

SITE: Sapey Golf Club, Upper Sapey, Worcester,
Herefordshire, WR6 6XT

DESCRIPTION: Change of use of land to caravan site for
three caravans (retrospective.)

APPLICATION NO: 203925/F

PLANNING INSPECTORATE REFERENCE: APP/W1850/W/21/3281572

Appellant's application for costs – response to Council's response.

As the case officer points out, the main reason for the appellant making an application for costs relates to the Council's conclusions that the development undertaken constitutes operational development, in direct contract to the appellant's view that it is a change of use of the land. In particular, the Council refuse to accept that the structures that are located on the site are caravans.

Attached are a series of photographs (six in total) demonstrating that the structures are caravans. The photographs show the "twin units" being delivered to the Site being and craned into position. They have not been constructed in situ as suggested by the officer.

The comments regarding the dimensions about the chalets from the previous scheme are confusing. It is not understood what point the officer is trying to establish. The application is for a retrospective permission for the siting of caravans. The units positioned at the site are caravans and meet the statutory definition.

It is not clear whether the Council's officer has seen the appellant's response to their Statement of Case. That response includes the photographs referred to. The Council should have been provided with a copy of that response.

The Council may continue to argue that the units on the Site, the subject of this appeal, are not caravans. However, there is a wealth of evidence that indicates that the units are caravans – including the report from a previous planning officer who confirmed that the units did meet the statutory definition. That is one of the main reasons for the Appellant making the planning application so as to regularise the planning position on the Site.

The Council's failure to recognise the units as being caravans is fundamental to the appeal. If the Inspector concludes that the units are caravans, it is clear that the Council's determination of the application is fundamentally flawed.

Graham Cridland
Director and Solicitor
Origin 3 Legal Limited
18th January 2022





