

Daniel Lewis

From: Daniel Lewis
Sent: 05 July 2019 15:58
To: Paul Barnett
Cc: Mark Nelson
Subject: RE: The Forge

Hi Paul,

You seem to be confusing planning permission and mobile home licensing.

As advised in my emails of 14th May 2019 & 30th June 2019 (below) planning permission has been granted by the Development Management team. As you will be aware, I am employed within the Enforcement team and I have no jurisdiction over the Development Management process.

I understand your role as mobile home licensing officer is to ensure that the licence restrictions are being complied with. As I have confirmed to both you on 14th May 2019 & 30th June 2019 dates & subsequently to Mr Thorpe, planning permission has been granted for this development.

As also advised, there are no planning enforcement matters at this time as the scheme has not been implemented. I am therefore unsure why you are referring Mr Thorpe to me and also asking licensing questions of me; when this is your role. I do not believe this is assisting customers in a helpful and streamlined manner.

As the submission of a new licence application by Mr Thorpe, the new owner of The Forge site, will no doubt include this additional area for the two new units; providing these new units comply with all of the rules and regulations surrounding mobile home licensing, and as planning permission has been granted; I'm unsure why a licence cannot be issued, as stated in your email dated 14th May 2019.

Kind regards

Dan

From: Paul Barnett
Sent: 05 July 2019 09:37
To: Mark Nelson
Cc: Daniel Lewis
Subject: RE: The Forge

Mark,

Despite my best efforts I am struggling to clarify as below, further Mr Thorpe is concerned with the rapidly approaching November deadline as per his planning permission.

As so could I request you advise as to what you would have me do regarding the license application.

Regards

Paul

From: Paul Barnett
Sent: 04 July 2019 18:24
To: Daniel Lewis
Subject: Re: The Forge

Dan, sorry to a pain however I wonder if you may be able to help resolve this issue.

Further to a recent conversation with Mr John Thorpe of the The Forge, I have been advised that you have offered Mr Thorpe clarification to witt the two newly proposed units are within the site licensed area of the his registered land. Further despite Mr Thorpe requesting written clarification of this fact, it appears by his admission, that you are unable to issue this.

As such and in the interest of being able to issue a new site license in his name, can I request that you kindly confirm that your are satisfied that the proposed new units are to be constructed on appropriately site licensed land and thus ensure a swift resolution and thereafter allow to issue a new license in a timely manner

Thanks in advance

Paul

Sent from my iPhone

On 30 Jun 2019, at 22:42, Paul Barnett <Paul.Barnett@cheltenham.gov.uk> wrote:

Thank you for that clarification Dan and as per my remit as Site Licensing Officer, I shall ensure site licence conditions are complied with in light of granted planning permission with regard to this site.
With thanks
Paul

Sent from my iPhone

On 30 Jun 2019, at 15:34, Daniel Lewis <Daniel.Lewis@cheltenham.gov.uk> wrote:

Hi Paul,

I can find no record of planning permission being specifically granted for this site. However, the historic plotting sheets all show the site as a "caravan park" and therefore it has an established use. These plotting sheets do not include the area outlined red on the most recent planning application.

The site being located within the green belt would have been a consideration when the most recent planning application was being considered by Development Management. I note your concern from a site licensing perspective, but as planning permission has been granted, there is no planning enforcement issue until such time as the permission is being implemented and there is cause for concern in that the permission is not being implemented in accordance with the submitted and approved documentation.

Could you confirm what you would be instructing the submission of an application for? As the most recent application gives planning permission for the area outlined in red to be used for the stationing of mobile homes.

Thanks

Dan

From: Paul Barnett
Sent: 28 June 2019 10:33
To: Daniel Lewis
Subject: RE: The Forge

Thank you Dan

For clarity, are you able to confirm the issued plan marked in blue is covered by the original planning application to site a mobile home and thus encapsulates the site licence area as covered by the site licence.

Equally my concern is that the proposed build site is out is on land that is not covered by the original site licence or has caveat preventing development as per Green Belt designation.

To this end would you kindly advise as to whether I should instruct the new owner to make a planning application to form a new mobile home site and thus cover the new units or as you seem to be suggesting, give no further regard, as the new planning permission is covered under the original planning application .

Any help and guidance on this would greatly assist in my response to the site owner at this time.

Finally regardless of the above – I shall ensure all site licence conditions are adhered to.

Best wishes

Paul

From: Daniel Lewis
Sent: 28 June 2019 07:45
To: Paul Barnett; Mark Nelson
Subject: RE: The Forge

Hi Paul,

Attached is the location plan. The area outlined red is the area that's been given permission.

As you'll be aware, I have no jurisdiction over the Development Management process, so I'm not quite sure what I'm being asked to ratify. Could you confirm?

Additionally, I'm not clear what is being asked of me to confirm my intentions. I'm not aware of any breach of planning control. The development has been given planning permission, and the associated conditions have been discharged. Provided the development has been undertaken in accordance with the approved plans, then I see no need for involvement from a planning enforcement perspective; unless I have missed something?

Thanks

Daniel Lewis
Senior Enforcement & Compliance Officer
Enforcement Team - Environment
Cheltenham Borough Council
01242 264118
daniel.lewis@cheltenham.gov.uk

From: Paul Barnett
Sent: 27 June 2019 15:08
To: Mark Nelson

Cc: Daniel Lewis
Subject: RE: The Forge

Mark
No problem will do...

Dan
Would you kindly advise as to the validity of this application and whether this new proposed development is within the confines of site licenced area as per the original planning application. Moreover should this not be the case, are you able to ratify the application to ensure it is. Failing that would you kindly advise as per your intentions.

Thanks in advance

Paul

From: Mark Nelson
Sent: 27 June 2019 15:03
To: Paul Barnett
Cc: Daniel Lewis
Subject: RE: The Forge

Paul,
Can you sort this out with Dan please.
Thanks,

Mark Nelson
Enforcement Manager
Cheltenham Borough Council
01242264165

From: Paul Barnett
Sent: 27 June 2019 14:58
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Cc: Daniel Lewis
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Mark for clarity I am merely complying with Dans statement thus:

*"I suggest you contact Turners to find out their intentions. If they intend implementing the scheme, advise them of the licence implications? I think that's the Authority being helpful, **but Mark is better placed to confirm how he'd like you to proceed.**"*

Further and by way of information the Forge has been sold to Forward Spread and I am currently working through their application to have the licence transferred to their name and thus this point needs to be clarified accordingly and as stated.

Reference to site licence conditions there is a restriction of the numbers therein i.e. 17 within the site licenced fingerprint which to my understanding does not cover the entire ground owned.

Perhaps Dan would wish to clarify the extent of the site licenced area as per the original planning permission in order to determine the validity of how the Planning permission was given under reference 16/01661/FUL within the greenbelt.

Thank you for your help in this

Paul

From: Mark Nelson
Sent: 27 June 2019 14:39
To: Paul Barnett
Subject: RE: The Forge

Paul,
The planning situation has been made clear by Dan and if there are no site license implications for what is being proposed, as you state, then the development can proceed. If there are site licence implications then you need to inform Turners and intervene if necessary.

Mark Nelson
Enforcement Manager
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From: Paul Barnett
Sent: 27 June 2019 13:33
To: Mark Nelson
Subject: FW: The Forge

Mark would you kindly clarify

Paul

From: Paul Barnett
Sent: 14 May 2019 12:22
To: Daniel Lewis
Cc: Mark Nelson
Subject: Re: The Forge

Thanks for that clarification Dan. I see no issue with Licence and thus with get Mark to rubber stamp his preferred course of action

Regards

Paul

Sent from my iPhone

On 14 May 2019, at 06:10, Daniel Lewis <Daniel.Lewis@cheltenham.gov.uk> wrote:

Hi Paul,

I've just checked on this.

Planning permission was given under reference 16/01661/FUL and an associated discharge of condition application has been approved under 17/00541/DISCON.

I note the description of 16/01661/FUL being "Change of use of the land for the siting of two residential park homes (resubmission of application 16/00510/FUL)".

This permission can be implemented from a planning perspective up to 3 years from 09/11/2016. As the condition requiring information to be provided has already been discharged, they could start work tomorrow from my perspective.

I appreciate this has licence implications, which are not a planning consideration. Just because planning has been granted, doesn't automatically mean they can implement the permission from a site licence perspective. Have you seen the approved planning documents?

I suggest you contact Turners to find out their intentions. If they intend implementing the scheme, advise them of the licence implications? I think that's the Authority being helpful, but Mark is better placed to confirm how he'd like you to proceed.

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To: Daniel Lewis
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Hi Mark & Daniel
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Regards

Paul Barnett MCIEH
Compliance Officer
Built Environment
and Regulatory
Service
Cheltenham
Borough Council
Tel: 01242 264221
Fax 01242 264210

HM Land Registry

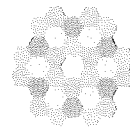
Current title plan

Title number **GR341376**

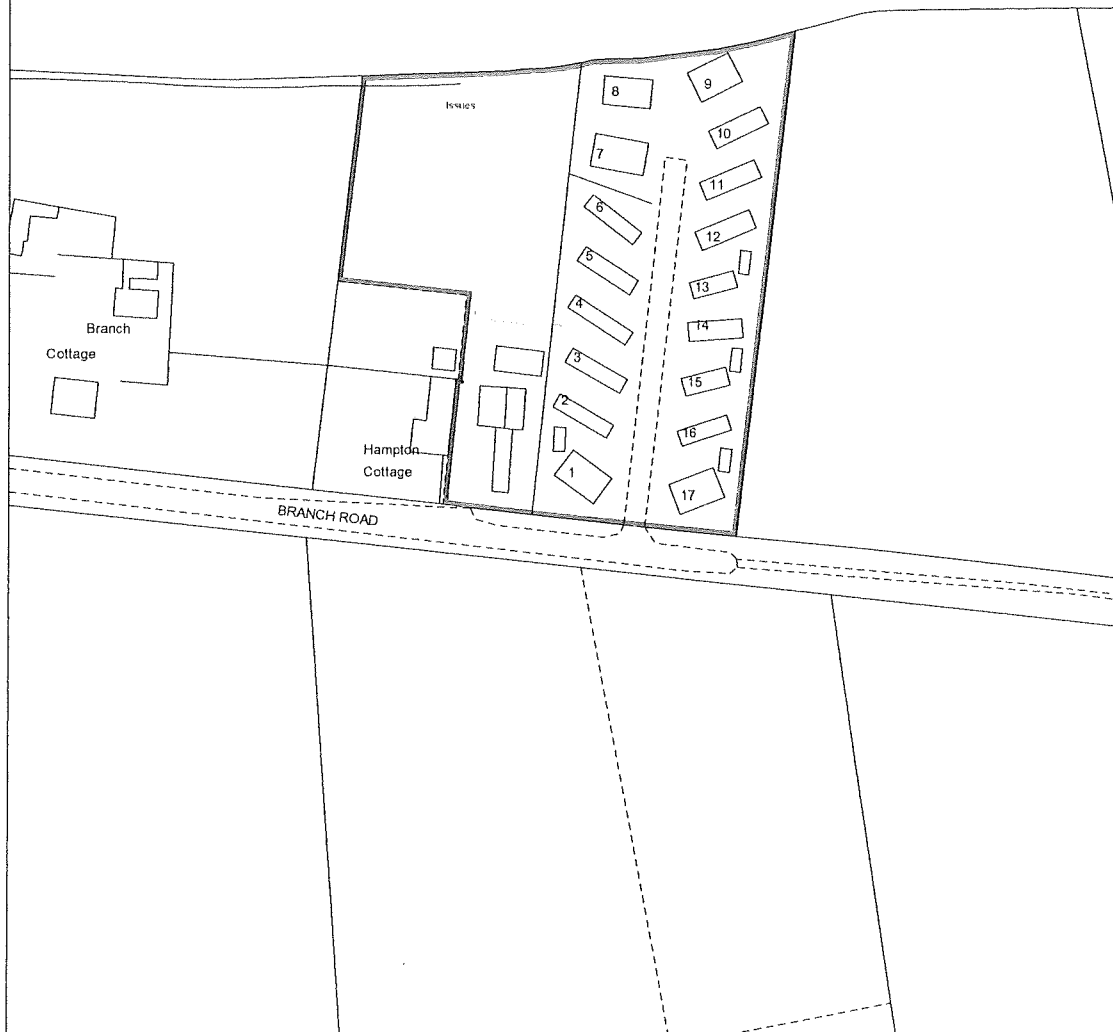
Ordnance Survey map reference **SO9021SW**

Scale **1:1250 enlarged from 1:2500**

Administrative area **Gloucestershire : Cheltenham**



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This title is dealt with by HM Land Registry, Gloucester Office.

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Turners Parks Group
c/o GVA
FAO Mr Andrew Dowell
65 Gresham Street
London
EC2V 7NQ

APPLICATION NO: 16/01661/FUL

DATE REGISTERED: 15th September 2016

DECISION DATE: 9th November 2016

PERMISSION FOR DEVELOPMENT

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

In pursuance of its powers under the above mentioned Act and Order Cheltenham Borough Council, as the Local Planning Authority, hereby **PERMITS** the following development:-

Change of use of the land for the siting of two residential park homes (resubmission of application 16/00510/FUL)

AT: The Forge Branch Road The Reddings

in accordance with the conditions and Schedule 1 specified hereunder:-

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

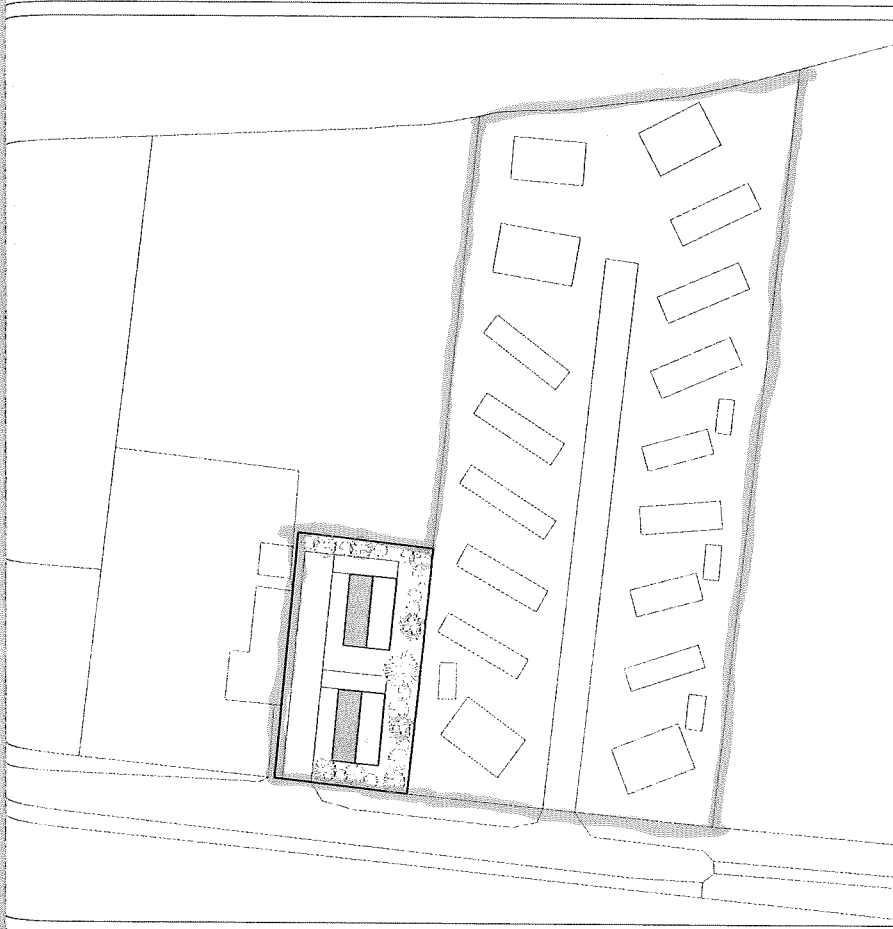
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the approved plans listed in Schedule 1 of this decision notice.

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and/or re-enacting that order), any windows within the western elevations of the park homes hereby approved shall at all times be glazed with obscure glass to at least Pilkington Level 3 (or equivalent).



Reason: To safeguard the privacy of adjacent properties having regard to Policies CP4 of the Cheltenham Borough Local Plan (adopted 2006).



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Do not scale this drawing.
All dimensions to be checked on site. Drawing to be read in conjunction with any specifications, schedules and Consultant drawings and details.

4. Overall width	HG	1/1	22.00m
5. Overall depth	HG	1/1	24.00m
6. Number of units	HG	1/1	11/00/16

 		Project name The Forge		Scale 1:500	Drawn HG	Reviewed K/T	Date 02/03/2016
Client 08449 02 03 04 First Floor City Point 29 King Street Leeds LS1 3PL 0113 244 1111		Client Turner Park Group		Project No 028-60-4328		Drawing No 001	
		Drawing Title Indicative Layout Plan				Scale A3	

1911

Paul Barnett

From: Paul Barnett
Sent: 14 May 2019 12:22
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Subject: Re: The Forge

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Subject: Re: The Forge

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Regards

Paul Barnett MCIEH
Compliance Officer
Built Environment and Regulatory Service
Cheltenham Borough Council
Tel: 01242 264221
Fax 01242 264210

Paul Barnett

From: harriet thorpe <harriettthorpe12@gmail.com>
Sent: 13 May 2019 13:56
To: Paul Barnett
Subject: Re: forge park branch road cheltenham

hello mr barnett

sorry to bother you as i am trying to keep on top of things have turners park group informed you of the sale of the forge yet ?
best regards john thorpe

On 03/05/2019, Paul.Barnett@cheltenham.gov.uk <Paul.Barnett@cheltenham.gov.uk> wrote:

> Thank you Mr Thorpe
> I will forward you an application pack into the post once I have been
> notified of the sale by the former licence holder
>
> Yours sincerely
>
> Paul
>
> -----Original Message-----
> From: harriet thorpe [mailto:harriettthorpe12@gmail.com]
> Sent: 03 May 2019 12:49
> To: Paul Barnett
> Subject: Re: forge park branch road cheltenham
>
> hi paul
> just quick one i spoke to my solicitor thursday she was
> sending you a letter about the license ,any problems give me a call
> regards john thorpe .
>
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> responsibility to carry out all necessary checks and the council does
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> Privacy Notices
> [https://www.cheltenham.gov.uk/info/81/how we use your data](https://www.cheltenham.gov.uk/info/81/how_we_use_your_data)
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