

From: Delwyn Jones
Sent: 09 January 2014 10:47
To: Simon Davis
Subject: BE/101/13/CLP Marigolds Caravan Park -is dwelling part of Caravan Park ?

Simon,

We spoke about this, this Tuesday 7 January, and you let me borrow the file , which I am returning via “the system”.

You ask if the land on which is situated a cottage called “Marigolds “and referred to as a “wardens bungalow” on various plans [ref BE/7/50] is , in planning terms, a part of the caravan park land, and so capable of being used , without further planning permission, as a caravan park and have caravans placed on it?

I advise and reply with reasons :-

1. I agree with you that it is reasonable to view the site of the “wardens bungalow” as part and parcel of one planning unit comprising the caravan park.
2. This means that the bungalow can lawfully, under the Planning Acts, be demolished and the caravans sited on the site of the bungalow.
3. The red edging includes the bungalow site. See Site Plan.
4. The application form says the site is in one ownership.
5. The 1950 plan ref BE/7/50 shows that the land within the red edge including the bungalow, car parks, putting greens, WCs, washing and laundry facilities , shops etc are all used and part of one planning use on one piece of land ie caravan park.
6. There is [are] shared access.[es] judging from the file plans.
7. The extract from the 14/8/1965 appeal refers to the “area includes the applicants bungalow “ showing the common ownership and use.
8. Where there is a single main use and several ancillary but linked uses then the whole area where those uses are carried on is one planning unit. There must be physical and functional unity. There is in this case. [Burdle v SoSE 1972 3ALLER 240]

You will need to refer to Caravan Licensing Officer [I think Nat Slade/Steve Pope who I see has written emails on file] in EH to co ordinate caravan licence amendments and confirm that if a CLP is granted in these terms then the caravan licence extension can be issued under Caravan Sites and Control of Development Act 1960.

I note that an application to amend the licence and planning permission may be needed to exceed 60 caravans. Also demolition will require prior notification under Art 31 GPDO 1995. But these are separate matters to the simple

question –is this site one or several planning units? This is the question I have been asked and which I have answered.

I have answered your question.

Delwyn

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