



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE
ELY, CAMBRIDGESHIRE CB7 4EE

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[REDACTED]
Willow Tree Cottage
Twentypence Road
Wilburton
Ely
Cambs

This matter is being dealt with by:

[REDACTED]
Telephone: 01353 665555
E-mail:
My Ref: OTHER/09/00258
Your Ref:

2nd September 2009

Dear [REDACTED]

CARAVANS ON SITE
WILLOW TREE COTTAGE TWENTYPENCE ROAD WILBURTON ELY

Thank you for taking the time to show me round the site, and clarify the situation regarding your caravan.

You stated that you were staying in the caravan due to [REDACTED] and that you did not know how long this would continue.

As the caravan has now been on site for several weeks and you do not know how long this will continue, planning permission will be required for you to continue living on the site.

If you are aware however, of when the situation may change, it may be that a short informal period can be given for you to cease the residential use of the caravan.

I understand that the situation is not straightforward and that you may wish to think consider your options. Could you therefore get back to me within the next 28 days to clarify your intentions. If you have any queries in due course please contact me.

Yours sincerely

[REDACTED]
Senior Enforcement Officer

OTHER/09/00258

Notified site visit and inspection undertaken on Tuesday 01/09/09. I met the site owner [REDACTED]

For clarification there are two businesses at the site. One of Bed and Breakfast from the building at the front of the site, and that of a builders yard at the rear of the site.

The complaint relates to the rear of the site and concerns caravans. Both businesses, looking at the planning history, appear to be the lawfully approved land use. On looking around the builders yard I saw plant vehicles, materials, scaffolding, tools, a couple of portacabins (empty), which would be normally expected with such a use.

There was a fenced area to the rear of the yard, which contained a twin unit caravan. [REDACTED] stated that these were moved onto the site a few months ago, as he [REDACTED] needed a place to stay. The fencing and paving around the unit indicates a permanent situation. I asked [REDACTED] whether the caravan was temporary or permanent but he was unable to say.

I am of the opinion that planning permission is required for this caravan. It is likely that due to size, degree of permanence and its physical bulk attachment to the ground that it constitutes operational development. Even if it does not its use is likely to constitute a material change.

The key really in deciding on the expediency in relation to this matter is how long the caravan and use is to remain. I intend to seek [REDACTED] clarification on this before pursuing.