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Cyngor Sir Fynwy  
Neuadd y Sir, Rhadyr, Brynbuga  
NP15 1GA

## Application for Removal or Variation of a Condition following Grant of Planning Permission

### Town and Country Planning Act 1990; Planning (Listed Buildings and Conservation Areas) Act 1990

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

#### Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number  Suffix

Property Name

Monmouth Caravan Park

Address Line 1

Rockfield Road

Address Line 2

Town/city

Monmouth

Postcode

NP25 5BA

Description of site location (must be completed if postcode is not known)

Easting (x)

350279

Northing (y)

212893

Description

#### Applicant Details

## Name/Company

Title

Mrs

First name

Tracey

Surname

Bowers

Company Name

## Address

Address line 1

Monmouth Caravan Park Rockfield Road

Address line 2

Address line 3

Monmouthshire

Town/City

Monmouth

Country

United Kingdom

Postcode

NP25 5BA

Are you an agent acting on behalf of the applicant?

Yes

No

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Agent Details

## Name/Company

Title

Mr

First name

Callum

Surname

Robinson

Company Name

Laister Planning

## Address

Address line 1

Oddfellows Hall

Address line 2

London Road

Address line 3

Town/City

Chipping Norton

Country

United Kingdom

Postcode

OX7 5AR

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Siting of static caravan for holiday use

Reference number

DM/2023/01274

Date of decision (date must be pre-application submission)

25/11/2023

**Please state the condition number(s) to which this application relates**

Condition number(s)

5

Has the development already started?

Yes

No

## Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed

In overall conclusion, there is no need for the period of occupancy of the individual static caravan at Monmouth Caravan Park to be restricted, as stipulated under Condition 5 as currently worded. Restricting it on this basis is contrary to the key policy and supporting texts regarding necessity and reasonableness of conditions, as judged against the tests in the Welsh Circular. A condition that clearly states that the caravan can be used for holiday purposes only, with no residential occupation, along with a requirement to maintain a register, will achieve the aim stated in the 'Reason' given for the condition. A 28 day restriction is unnecessary because the Condition's restriction to holiday use only/not to be used as a sole or main residence, already achieves the objective of preventing permanent residential occupation. Instead, this interferes in the operation of the site. It is also unreasonable because it does not take into account that the existing caravans the static is replacing already have holiday use only restrictions, with no 28-day limit. It could also affect the viability of the operations and the overall benefit of the caravan's operations and will undoubtedly make the static caravan less valuable to the business.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

'5. The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence

REASON: The provision of permanent residential accommodation would not be acceptable in the open countryside.'

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent
- The applicant
- Other person

## Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

- Yes
- No

## Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

- Yes
- No

### Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
- The Agent

Title

Mrs

First Name

Tracey

Surname

Bowers

Declaration Date

03/01/2024

Declaration made

## Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- (A) None of the land to which the application relates is, or is part of an agricultural holding  
 (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- The Applicant  
 The Agent

Title

Mrs

First Name

Tracey

Surname

Bowers

Declaration Date

03/01/2024

Declaration made

## Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Callum Robinson

Date

03/01/2024