

# BRIMBLE LEA

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F.A.O – Planning East Team (Mendip)  
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Somerset  
BA4 5BT

Our Ref: MW/AC/17120

Your Ref:

31<sup>st</sup> August 2023

Submitted through the Planning Portal only

Dear Sir/Madam

Re: Bucklegrove Holiday Park, Wells Road, Rodney Stoke, Cheddar, BS27 3UZ

A recent detailed review of planning permissions at the above site has revealed 4 planning permissions with a condition that limit the occupation of certain caravans and areas for the stationing of caravans to certain months of the year.

My clients Wookey Hole Limited would like permission to operate the Holiday Park throughout the year and I am therefore enclosing 4 applications pursuant to Section 73 of the Town & Country Planning Act 1990 (as amended) on their behalf to vary the conditions accordingly, as follows:

- 1 Vary condition 1 of planning permission 54264 dated 08/03/1961 to enable the occupation of the seventeen holiday caravans throughout the year but for holiday accommodation only.
- 2 Vary condition 3 of planning permission 100881/000 dated 04/10/1976 to enable the stationing of caravans throughout the year but for holiday accommodation only.
- 3 Vary condition 2 of planning permission 100881/002 dated 29/04/1986 to enable the use of the touring caravan site throughout the year but for holiday accommodation only.
- 4 Vary condition 2 of planning permission 100881/010 dated 29/02/04 to enable the caravans to be occupied throughout the year but for holiday accommodation only.

As the applications are for the same proposal, a single Planning Statement has been prepared to cover all 4 applications. A statement by Bucklegrove Holiday Park is also provided with the applications.

It will be noted from the Planning Statement that the conditions to be varied are out-of-date because they reflect traditional holiday periods and this approach is not required by policies in the development plan or the National Planning Policy Framework. As such, the current conditions do not pass the tests of necessity and reasonableness.

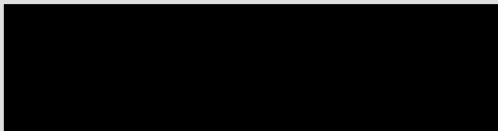
My clients do, however, understand that use of caravans and caravan sites in the countryside for permanent residential occupation is not supported by planning policies. They are therefore asking for a substitute condition on each permission that will allow the occupation of the caravans and stationing of touring caravans throughout the year but for holiday accommodation only, consistent with the Council's contemporary approach to limiting such development as referenced in the Planning Statement.

The original conditions were not imposed to limit a particular impact (e.g. landscape or highway safety) and the Council is therefore unable to include the consideration of such matters with these applications in accordance with the remit of Section 73.

The Council is therefore respectfully requested to vary the conditions as proposed.

Should you have any queries in respect of the proposal, please contact me. Otherwise, I look forward to receiving your feedback after the consultation period has ended and before a recommendation/decision is made.

Yours faithfully



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