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Newark and Sherwood District Council
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Bower/AmenityBlock/1

18 July 2023

Dear Laura

Sawmills Farm, Rufford Lane, Rufford

Proposed change of use of existing stable building to an amenity block in association with existing Certificated Location Caravan Site

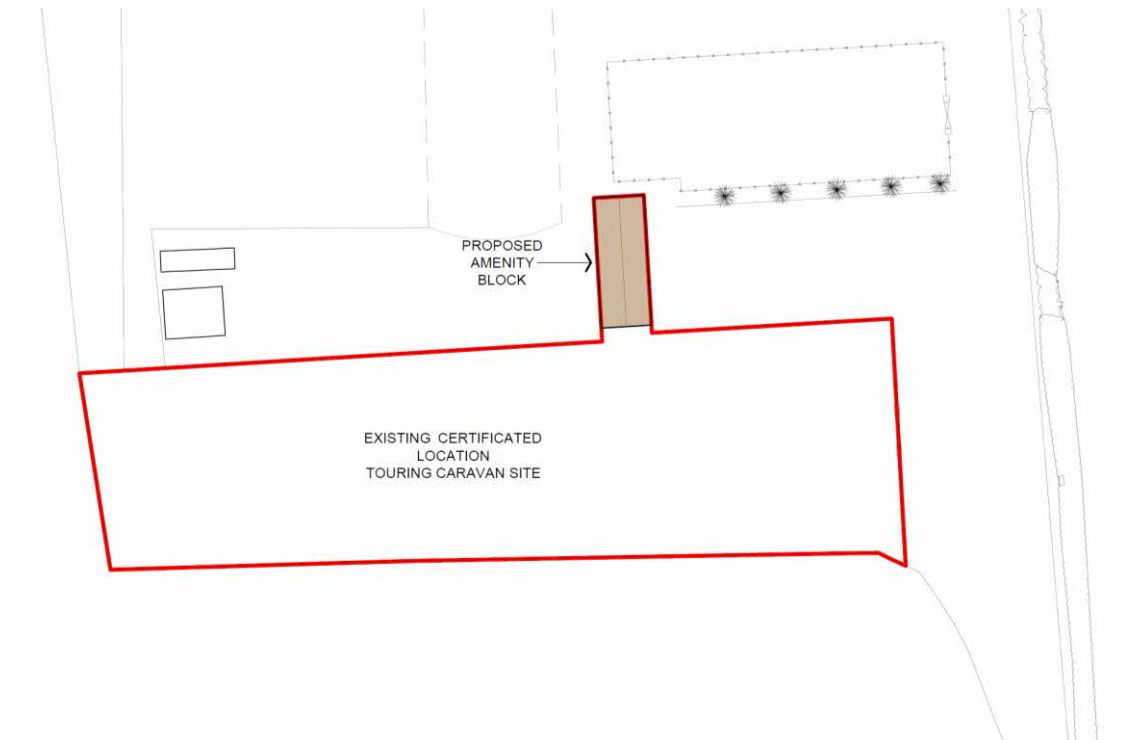
Please find enclosed our planning application in the above connection, which is submitted on behalf of our clients, Mr and Mrs Bower.

As you are aware, Mr and Mrs Bower live at Sawmills Farm – in their new dwelling the Council approved under LPA reference 20/01023/FUL.

They have recently established a Certification Location Caravan Site¹ on part of their land, having been approached by the Caravan Club who expressed a shortage of such sites in the local area.

To be able to offer the best facilities for their visitors, Mr and Mrs Bower wish to apply for planning permission to change the use of the existing adjoining stable building into an amenity block to provide toilets, showers, and a pot-washing/laundry area.

¹ providing a site for a maximum of five caravans or motorhomes at any one time (up to 28 consecutive days)



Mr and Mrs Bower's horses are now kept within the paddocks to the north, with mobile field shelters providing an alternative form of shelter - meaning that the existing stable block² is no longer required as it once was.

The site lies within the open countryside and therefore the Development Plan policy against which the proposal should be assessed is Policy DM8 of the Site Allocations and Policies DPD.

This outlines the types of development acceptable in the countryside, including the conversion of existing buildings.

The proposed change of use will require no external changes to the building or alterations to its internal layout – and simply requires the building's insulation to be upgraded and for toilets, sinks, shower etc to be installed within the fabric of the building - all which will be undertaken by the applicants' son.

As such, its appearance within the wider site and landscape will not alter.

By providing a facility to serve visitors already staying at the adjoining Certification Location Caravan Site, the proposed use of the building will similarly not result in any changes to the overall use of the site, or to traffic movements to and from the site.

² approved under LPA reference: 18/02364/FUL

In this context, and in line with the *presumption in favour of sustainable development* (and paragraph 38 of the NPPF), it is hoped that the Council will feel able to grant planning consent for the proposed change of use as an appropriate form of development in the *countryside* under Policy DM8, subject to any necessary and reasonable conditions.

For the avoidance of doubt, the application submission comprises the following:

- Completed planning application form
- Completed Certificate A relating to ownership
- Covering letter (comprising a proportionate Design and Access and Statement)
- Location Plan [dwg no 01]
- Existing Layout Plan [dwg no 02]
- Existing Plan and Elevations [dwg no 04]
- Proposed Layout Plan [dwg no 03]
- Proposed Plan and Elevations [dwg no 05]

Payment of the sum of [REDACTED] in respect of the relevant LPA change of use planning fee has been sent the Council directly.

I trust the above enclosed documents together with this short covering letter (comprising a proportionate **Design and Access Statement**) are sufficient to enable the application to proceed to be favourably determined and look forward to confirmation of registration at your earliest convenience.

Should you require anything further on my part however, please do not hesitate to contact me when you may be assured of my best attention at all times.

In any event, I would appreciate a telephone call immediately upon the expiration of the formal consultation period to ascertain whether there is indeed anything further that you require, but also to establish the proposed method of determination so that I am able to advise my clients accordingly.

I look forward to hearing from you in due course.

[REDACTED]
MRTPI
Director



July 2023