

Mr Tony Wallis / Neil Langley  
South Cambridgeshire District Council  
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Via email to: [Tony.Wallis@greatercambridgeplanning.org](mailto:Tony.Wallis@greatercambridgeplanning.org) and [Neil.Langley@greatercambridgeplanning.org](mailto:Neil.Langley@greatercambridgeplanning.org)

22<sup>nd</sup> December 2022

**GPS Ref:** 21\_1161B  
**LPA Ref:** EN/00309/22

Dear Sirs,

**Re: Planning Contravention Notices – Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX**

I can confirm that Green Planning Studio Limited (“GPS”) have been instructed by Mr Drew Price and Mr James Ball to respond to the two Planning Contravention Notices (“PCNs”) issued by South Cambridgeshire District Council on 10<sup>th</sup> November 2022.

On 10<sup>th</sup> November 2022, the two PCNs were issued by yourselves to two of our clients. Mr Drew Price and Mr James Ball. Both carry the same Council Reference EN/00309/22, both related to the same area of area and had identical questions. In light of that both are responded to in this single letter.

The PCNs seek information with is protected information in the Data Protection Act 2018, commensurate with our duties under that Act we sought confirmation of the purposes for which the personal information was sought. An email response to that request was received from Neil Langley on 21<sup>st</sup> December 2022 and as a result of that response the information, to the extent GPS and our clients are aware of or have been able to obtain from other occupiers / owners of the site, is now provided.

No plan was attached to the PCNs. Whilst a plan is not a statutory requirement, they do assist in ensuring that it is clear which is the Land that the PCNs require answers for. It has been assumed that the PCNs relate to that Land which is being used for the stationing of caravans for residential purposes, and not in relation in adjoining land in the same ownership which is being used for a different, and clearly lawful, use.

Section 171C(2) of the Town and Country Planning Act 1990 ("**the 1990 Act**") states:

*(2) A planning contravention notice may require the person on whom it is served to give such information as to –*

*(a) any operations being carried out on the land, any use of the land and any other activities being carried out on the land;*

*(b) any matter relating to the conditions or limitations subject to which any planning permission in respect of the land has been granted,*

*as may be specified in the notice.*

The PCN at paragraph 3 states the following as the matter which appears to constitute the breach of planning control:

*"Material change of use of the land to residential use for caravan pitches."*

**(1) What is your full name, address and interest in the land? (i.e. owner / tenant / manager / mortgagee).**

Mr Drewey Ambrose Price

Plot 8, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint Owner.

Mr James Matthew Ball

Plot 5, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

**(2) Provide the full names and addresses of any other person(s) with an interest in the land (e.g. mortgage provider, joint owner, tenant).**

Pearl Jenkins.

Plot 1, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

Edward Lewis Till.

Plot 2, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

Tommy-Lee Ball.

Plot 3, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

Holly Smith.

Plot 4, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

Benjamin Joseph Ball.

Plot 6, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

John Lee.

Plot 7, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

Steve Upton.

Plot 9, Land at Chear Fen Boat Club, Twentypence Road, Cottenham, Cambridgeshire, CB6 8PX.

Joint owner.

**(3) Please state the current use of the land named within section 2 of this notice?**

The land is being used for the siting of caravans for residential purposes.

**(4) Please confirm Occupiers Names and ages of the Caravans sited on the land named within section 2 of this notice and if so, the reason for its siting giving full details of its use on the land.**

We presume the Council mean the ages of the occupiers, not the ages of the caravans (the wording of the question is unclear on this point). Ages of occupiers are provided in the attached personal table.

All caravans are sited for residential use.

**(5) Please confirm how long the Caravans have been sited on the land and the date the siting's took place.**

The caravans currently on site moved onto the land from June 2022 so around 6 months, they replaced earlier caravans belonging to the previous owners of the land.

**(6) Please confirm whether the Caravans are being residentially occupied or rented out and if so, which date this use commenced.**

The caravans currently on site are being residentially occupied.

The use of the site for the siting of caravans for residential purposes commenced no later than 11 May 2006.

**(7) Please confirm what facilities are available in the caravans including electricity, gas, water etc.**

Each plot has electric and water facilities wired to each caravan. Each caravan uses bottled gas.

**(8) Please confirm the number of occupants of each of the Caravans.**

Please see attached table

**(9) Please confirm how many children live on site**

There are 25 children living on the site ranging from 0-19 years.

**(10) How many of the Children are attending school?**

12 children currently attend school.

**(11) Are there any Health issues that you wish to advise the Council about?**

Please see the attached table.

**(12) Do any of the Occupiers have a vehicle/s (Car/LGV/HGV/Trailer etc) that is not capable of moving or being moved due to a mechanical breakdown?**

None. We look forward to the Council explaining the relevance of this question.

**(13) Please confirm the number and type of animals that are kept on the site.**

29 animals in total on site:

19 dogs

9 horses

1 cat

We look forward to the Council explaining the relevance of this question.

**(14) Please confirm who owns the animals kept on site.**

See the attached table. We look forward to the Council explaining the relevance of this question.

Yours sincerely,



**Matthew Green**

Director

**For and on behalf of Green Planning Studio Ltd**