

PLANNING REPORT

Site Name : Acorn Wood Caravan Site

Site Location : Off Darby Road, Burton upon Stather.

Statement to support a Planning Application for the change of use of an existing mobile home to a holiday let at an established touring caravan site / recreational fishing pond



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Copy of Appeal Decision (Ref APP/J2210/
A/07/2060174) Ropersole Caravan Park,
Dover Road, Womenswold, Kent.

Appendix 2 -

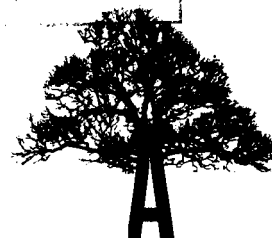
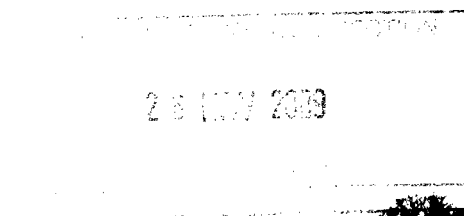
Copy of letters of Support

Plans

Plan 1 (Ref 0809-A0001-0)

Incorporating

Site Location Plan	1:2500
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On behalf of

Mr & Mrs Thompson

June 2009

Job Number C/0003/1

Author	Neil Boughey BA (Hons.), LLB Laws, DipTP, MRTPI Executive Director
Checked By	Sheila Boughey Business Manager

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23/06/09	Acorn Planning	File	1



1.Introduction

1.1.Background

1.1.1.This statement has been prepared to support a planning application for the change of use of an existing mobile home to a holiday let at an established touring caravan site at Darby Road, Burton upon Stather, North Lincolnshire.

1.2.Planning History

1.2.1.The mobile home was erected on the site, a registered smallholding (No. 51/755/0045) in May 2008, as part of the establishment of a touring caravan site which North Lincolnshire Council (“the Council”) had confirmed as falling within Permitted Development rights. The applicants were misadvised that the mobile home also fell within these Permitted Development rights, and as a result the unit was inadvertently sited without the benefit of planning permission, in respect of which the Council issued an Enforcement Notice in September 2008. The Enforcement Notice was subject to an unsuccessful appeal by the applicants in March 2009, the Inspector upholding the Notice, and requiring by 30th June 2009 that the applicants “cease the use of the land for the siting of a mobile home for residential purposes”

1.2.2.The mobile home has been occupied by the applicants since May 2008. The applicants accept the Inspector’s finding that there is insufficient justification at this time to support their permanent residential presence on the site, and as such have resolved to accelerate their longer term objective to establish the mobile home as a holiday let as a complimentary element to the touring caravan site operation.



1.3.The Site and its surroundings

1.3.1.The 0.2 hectare (0.5 acres) of land on which the existing mobile home unit (“the unit”) is sited lies on the northern area of a wider 1 ha in the applicants ownership, which also accommodates the touring caravan site. Other uses to the middle and southern areas of the site include a plant nursery, a recreational fishing pond, and units associated with the owners steel fabrication business. Plan 1 illustrates the layout of the site, and the location of the unit in the context of the wider uses of the site.

1.3.2.The land on which the unit is sited is a registered smallholding, and the site of former dwelling, comprising a mowed grass area including pitches for touring caravans. The application site is abutted to its east, west and south by open cropped agricultural land. The nearest dwellings to the site are on the edge of the village of Burton upon Stather, some 0.2 km west of the application site and separated from the application site by the intervening field. The application site is therefore not overlooked by any occupied properties.



2. Case in support of the application

2.1. Introduction

2.1.1. In this section of the report the application will be considered in terms of compliance with national, Regional and Local Planning Policy and other relevant published strategies and studies.

2.2. National Guidance

2.2.1. Planning Policy Guidance Notes (PPGs) and their replacements Planning Policy Statements (PPSs) are prepared by the government to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system.

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development

2.2.2. PPS1 sets out the overarching planning policies on the delivery of sustainable development through the planning system.

2.2.3. The policies set out in this PPS are primarily directed at planning policy formulation including regional planning bodies in the preparation of regional spatial strategies, and by local planning authorities in the preparation of local development documents.

2.2.4. In general planning should facilitate and promote sustainable and inclusive patterns of urban and rural development by measures including contributing to sustainable economic development;



2.2.5. The Government is committed to promoting a strong, stable, and productive economy that aims to bring jobs and prosperity for all. These factors are just as relevant to the rural economy as the urban. Planning authorities should:

“Recognise that economic development can deliver environmental and social benefits;

Recognise the wider sub-regional, regional or national benefits of economic development and consider these alongside any adverse local impacts;

Ensure that suitable locations are available for industrial and commercial, developments, so that the economy can prosper;

Provide for improved productivity, choice and competition, particularly when technological and other requirements of modern business are changing rapidly;

Recognise that all local economies are subject to change; planning authorities should be sensitive to these changes and the implications for development and growth;”

Issues relating to the determination of this application

2.2.6. This guidance is highlighted in terms of the general need for the Council to encourage and support rural businesses such as Acorn Wood Caravan Site as important components of the local economy in this part of the North Lincolnshire Council area, and to facilitate their long term development and growth.

Planning Policy Statement 7 : Sustainable Development in Rural Areas

2.2.7. The provision of essential facilities for tourist visitors is viewed as vital for the development of the tourism industry in rural areas. Local planning authorities should:



“plan for and support the provision of general tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres. Where new or additional facilities are required, these should normally be provided in, or close to, service centres or villages;

allow appropriate facilities needed to enhance visitors' enjoyment, and/or improve the financial viability, of a particular countryside feature or attraction.”

Issues relating to the determination of this application

2.2.8. This guidance is viewed as supportive to this application, in terms of recognising the contribution that tourism can make to achieving wider objectives of rural diversification. The guidance acknowledges that facilities such as overnight accommodation on schemes such as Acorn Wood Caravan site, are required in terms of maintaining the overall financial viability of these kinds of tourism attractions. North Lincolnshire has a relative shortfall in un-serviced holiday accommodation compared to neighbouring districts and there are recognised strategic objectives for increasing the accommodation offer of this type in North Lincolnshire. Para 3.2 expands upon this issue.

Good Practice Guide on Planning for Tourism (May 2006)

2.2.9. This Good Practice Guidance, to be read alongside national planning policies, particularly those in PPS7, is designed to:

“ensure that planners understand the importance of tourism and take this fully into account when preparing development plans and taking planning decisions;

ensure that those involved in the tourism industry understand the principles of national planning policy as they apply to tourism and how these can be applied when preparing individual planning applications; and



ensure that planners and the tourism industry work together effectively to facilitate, promote and deliver new tourism development in a sustainable way.”

ANNEX B “Seasonal and Holiday Occupancy Conditions” states that:

“One type of condition frequently used for holiday accommodation, particularly in holiday areas, is known generically as a ‘holiday occupancy condition’. The aim of such conditions is generally to ensure that the premises are only used by visitors and do not become part of the local housing stock. There are three principal reasons why a planning authority might seek to do this:

in order that national or local policies on development of the countryside are not compromised. Often the conversion of redundant rural buildings to holiday accommodation provides a means to retain those buildings without introducing a level of activity that would occur with permanent households;

to avoid occupation by permanent households which would in turn put pressure upon local services. Permanent households may place demands for local schools and social and health services that would not normally arise from visitors.

Moreover, in remote locations the cost of providing these services is greater. It may therefore be reasonable for the planning authority to place an occupancy condition when properties are being built or converted for residential use; and to strengthen tourism in a particular area by ensuring that there is a wide range of properties available to encourage visitors to come there on holiday.

Planning authorities will frame these conditions according to local circumstances, and in accordance with general Government advice that conditions should be reasonable and fair. They will also need to frame them so that they can be readily enforced by the authority but in a way that is not unduly intrusive for either owners or occupants.”



Issues relating to the determination of this application

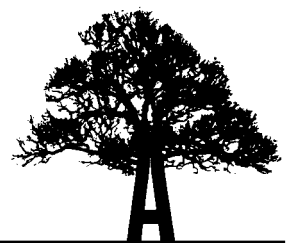
2.2.10. This guidance is directly relevant to the present application. The guidance iterates the Government's approach to preventing the establishment of permanent residential uses in countryside locations and establishes the broad approach to conditioning consents to prevent the establishment of additional permanent households on rural tourist sites.

2.3. Regional Policy

2.3.1. The Yorkshire and Humber Plan, the Regional Spatial Strategy to 2026 (May 2008) is the adopted Regional Spatial Strategy (RSS) which applies to the North Lincolnshire Council area. This provides a spatial development strategy at the broad regional level within which the Council can prepare its more detailed proposals. Its approach makes crucial links between other national and regional strategies and programs such as the Regional Economic Strategy and the Regional Housing Strategy.

POLICY E6: Sustainable tourism

2.3.2. The Regional Plan recognises that Tourism is a key component of regional economic activity and it needs to be recognised in relation to the culture, quality of life and environment of the Region. In 2003, it contributed an estimated £4.2 billion to the Yorkshire and Humber economy.



2.3.3. Policy E6 sets out in general different approaches to tourism development in different broad locations in the region.

“Local Authorities, Yorkshire Forward, Yorkshire Culture, the Yorkshire Tourist Board, and other agencies should promote, support and encourage tourism by adopting an overall approach which:

1. Recognises the sustainable growth of tourism as an integral contributor to the economy and makes best use of indigenous resources and existing tourism infrastructure
2. Promotes responsible investment in the quality of the tourism and related services in order to provide a high quality experience, throughout the year, for all segments of the market
3. Secures investment in local people skills and capacities in Yorkshire’s tourism industry, making full use of the local labour supply to fill a range of existing and new high quality jobs in the tourism sector
4. Supports local cultural distinctiveness and contributes to the quality of life in the communities of the Region
5. Conserves and enhances the built and natural environment, particularly internationally and nationally important biodiversity sites and high quality historic environment, through effective visitor management
6. Integrates tourism activity with a viable transport infrastructure that enables a realistic choice of travel mode to and within the region, supported by a management regime that encourages greater use of public transport by visitors

B Plans, strategies, investment decisions and programs should promote tourism in the following priority areas:

Rural areas – where tourism and recreation can provide jobs for local residents of a scale and type appropriate to their location. “



Issues relating to the determination of this application

2.3.4. While this guidance is primarily directed at local policy formulation, it is relevant to the present application in terms of highlighting the broad objectives for promoting rural tourism facilities in the Council area. Criteria A1 and 2, and B2 are particularly relevant in terms of recognising the need to enhance existing visitor provision, and in rural areas, to provide a range of accommodation provision of a type and scale appropriate to a locality. The current proposal is considered highly compliant with these objectives, in terms of enhancing the quality and range of provision at the Caravan site, providing additional local jobs and encouraging visitor spend in the locality.

2.4. Local Policy

2.4.1. The proposal site is shown as in the open countryside on the adopted North Lincolnshire Local Plan (2003). The Local Plan predates relevant national and regional guidance, notably PPS7 and the accompanying Good Practice Guidance, and the adopted Regional Plan.

Policy R14 – Hotel and Guest House Accommodation

2.4.2. The Local Plan recognises that North Lincolnshire area as a whole acts as both a visitor attraction in itself and as a touring base for the wider Lincolnshire and North Humber Bank area, and as such, offers wide opportunities for expanding accommodation. To encourage a broad range of visitors in addition to day trippers, and to meet the accommodation needs of businesses in the area, the Plan acknowledges that it is necessary to offer a wide range of visitor accommodation including hotels, bed and breakfasts and self catering facilities.



2.4.3.To this end, policy R14 provides that:

"In the open countryside outside defined settlement boundaries planning permission will be granted for:-

- i) the extension of existing hotels, guest houses, public houses and farmhouse/bed and breakfast accommodation;
- ii) the provision of visitor accommodation within the curtilage of existing public houses and restaurants;
- iii)the change of use of residential premises; and
- iv)the conversion of rural buildings; including those of architectural or historic merit.

provided that the development proposed;

- a) is compatible with its surroundings in terms of siting, scale, design materials and landscaping;
- b) does not have an adverse effect on the character and appearance of the open countryside;
- c) would not be harmful to highway safety or have a detrimental impact on the free flow of traffic on the adjacent highway network; and
- d) does not harm neighboring residential amenity."

Issues relating to the determination of this application

2.4.4.The proposal the subject of this application is considered fully compliant with Policy R14. It involves the conversion of a rural building within the curtilage of an existing touring caravan site. As the Design and Access Statement which accompanies this application demonstrates, the development is of an appropriate scale and design, and benefits from mature landscaping that prevents any adverse impact on the character and appearance of the countryside. This, and the degree of separation from the nearest occupied dwellings, prevents any harm to neighboring residential amenity.



2.4.5. The level of additional traffic generated as a result of this proposal is likely to be so minimal, as to prevent any additional congestion on what are lightly trafficked routes, and the site has adequate turning and parking facilities so as to prevent any reduction in highway safety.



3.Key Issues for consideration

3.1. In formulating this application to vary conditions, it is considered that the main issues arising are:

- Is there a need/economic justification for the development?
- Can the council allay their previous concerns by way of the imposition of appropriate planning conditions?

3.2. Is there a need/economic justification for the development?

3.2.1.This proposal would be for a high quality, luxury holiday let. The applicant will be applying to the English Tourist Council "Visit Britain" for a grading (star rating). The proposed holiday let will generate approximately 200 visitors a year, being advertised through the sites own web site www.acorn-wood.co.uk and other internet advertising sites, and if graded by English Tourist Council, it will be mentioned in the councils tourist information brochures.

3.2.2.The touring caravan site has traded successfully and profitably for 12 months, attracting over three hundred visitors., and has been supported by a range of local shops and services, who have benefited from visitor spend. Appendix 2 includes letters of confirmation and support from local shop keepers, publicans and the village post office. Enhancing accommodation on the site can only consolidate and improve these beneficial effects on the local economy and services.

3.2.3.Advice from the Council's Tourism Development and Marketing Officer, Margeret Price, confirms that the holiday let will be viable and achieve sufficient levels of occupation to make it a profitable element of the existing business, and will help to maintain the continued economic viability of the caravan site as a significant contributor to the local supply of non-serviced visitor accommodation. Ms Price's letter is also included at Appendix 2.



3.2.4. It is anticipated that the holiday let will result in the provision of an additional 2 part time local jobs in terms of cleaning and maintenance, a job gain which will not occur should this application be refused.

3.3. Can the council allay their previous concerns by way of the imposition of appropriate planning conditions?

3.3.1. The Council's main concerns should be to avoid the establishment of a permanent dwelling-houses on the caravan site, in line with National Guidance in Annex B of "Good Practice Guide on Planning for Tourism" (see para 2.2.9 of this statement).

3.3.2. It would be acceptable to the applicant to have consent granted with conditions which achieve this aim of preventing the establishment of permanent residential uses in countryside locations. In a recently decided appeal, attached as Appendix 1 (Ref APP/J2210/A/07/2060174 - Ropersole Caravan Park, Dover Rd, Womenswold, Kent), the Inspector, Mr David Prentis, allowed the variation of a condition which restricted use of the static caravan site for visitor accommodation for 10 months in a year. In the Ropersole appeal decision, the Inspector allowed the extension of the period in which visitor accommodation use could take place on the caravan site to 11 months in a year, accompanied by additional conditions, based on those adopted by the East Riding of Yorkshire Council and used as an example of the appropriate use of such conditions in the Good Practice Guide on Planning for Tourism.



3.3.3. The applicants would accept a Condition on the same basis, with the following wording suggested:

“The use hereby permitted shall only be used as a holiday let for 11 months of the year and shall not be used between 14 January and 14 February during any one year.

The unit shall be occupied for holiday purposes only.

The unit shall not be occupied as a person’s sole, or main place of residence;

The site operators shall maintain an up-to-date register of the names of all owners and make best endeavors to maintain an up-to-date register of the names of all occupiers of the holiday let, and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority”



4.Conclusions

- 4.1. This statement demonstrates how this proposal is compliant with national, regional and local policy. It highlights why, on both practical and economic grounds, that there is sufficient need for the provision of a holiday let on the site, and the value of the proposal in contributing to the vitality and viability of the local rural economy. It also provides examples of appropriate conditions the Council could impose to ensure the proposed use can be monitored and controlled. For these reasons the Council is requested to approve this application.



BIBLIOGRAPHY

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development (January 2005)

Planning Policy Statement 7: Sustainable Development in Rural Areas (August 2004)

Good Practice Guide on Planning for Tourism (May 2006)

Adopted North Lincolnshire Local Plan (May 2003)



Appendix 1

Copy of Appeal Decision

(Ref APP/J2210/A/07/2060174)

Ropersole Caravan Park,

Dover Road,

Womenswold, Kent.





Appeal Decision

Site visit made on 3 March 2008

by **David Prentis BA BPI MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
19 March 2008

Appeal Ref: APP/J2210/A/07/2060174

Ropersole Caravan Park, Dover Road, Womenswold, Kent

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission under section 73 of the Town and Country Planning Act 1990 for the development of land without complying with conditions subject to which a previous planning permission was granted.
- The appeal is made by Lee Parks against the decision of Canterbury City Council.
- The application Ref CA/07/00718/WOM, dated 19 May 2007, was refused by notice dated 5 July 2007.
- The application sought planning permission for use of land for stationing of static holiday caravans and provision of new access without complying with a condition attached to planning permission Ref CA/03/01709/WOM, dated 15 March 2004.
- The condition in dispute is No 2 which states that: The use hereby permitted shall only be used as a holiday static caravan site for 10 months of the year and shall not be used between 14 January and 14 March during any one year.
- The reason given for the condition is: In order to prevent the site being used as a residential caravan park which would conflict with local plan and structure plan policy and could be harmful to the character of the surrounding countryside.

Decision

1. I allow the appeal and grant planning permission for use of land for stationing of static holiday caravans and provision of new access at Ropersole Caravan Park, Dover Road, Womenswold, Kent in accordance with the application Ref CA/07/00718/WOM, dated 19 May 2007, without compliance with condition No 2 previously imposed on planning permission Ref CA/03/01709/WOM, dated 15 March 2004, but subject to the other conditions imposed therein, so far as the same are still subsisting and capable of taking effect and subject to the following new conditions:
 - 1) The use hereby permitted shall only be used as a static holiday caravan site for 11 months of the year and shall not be used between 14 January and 14 February during any one year.
 - 2) The caravans shall be occupied for holiday purposes only.
 - 3) The caravans shall not be occupied as a person's sole or main place of residence.
 - 4) The site operator shall maintain an up-to-date register of the names of all owners and occupiers of individual caravans on the site, and of their home addresses, and shall make this information available at all reasonable times to the local planning authority.

Background and main issue

2. The site has planning permission for use as a static holiday caravan park. The use of the site is restricted to 10 months per year and the appellant seeks to extend this to 11 months. Although the effect of the disputed condition is to prevent occupancy at a particular time of year, it is clear from the reason for the condition that the planning purpose is to stop the caravans from being used as permanent residential accommodation. The site is in a rural location outside any settlement and the sole access is from the southbound carriageway of the A2 dual carriageway road. There is no dispute between the Council and the appellant that this would not be a suitable location for new permanent residential accommodation. Having regard to development plan policies which seek to protect the countryside and achieve a sustainable pattern of development, I see no reason to disagree.
3. The main issue is whether the suggested variation would undermine the Council's ability to monitor, and if necessary enforce, compliance with the disputed condition.

Reasons

4. The appellant draws attention to the *Good Practice Guide on Planning for Tourism* (GPG). Annex B gives advice on seasonal and occupancy conditions. It notes that, whilst the trend towards extending the season when holidays are taken has economic benefits, the demand for accommodation may occur in locations where the provision of permanent housing would be contrary to planning policies. The GPG advises that the planning system can reconcile these objectives through the use of occupancy conditions designed to ensure that holiday accommodation is used for its intended purpose. To my mind this is precisely the situation arising in the present case. The appellant would accept 3 additional conditions based on those suggested in the GPG. The examples given have been adopted by the East Riding of Yorkshire Council for use on caravan parks and for other forms of holiday accommodation. The suggested conditions would restrict occupancy to holiday purposes, prevent the caravans being used as a sole or main residence and require the park operators to maintain a register of caravan owners/occupiers to facilitate monitoring by the Council.
5. The Council states that caravans may be individually owned and that some owners may be tempted to make the caravans their permanent home. The sale of plots would make the task of monitoring harder and a closure period of just one month would not allow enough time for enforcement to take place. I agree that conditions should be framed so that they can readily be enforced should the need arise. However, to my mind whether individual caravans or plots are owner-occupied, leased or rented from the park operator is not a matter which would normally be within the knowledge or control of a local planning authority. This is a matter of land ownership whereas the planning system controls the use and development of land in the public interest. I therefore attach limited weight to this factor.
6. I consider that the 3 additional conditions suggested by the appellant would meet the tests of Circular 11/95 *The use of conditions in planning permissions*. Subject to these additional conditions I do not consider that allowing the

variation sought would weaken the Council's ability to ensure that the caravans are used for their intended purpose. Indeed, in some respects the Council's position would be strengthened in that monitoring could take place at any time rather than just in the closure period.

7. I acknowledge that my conclusion differs from that of the Inspector who considered a similar appeal on the same site in 2005. However, that decision pre-dated the advice of the GPG, issued in May 2006, which I have found to be of direct relevance to this appeal.
8. The Council has suggested conditions which, in most cases, reflect those attached to the original permission which I shall re-impose. However, the suggestions raise 2 new matters. The first is a requirement that no individual letting should exceed 4 weeks. This would be a significant new restriction which, in my view, is not justified by the variation sought. The second relates to road construction within the spread of a particular tree. However, matters of layout and landscape were covered by conditions on the original permission.

Conclusion

9. I conclude that allowing the variation sought, subject to the additional conditions suggested by the appellant, would not undermine the Council's ability to monitor, and if necessary enforce, the disputed condition. Consequently, there would be no conflict with the relevant policies of the development plan. I shall therefore allow the appeal and grant a new permission with a closure period of one month subject to the conditions imposed on the original permission plus the 3 additional conditions I have described above.

David Prentis

Inspector

Appendix 2
Copies of Letters of Support



This matter is being dealt with by: Margaret Price
Direct dial: 01724 297356
e-mail: margaret.price@northlincs.gov.uk
www.visitnorthlincolnshire.com



Date: 17 June 2009

Heather Thompson
Acorn Wood
Darby Road
Burton on Stather
DN15 9EB

Peter Williams BSc, DMS, CEng, MEI, MCM1, AMIMechE
Service Director
Asset Management and Culture
PO Box 53
Hewson House
Station Road
Brigg
North Lincolnshire
DN20 8XY

Dear Mrs Thompson

Fax 01724 296711

Development at Burton on Stather

Thank you for discussing your planned development of a caravan site in Burton on Stather with me. As I understand it you have already done some development of the site under the Camping & Caravanning Club scheme and you now want to take this a step further.

I know that you are aware that Burton upon Stather already has a touring caravan site but have planned the development of your site to complement this and offer the additional benefit of a fishing lake there.

According to the most recent Cambridge report we have, Tourism in North Lincolnshire is currently worth £167million to the local economy and employs over 3,000 people. In addition to this the area attracted over 2.5 million day visits in 2008.

The Tourism Strategy for North Lincolnshire recognises the need to turn day visits into over night stays and so a development such as yours could have a valuable role to play in this.

Our research shows that here is a shortage of quality accommodation, caravan sites and self-catering facilities in North Lincolnshire and so I can confirm that from a Tourism perspective we would support your application.

I cannot comment however, on any planning, highway or building regulation matters.

Yours sincerely

Margaret Price
Tourism Development & Marketing Officer
Tourism & Town Centres



www.northlincs.gov.uk

Peter Williams BSc, DMS, CEng, MEI, MCMI, AMIMechE

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Fax 01724 296711

Mr & Mrs M Thompson
Acorn Wood
Burton upon Stather
Scunthorpe
North Lincolnshire
DN15 9EB

Dear Mr & Mrs Thompson

Application for a Holiday Let (Mobile Home)

Thank you for letting me know about your application for a holiday let. I am sure it will prove as successful as the caravan park. I often find myself talking to customers who are staying at your site and they invariably speak well of it.

North Lincolnshire Council is constantly striving to improve our tourism offering and I am sure this will prove a positive step. I have no doubt the sort of high quality holiday rental you describe will be popular and bring very welcome visitor pounds into the local economy.

I love your web site by the way, but note it does not feature Waters' Edge. Will you consider mentioning ourselves with a hyperlink to our site (below).

Let me wish you the best of luck with your application.

Yours sincerely

Bruce McKenzie MCIM DMS
Manager, Waters' Edge Visitor Centre

The Sheffield Arms
Burton upon Stather
Scunthorpe
North Lincs

18th June 2009

To whom it may concern

We are the present landlords of the above public house, and wish to voice our support for the planning application, put forward by Martin and Heather Thompson.

The village in which we live is popular with tourists ranging from ramblers to those who stay with us in the hotel. North Lincolnshire itself is a beautiful county with attractions for visitors that bring in much-needed revenue. The village benefits from the tourists in many ways, from the local shop to the post office and the tea rooms and also ourselves at the Sheffield Arms.

Heather and Martin run a well frequented caravan and camping site, which, with the lack of reasonably priced accommodation in the area, is necessary for the community in general.

As the economy is at present in a steep decline, the need for sites that offer UK holidays is on a definite increase, and we believe that it can only be of benefit to the locality to grant the application for a mobile home as a holiday let

Many thanks for your consideration

Keith and Carole Bird

A handwritten signature in black ink, appearing to be 'KB', written over a faint, illegible printed name.

8 Normanby Road
Burton upon Stather
Scunthorpe
North Lincolnshire
DN15 9HA

Wednesday, 10 June 2009

Mr & Mrs M Thompson
Acorn Wood
Burton upon Stather
Scunthorpe
North Lincolnshire

Dear Heather and Martin

Application for a Holiday Let (Mobile Home)

I wanted to write to add my support to your application for the above. During my time as landlord of the Sheffield Arms you will know we had a very high occupancy rate and often had to turn potential guests away.

I have no doubt the sort of high quality holiday rental you propose will be popular and bring very welcome visitor pounds into the local economy. Penny and I would like to wish you the very best of luck with this venture.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J B McKenzie', written in a cursive style.

J B McKenzie

BURTON NEWSMARKET

19 Hgh Street

Burton - Upon - Stather

Scunthorpe

North Lincolnshire

DN15 9SJ

13th June 2009

Re; Planning Application to retain mobile home as a holiday let.

To Whom it may concern,

I'm writing this letter to you in support of the planning application to retain the mobile home as a holiday let, on the current certified caravan and camping site that Mr and Mrs Thompson currently hold at Acorn Wood, Darby Road Burton - Upon-Stather DN159EB.

As a local business owner I feel that this opportunity would only be of benefit a it would provide more accommodation in the local area. Encouraging more tourists to visit therefore, using the local amenities of the village such as our shop , the pub and local tea room etc. Which in turn would bring more money into the local economy which can only be seen as positive with the current climate in Britain being in a current state of collapse.

British holidays are becoming ever more popular as people just cannot afford to go abroad. The County of North Lincolnshire is a beautiful area and has a lot to offer visitors and I believe there is a demand for more local accommodation and we should be encouraging and supporting other local businesses because this in turn should help boost our small family run business which in turn will have a knock on effect on the other local amenities within the are therefore boosting the local economy bringing more money into our area.

Yours Sincerely



Joy and Clive Mason

Proprietors of Burton Newsmarket

The Planning Officer
North Lincs Council
Scunthorpe

12 June 2009

Dear Sir

Planning Application for mobile home to be used as
holiday let at Acorn Wood Darby Road Burton upon Stather DN15 9EB

I understand that an application for the above-mentioned permission is being made by Mrs Thompson.

As a member of the local business community I am always pleased if any project is set up within the village which may contribute towards maintaining a vibrant and flourishing village. So many small communities seem to wither, resulting in the failure of local amenities, such as shops, pubs, etc and on this basis I support the application.

Yours faithfully



Hilary Baker
Post Office
Burton upon Stather
Scunthorpe
DN15 9DG

