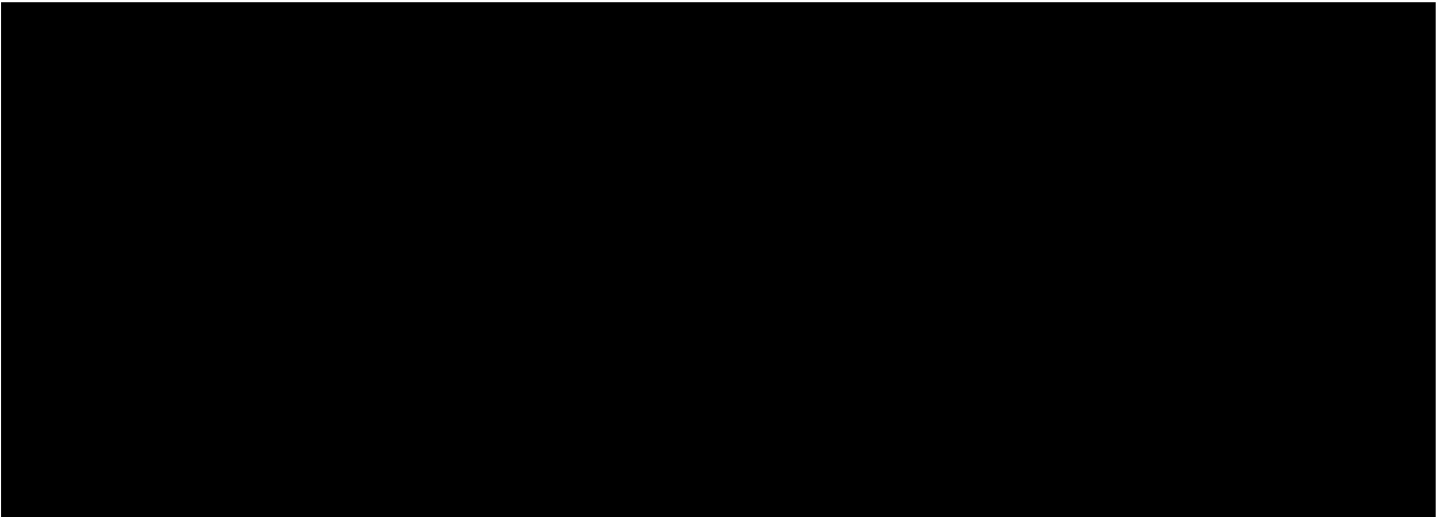


From: Alison Lindley
Sent: 04 October 2016 16:28
To: Simon Davis
Cc: Anna Appleton; Nat Slade
Subject: RE: The Paddocks, Northfields Lane, Westergate -Planning application for additional caravan

Dear Simon,

Planning Application Reference AL/48/16/PL

Planning application AL/94/11 gave permission for 4 mobile homes as specified in the approved plan 1011/03 Rev.1. This drawing appears to be the same drawing as the one submitted with the above application. Condition 2 of AL/94/11 relates to approved plan 1011/03 Rev.1. and states 'The development hereby approved shall be carried out in strict accordance with the size and location of the four mobile homes as specified by the approved plan 1011/03 Rev.1. Thereafter, the 4 aforementioned mobile homes shall be permanently retained in these positions and should not be moved without the grant of further planning permission of the local Planning Authority.' Condition 5 refers to the 4 mobile homes being shown as A,B,D2 and F on that plan. Please can you confirm if this still is still relevant to the current planning permission.

Planning application AL/48/16/PL refers to the units as numbers 1 to 5 but for clarity I think that any references to the units should reflect those in the drawing attached to the application 1011/100.

The caravan in question is identified as unit G through the varying of condition 4 of AL/94/11 increasing the number of mobile homes to 5. I am not sure if the location of unit G is also fixed like the others through the planning permission. Please can you confirm this too.

The Paddock, Northfields Lane has a Caravan Site Licence for three caravans on this plot of land. (Ref. Licence no. 10150 issued 13th December 2010, please find a copy attached). There is no plan appended to the Caravan Site Licence or the licence application to show the boundary of the site or identifying which mobile homes are licenced or where on the plot they are located.

I visited with the fire officer in November 2015 to establish which mobile homes were licenced but instead we established that units A, B and D2 do not meet the definition of a caravan and therefore do not need a licence. Unit F was not accessible to take any measurements and may require a licence. Unit G was not in the position specified in condition 2 of AL/94/11 but did meet the definition of a caravan.

When I visited and took measurements of unit G it did at that time meet condition 4 of the caravan site licence in relation to spacing between the caravans, i.e. there was 6.1m distance between unit G and unit B however unit G was close up against the leylandi hedge and in a different position i.e. located along the southern boundary between unit C and the western corner of the plot. Whilst unit A does not meet the definition of a caravan the structure of unit A is still the same as a caravan and subject to being high risk in terms of fire risk. The model conditions in relation to boundaries state that 'No caravan or combustible structure shall be positioned within 3 metres of the boundary of the site.' We need to know where the boundary of the site is and this will be determined through planning permission. I am not sure if there will be enough room for unit G to comply with the existing licence conditions.

If unit G remains on the site and the planning application amended through application AL/48/16/PL we will need to have the planning permission regularised to show the boundary of the site for units G and possibly unit F and preferably the location of each caravan to comply with condition 2 of planning application AL/94/11/PL referred to above. As you are aware only sites with planning permission are entitled to have a caravan site licence. The location of unit G will also need to meet the existing licence conditions and or the Model Standards 2008 should the existing licence be amended.

Please feel free to contact me to discuss further if necessary,

Regards

Alison Lindley

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