

From: Greener Camping Club [<mailto:headoffice@greenercamping.org>]
Sent: 21 March 2017 11:09
To: Iles, Nicholas (ESNR-Planning)
Subject: Re: The Greener Camping Club

Dear Mr Iles,

Following on from my earlier email message, may we add the following comments about this case.

We are assuming that the complaint you have received is from XXXXXXXX who has recently purchased a neighbouring property.

XXXXXXXXXXXXXX applied to Greener Camping Club to become an exempted campsite in late September 2016.

Following our standard procedure telephone assessment on 9th October, a site inspection was undertaken by two of the Club's officers on 26th October.

During the site inspection we noted a property adjacent to the proposed CS - which had clearly been unoccupied for some time. We were informed by XXXXXXXXX that the property had been on the market since they had lived there (about 12 months).

A site inspection report was prepared and sent to XXXXXXXXX on 2nd November.

An email reply was received from XXXXXXXXX on 3rd November, with the name and address of the other close-by property and again stating that the adjacent property was unoccupied and on the market. We were informed by the XXXXXXXXX that the owner of the unoccupied property had been informed about the proposed CS and had no objection to this. This was also confirmed in a later email.

Correspondence to neighbour (XXXXXXXXXXXXXX) and Pembrokeshire County Council was sent out on 7th November (please see attached copies).

<<Doc 2>>, <<Doc 3>>, <<Doc 4>>, <<Doc 5>>

Pembrokeshire County Council replied with their standard acknowledgment letter on 9th November (attached). Sometimes the Club will receive amendments or recommendations from the LPA, which we always act on. At other times, as in this case, we only receive an acknowledgement.

A note of support was received from XXXXXXXXX - and reiterated today (please see attached).

Since the application had the support of XXXXXXXXX (XXXXXXXXXXXXXX) and no issues raised by Pembrokeshire County Council, a notification that their application had been successful was made to Mr & Mrs Dickinson by email on 10th December.

XXXXXXXXXXXXXX have created two horse-trailer based compost loo/shower combos, that can be wheeled off site and into the barn for winter storage. There are no permanent structures on site that require planning permission.

On 23rd February XXXXXXXXX were sent their exemption certificate, valid from 1st March 2017 for 12 months.

Later on 23rd February we received a phone call from XXXXXXXX. An email reply was sent on the same day. XX XXXXXXXX wanted to know why he had not been informed about the CS. We explained that this was because the house he now owned was uninhabited when the application was processed. We had no idea of its imminent sale.

There have been a number of emails from XXXXXXXX, to which we have replied. The email conversation is available to you if required.

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We have studied your email and trust that we have interpreted it correctly.

We do not and never have issued a site license. We only issue a certificate for exempted camping, valid for 12 months from 1st March each year.

We stipulate the number of units on the certificate and make it clear in the Club's Terms & Conditions (that accompany the issued certificate), that there must never be more than five caravans on site (although in fairness we do not have campsite that takes more than one or two caravans at a time).

We always stress to prospective site owners at the site inspection, that the certificate is for the use of the land only and does not give permission for creating permanent structures - and does not imply any permission to carry out works that would require planning or other permissions. We also make it clear it is not 'a dodge' for planning for commercial use eg. wedding venues etc.

We always consult with neighbours and take on board concerns and issues. An application we received in early 2016 was declined because of unresolved neighbour concerns. In the case of XXXXXXXX, the property was clearly unoccupied and for sale. We acted in good faith that the vendor of the property had been informed of the application (confirmed to us by email from the XXXXXXXXX).

We always consult with the LPA's concerned. Our letter to the LPA includes details of the proposed CS and a site location plan, clearly indicating the boundary of the land holding and the extent of the proposed CS within this boundary. Although we usually receive an acknowledgement letter, we haven't always received comments or feedback about an application. A recent meeting, called by us, with one authority, has already resulted in a much better level of interaction.

In addition, the mapping we use to carry out our searches includes information about flood risk, habitat, SSSI areas, ancient monuments and 20 other GIS overlays so we are able to make well informed decisions.

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We feel that we have acted in good faith and been diligent in dealing with all applications, whether an existing CS wishing to transfer across to the Greener Camping Club, or a new site proposal. We have clear processes in place and these are followed by all the officers of the Club.

We have tried our best allay XXXXXXXX concerns.

We have stated that the XXXXXXXXX certificate is valid for 12 months and that any complaints about their camping activities would be taken very seriously by the Club.

We have stated that exempted camping is part of permitted development and not subject to a planning application.

It is never the Club's intention to help establish a new CS if there are valid concerns from neighbours. We will always take time to explain the Club's ethos and will listen to all comments no matter how seemingly trivial these may be.

As far as we are aware, our process pre-dates XXXXXXXX ownership. However, we are taking his comments onboard. We intend to monitor the situation very carefully during the coming season. It is unfortunate that XX XXXXXX was unaware that a CS application was in progress. Possibly this was the responsibility of the vendor of the property, who was aware at the time of contractual negotiations. Having said that, exempted camping falls within in the permitted development arena.

Would it be helpful if I gave you a call?

Kind regards,

Gary

The Greener Camping Club

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-----Original Message-----

<<Item 1>>