

REQUESTED VARIATION OF CONDITION OF USE: APPROVED HOLIDAY LODGE AT THE PASTURES

(SL/2019/0175)

*The Authority granted planning permission for an additional lodge on surplus land at and alongside an existing holiday lodge on 18 April 2019. The usual condition of occupancy was expected to reinforce the description i.e. holiday use and *not* as permanent residence.*

Instead a condition (no. 5) was attached for 'The premises not to be used as a second home'. There had been no forewarning of that to the applicant or agent. It immediately appeared odd, perhaps a mistake, but the decision was a legal document and issued.

The reason however was to be expected, to safeguard the tourist economy, based on the Core Strategy policy CS7.6 about it and as relied upon before, for nearly a decade, since the adoption of that Local Plan document. That reason or similar wording has been used many times for other extensions of this and other lodge parks/caravan sites.

So the wording of the condition was queried with the case officer and in the email exchange confirmed he would 'look into it'. (An appeal should not be necessary to resolve such a matter, with all the resources that it commits an applicant and the Authority to).

The workload and turnover of development management staff is well understood, so no pressure was put upon the officer to respond quickly. With the elapse of time and a reminder of the query, still no response was received. Then it was found he had left the Authority.

*The manager was then approached via the applicant to seek acceptance that the 'second home' clause was inappropriate, even unenforceable and that the condition should be varied or replaced to the tried and tested wording. *That wording is set out on the application form* and essentially it is specifically for caravan sites, whereby a register of visitors/occupants' home addresses is kept and up to date.*

That usual wording to ensure holiday use of lodges ('caravans' by definition) is very different from

the condition 5 as it stands, but that replacement, usual wording *would be consistent with all the other approvals by the Authority of holiday lodges/caravans in recent years. It would also ensure compliance with the policy CS7.6 and now DM18 – ‘Tourist Accommodation – caravans...’ as well.*

That additional policy of the recently adopted development management document states that proposed holiday accommodation is not to be ‘... a primary or main residence. This may require the provision of a register of occupants.’ *Those safeguards are in the usual wording.*

So the applicant company would keep a register for the approved extra lodge, just as they do for all the other holiday lodges that require one by condition at ‘The Pastures’.

Therefore, the requested variation is both a reasonable expectation and necessary solution to the problem of the existing inappropriate wording that serves no planning purpose, for both the Authority and the applicant.

If the new case officer has any queries please contact:

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cc The Directors, Woodset Ltd.