

# NOTICE OF MEETING

**Meeting:** GENERAL PURPOSES AND LICENSING COMMITTEE

**Date and Time:** FRIDAY, 26 APRIL 2024, AT 1.00 PM

**Place:** COUNCIL CHAMBER - APPLETREE COURT, BEAULIEU ROAD, LYNDHURST, SO43 7PA

**Enquiries to:** Email: [democratic@nfdc.gov.uk](mailto:democratic@nfdc.gov.uk)  
Joe Tyler  
Tel: 023 8028 5982

## **PUBLIC PARTICIPATION:**

Members of the public may watch this meeting live on the [Council's website](#).

Members of the public may speak in accordance with the Council's public participation scheme:

- (a) on items within the General Purposes and Licensing Committee's terms of reference which are not on the public agenda, when the Chairman calls the public participation item; and/or
- (b) on individual items on the public agenda, when the Chairman calls that item. Speeches may not exceed three minutes.

Anyone wishing to speak should contact the name and number shown above no later than 12.00 noon on Tuesday, 23 April 2024.

**Kate Ryan**  
Chief Executive

Appletree Court, Lyndhurst, Hampshire. SO43 7PA  
[www.newforest.gov.uk](http://www.newforest.gov.uk)

This agenda can be viewed online (<https://democracy.newforest.gov.uk>).

It can also be made available on audio tape, in Braille and large print.

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# AGENDA

## Apologies

### 1. MINUTES

To confirm the minutes of the meeting held on 8 March 2024 as a correct record.

### 2. DECLARATIONS OF INTEREST

To note any declarations of interest made by members in connection with an

agenda item. The nature of the interest must also be specified.

Members are asked to discuss any possible interests with Democratic Services prior to the meeting.

**3. PUBLIC PARTICIPATION**

To receive any public participation in accordance with the Council's public participation scheme.

**4. APPLICATION TO AMEND SITE LICENCE CONDITIONS AT FLEUR DE LYS CARAVAN PARK (Pages 3 - 76)**

For the Committee to consider the application to amend the site licence conditions at Fleur de Lys Caravan Park and increase the number of caravans on the site to 12.

To:

**Councillors**

Neil Tungate (Chairman)  
Richard Young (Vice-Chairman)  
Steve Clarke  
Jack Davies  
Philip Dowd  
Allan Glass  
David Harrison

**Councillors**

David Hawkins  
Nigel Linford  
Colm McCarthy  
Neil Millington  
Dave Penny  
Alvin Reid

## GENERAL PURPOSES AND LICENSING COMMITTEE – 26 APRIL 2024

### APPLICATION TO AMEND SITE LICENCE CONDITIONS AT FLEUR DE LYS CARAVAN PARK

#### 1. RECOMMENDATIONS

- 1.1 That if the Committee decides to approve the application to increase the number of caravans on the Fleur de Lys Park to 12, it does so subject to the following condition being added to the site licence conditions:
- 1.1.1 The new caravan (number 2) is permissible on the site subject to the following:
- The existing pitch for Caravan 14, including the curved curbed area to the front is retained.
  - A concrete slabbed or similar footpath is created to connect the foot of the stairs of Caravan 14 with the roadway to the west of the pitch.
  - The new caravan (number 2) shall be a minimum of 2 metres from the roadway, including to the south,
  - The parking space for Caravan 11 is adjusted to enable a vehicle parking at the adjacent caravan, number 12, to safely manoeuvre into and out of its parking space without passing less than 2 metres from the new Caravan (number 2).
  - A parking space for Caravan 14 is to be provided on the site which complies with site conditions.
  - All the above works must be completed within 28 days of the issue of the amended site licence and thereafter to be continuously maintained in accordance with the requirements of this Condition.
- 1.2 However, should the committee determine that having considered the legislation, guidance, information in this report, and information provided at Committee, that the provision of the additional caravan detrimentally affects the amenity of the residents on the Site, and/or poses a risk to the health and safety of residents and visitors, then the application should be refused.

#### 2. INTRODUCTION

- 2.1 Fleur de Lys Park is a licensed caravan site in the New Forest District. The licence limits the maximum number of residential caravans permitted on the site to 11. A copy of the site licence and conditions is contained at **Appendix 1**.
- 2.2 The site is situated in the village of Pilley near to Lymington. It is roughly square in shape and is bounded by a footpath to the west, open fields to the south, and disused agricultural buildings to the east. The site is accessed via an entranceway to the north from Pilley Hill across land to the side of the Fleur de Lys public house. Until August 2023 the site consisted of 11 caravans positioned around the edges of the site, with a gravelled open area to the centre.
- 2.3 An application was received on 19 December 2024 from the owners Mr C and Mrs K Fitzgerald, to increase the number of caravans on the site from 11 to 12.

- 2.4 The committee is requested to consider the application and to determine, based on information provided in this report and at the Committee meeting, whether to agree to the proposed site licence amendment and if so on what conditions, if any.

### **3. BACKGROUND**

- 3.1 On 11 August 2023 an additional caravan was placed on the site, taking the total number of caravans on the site to 12.
- 3.2 It was added despite New Forest District Council (NFDC) informing the owners that the licence did not allow for this additional caravan and requesting they contact the department prior to placing it on the site.
- 3.3 This created a breach of the caravan site licence held by Mr C and Mrs K Fitzgerald; Condition 1(i) states that the total number of mobile homes on the site shall not exceed 11 at any time.
- 3.4 The licence holders were written to in August 2023, asking whether they intended to remove the caravan or apply to amend the site licence. Mrs Fitzgerald replied in September 2023 stating it was her understanding that the home complied with the site licence conditions.
- 3.5 Fleur de Lys Park has planning permission that does not limit the number of caravans that may be located on the site. There are therefore no planning restrictions in place, and the relevant legislation for consideration of this matter is that relating to the licensing of caravan sites.
- 3.6 On 1 December 2023 the Council served Compliance Notices on Mr C and Mrs K Fitzgerald requiring removal of the additional caravan and the reinstatement of the gravelled open area.
- 3.7 On 19 December 2023 the applicants applied to amend the caravan site licence. The variation sought is to amend condition 1(i) to read 'the total number of mobile homes on the site shall not exceed 12 (twelve) at any time'.
- 3.8 On 22 December 2023, the licence holders appealed the Compliance Notices served to the First Tier Property Tribunal.
- 3.9 On 12 February 2024, the Council responded to the licence holders' solicitor to advise it would not object to an application being made to the Tribunal for a stay in the proceedings. This was to enable the site licence amendment application to be fully considered. The Council is unaware if this happened but can confirm that no correspondence has been received from the Tribunal to date.

### **4. HISTORY**

- 4.1 In 1999, a previous owner of Fleur de Lys Park applied to place a single additional home on the site, to increase the number to 12. This application was rejected on application and subsequently on appeal. At that time it was noted that existing caravans on the site, numbers 3, 4, 5 and 6, were positioned less than 3 metres from the boundary of the site. This is contrary to condition 1(vii) of the site licence conditions which states that caravans must be at least 3 metres from the site boundary. Whilst the breach was accepted for the lifespan of those caravans, any new



caravan brought onto the site in those locations, would be considered against the site licence conditions.

- 4.2 The location of these caravans closer to the edge of the site essentially created additional space at the centre and at the entrance to the site, which would not be available should the caravans be replaced and positioned according to the site licence conditions (unless caravan dimensions were reduced).
- 4.3 In 2014, the current owners of the site applied to amend the site licence, to increase the number of caravans on the site from 11 to 12, and to amend the separation distance between number 14 and the proposed new home from 6 metres to 5.25 metres. This application was considered by the General Purposes and Licensing Committee in December 2015, and was rejected. The Committee resolved that an additional home would affect the visual amenity of the site and have an impact upon the privacy of residents at numbers 12 and 14.
- 4.4 In April 2016 the site owners approached the Council again to gauge whether to submit a new application to amend the site licence. In this proposal, the separation distance between the proposed new caravan and number 14 had been increased from 5.25m to 5.75m. In reply, the Council's legal services advised the licence holders to think carefully before submitting a formal application, as whilst any application would be considered on its merits, it was pointed out that previous application to place a caravan in a similar location had been unsuccessful. A formal application was not received.
- 4.5 In March 2022, the site owners again contacted the Council regarding the feasibility of adding a new home to the site in the area previously refused. This followed information received from New Forest National Park Planning Authority (NFNPA) that indicated that planning permission would not be required for one additional caravan. The advice from NFNPA however, also stated that the addition of any new caravan would need to comply with the caravan site licence.
- 4.6 The site owners confirmed that the proposal to place an additional caravan on the site was unchanged from previous proposals and therefore, the Council wrote back to advise against applying due to the unchanged proposal. – see **Appendix 2**. An application was not received.

## **5. LEGAL POSITION**

- 5.1 Caravan site licensing is controlled by The Caravan Sites and Control of Development Act 1960, as amended by the Mobile Homes Act 2013.
- 5.2 Section 3 of the Caravan Sites and Control of Development Act 1960 describes the circumstances under which a local authority may issue a site licence in respect of land to be used as a caravan site. It confirms that a licence may be issued 'if, and only if' the land has the benefit of planning permission for use as a caravan site.
- 5.3 Section 5 of the Caravan Sites and Control of Development Act 1960 enables conditions to be attached to a caravan site licence as the local authority considers necessary or desirable to impose on the occupier of the land in the interests of residents of the site, or of any other person.
- 5.4 Conditions which the local authority can impose, and which are relevant to this case include:

- section 5(a) restricting the total number of caravans which are stationed on the land;
  - section 5(c) regulating the positions in which caravans are stationed on the land for the purposes of human habitation; and,
  - section 5(d) for securing the taking of any steps for preserving or enhancing the amenity of the land.
- 5.5 The local authority should not attach conditions to the licence which are unduly burdensome to the site licence holder. To assist the local authority, when applying any conditions to a site licence, the local authority must have regard to model standards specified by the Minister. Model standards represent the standards normally to be expected as a matter of good practice on caravan sites and should be applied with regard to the particular circumstances of the site.
- 5.6 The site licence conditions attached to the licence were issued with respect to the Model Standards 2008 for Caravan Sites in England.

## 6. CURRENT APPLICATION

- 6.1 The current application seeks to retrospectively regularise the position created with an additional caravan placed on the site by the licence holders, as they had not applied and received approval to do this prior to installing the caravan.
- 6.2 There are strong similarities between this application and previous applications, in that the home on the site is almost the same size as previously proposed (34' x 14') and is positioned in the same area of the site.
- 6.3 The application differs from previous applications as the caravan is positioned 6 metres from number 14 (as opposed to 5.25m), and has been moved 1 metre to the east, facilitated by the owners purchasing a 1 metre strip of the front garden of plot 12. This has had the effect of slightly widening the gravelled entrance to the site as it passes the caravan.
- 6.4 Prior to its siting, all eleven homes on the caravan site surrounded an open gravelled area which vehicles travelled over to access the parking area of each home. The new home has been placed on part of this central area, directly adjacent to numbers 12 and 14. **Appendix 3** shows before and after photographs of the location.
- 6.5 The Council has been corresponding with Apps Legal Limited, who are representing the applicants, and providing information in support of the application. A scale plan of the location of the caravan on the site has been provided as **Appendix 4**, and the proposed extent of the new pitch has been provided and is shown in **Appendix 5**.

## 7. MATTERS TO BE CONSIDERED

### Spacing between caravans and privacy

- 7.1 Site licence condition 2(i) states that (subject to exemptions) caravans are to be at least 6 metres from each other.
- 7.2 The new caravan is at least 6 metres from any other caravan.
- 7.3 The model standards 2008 explanatory notes refer to privacy of residents when considering spacing between caravans. The proposed patio/garden area of the new property will be at its closest 1.4 m from the home on plot 14. Depending upon any

fencing erected between the caravans, residents of both homes will be able to see through windows into neighbouring homes and the patio area. This could be detrimental to the privacy of the occupiers of both caravans. (See photograph 5 of Appendix 3.

- 7.4 Whilst the spacing condition is complied with, the Committee should consider whether the position of the new home relative to number 14 affords sufficient privacy to all residents.

#### **Proximity of new caravan to roadway**

- 7.5 Condition 2(ii) states that no caravan is to be less than 2 metres from a road. Photograph 6 of Appendix 3 shows the gravelled area adjacent to the new home and that access to and egress from the parking space to number 12 (to the left of the vehicle in the photograph) is seriously impeded. Parking a vehicle in the space would involve passing less than 2 metres from the new home.
- 7.6 The applicants contest that the gravelled area of the site is a roadway and that it is a “private accessway where a handful of private homes are accessed from the one and therefore, a vehicle can access the parking space by passing less than 2 metres from the new caravan. They also comment that the gravelled area in the vicinity is 9 metres wide, which is wider than typical caravan site roadways.
- 7.7 The applicants also assert that the 2-metre condition was drafted with consideration to the privacy of occupants from passers-by and not for health and safety reasons.
- 7.8 The Council maintains this is a roadway and it is appropriate to retain a 2-metre space between the caravan and areas where vehicles pass by for the health and safety of residents of the caravan.
- 7.9 Notwithstanding the above, the site licence holders have expressed a willingness to relocate the parking space allocated to number 11 if necessary.

#### **Parking space for number 14 and retention of plot**

- 7.10 The existing long-standing parking bay for number 14 is in front of the home to the east of the curved section (shown on Appendix 4). The applicant proposes that the garden / patio of the new caravan will be in this location, which will require the relocation of the parking space.
- 7.11 A new parking bay for number 14 has been proposed to be sited outside plot 14, in between the curved kerb and the new caravan. **Appendix 6** is photograph showing the proposed location.
- 7.12 Condition 2(iv)(g) states that whilst cars may be parked in the separation distance between caravans, any car must be at least 3 metres from a neighbouring caravan. The parking space as indicated does not comply with this requirement as it is less than 3 metres from the new caravan.
- 7.13 Condition 13(i) of the caravan site conditions states that ‘car parking spaces shall be provided on the site for at least one private car per mobile home’. The condition does not specify where on the site the space shall be and therefore the parking space could be relocated and comply with the licence. (Although this may not be favourable with affected residents).

## **Footpaths**

- 7.14 Condition 4(i) states that 'Every mobile home shall be connected to a road by a footpath with a hard surface which shall be maintained in good condition.'
- 7.15 The resident of number 14 currently exits the plot onto the gravelled area where the parking bay is situated. Given that it is proposed that this area will form the garden/patio of the new plot, the applicants propose to construct a new footpath from the door of number 14 to join with the roadway near to the entrance to the site as indicated on **Appendix 7**.
- 7.16 If the site licence amendment application is agreed, then the site owner should construct a footpath of slabs or similar in the indicated location.

## **Site access for large vehicles**

- 7.17 Condition 3(i) requires roads to be designed to provide adequate access for emergency vehicles, and condition 3(vi) sets the general principle that roads are to be no less than 3.7 metres wide. The widths are based on the maximum sizes of emergency vehicles attending incidents on the site.
- 7.18 The roadway is deemed to comply with these conditions, as at its narrowest point, (between no. 3 and 4 and the new home) it is greater than 3.7 m wide.
- 7.19 It is however noted that larger vehicles may be less likely to enter the site. Residents have reported being required to manually transfer their refuse to the site entrance for collection.

## **Other Considerations**

- 7.20 For over 40 years, residents have benefitted from the sense of openness provided by the space to the centre of the site, and the amenity that it provides. The committee may note that the addition of the extra home has had an impact upon this spacious character of the site as a whole. The new home is positioned to the west of number 12 and to the south of number 14 and has an impact on the open outlook previously enjoyed by the occupants of these caravans.
- 7.21 The new caravan may also block natural daylight and sunshine previously enjoyed within these homes and on their pitches, and the new caravan and number 14 will overlook each other.

## **8. CONSULTATION WITH RESIDENTS**

- 8.1 All residents of the 11 licensed caravans were invited to comment on the application. This included the site owners who live on the site. The new residents of the additional twelfth home were not directly consulted with but also responded.
- 8.2 Not including the site owners, of the other 10 residents, 4 were in favour of the new caravan (although one of these had previously objected), 3 were against and 3 did not respond. Of those that did not respond, one had previously expressed support for the additional caravan. Correspondence received is included as Appendix 8 to this report.

8.3 The applicants also provided correspondence from a neighbour of the site in support of the caravan, and emails from a local estate agent giving an opinion that the new caravan had not negatively affected the value of other caravans on the site.

8.4 Comments in favour of the additional caravan included:

- the caravan did not inconvenience or affect the residents,
- the caravan adds to the aesthetic qualities of the site, is a great asset and is in an ideal location,
- the new residents are courteous, polite and friendly,
- it is not difficult to park cars, and the caravan does not interfere with or obstruct parking,
- the caravan provides needed affordable accommodation.
- the caravan did not obscure one of the respondents view.

8.5 Objections received identified two main issues concerning the loss of the open space and increased difficulty of driving on the site and accessing parking spaces. The following specific issues were identified:

8.5.1 manoeuvring vehicles:

- A blind spot is created for vehicles going around the new caravan which creates a risk of an accident,
- Difficulty getting into and out of parking spaces and the need to reverse into other spaces to complete manoeuvres,
- Difficulty of access for emergency and larger vehicles such as garden waste vehicles,
- Inconsiderate parking already demonstrated by occupiers, making it difficult for cars to access and exit the parking space for number 12,
- Concerns that vehicles entering and exiting the parking space to 12 will encroach on the 2-metre separation between the home and roadway,
- Less space for vehicles and residents, making in more hazardous for pedestrians on the site.

8.5.2 Objections concerning the loss of amenity:

- Loss of the open community feel in front of homes,
- Loss of views across the site and of the previous feeling of spaciousness

8.6 Other matters raised in residents' objections:

- Failure of site owners to consult residents about the planned addition, other than discussing site improvements,
- Questions as to whether the site owners are 'fit and proper' to manage the site,
- Claims of attempted coercion by the owners to get residents to write letters of support, including offering to allow dogs on the site,
- Claims of intimidation by the site owners,
- Objection to the relocation of current parking space for number 14
- Reduced value of homes,
- Questions over the suitability of adding the caravan without permission, and subsequently applying for permission,
- Large vehicles are no longer allowed on site so residents must carry waste to the entrance. When wheeled bins are introduced, they will have to be dragged across site,
- Loss of peacefulness – noise and shouting from the new residents,
- The current owners had previously removed a fountain at centre of site to improve vehicle access as it was considered that it impeded vehicles manoeuvring across the site,

- Possible damage to caravans by weight and vibration of vehicles passing close,
  - Animosity and mistrust towards the site owners.
- 8.7 The applicants (site owners), who live on the site made a number of comments, which are summarised as follows; the full letter is included as **Appendix 9**.
- The home has been relocated from its original position to an updated position, which is over 6 metres from number 14,
  - Letters of support have been received from some residents,
  - The new caravan will help the small business the owners operate, and the upkeep of the site,
  - The statement that the value of caravans has not been negatively affected,
  - The new home represents affordable accommodation, and the residents pay Council Tax,
  - If the caravan has to be removed the residents will apply for Council housing,
  - It is acknowledged and regretted that the caravan was added without first seeking permission.
- 8.8 Comments of occupiers of new caravan:
- The caravan has provided a home for the family, following financial instability caused when unable to work whilst supporting young baby born with serious health issues.
  - The caravan is very small and complies with the site licence,
  - Interference by neighbour taking photographs of the family and the caravan, and stating to a delivery driver that there was no number 2 on the site.

## 9. CONCLUSIONS

- 9.1 Whilst many decisions with respect to caravan site licensing are administered at officer level, in the case of more complex or contentious issues, the General Purposes and Licensing Committee has delegated authority to make decisions under the Caravan Sites and Control of Development Act 1960.
- 9.2 Mr C and Mrs K Fitzgerald currently hold a caravan site licence for a maximum of 11 caravans at Fleur de Lys Park. They have made an application to amend the conditions of the licence to increase the number of caravans on the park to 12. The additional caravan was positioned on the site in breach of the licence conditions.
- 9.3 Conditions have been applied to the site based on Model Standards to control the layout, facilities, services and equipment on the site.
- 9.4 The additional caravan complies with the majority of the caravan site licence conditions and does not represent a breach of planning permission.
- 9.5 The views of residents on the site have been sought and have given a mixed response. Those in favour, considered the addition of the caravan was of little consequence to their enjoyment of the site, and is an asset to the site. Those against the additional caravan, were primarily concerned with the loss of open space, open outlook, as well as difficulty for vehicles to manoeuvre around the site and possible relocation of a parking space.

- 9.6 In addition, consultation with residents indicates that overall, there is acceptance of the new caravan. Of the two residents directly affected, one has objected, and one has not.
- 9.7 The inclusion of the additional caravan could be considered to negatively impact the overall outlook and privacy for some residents. If approved, further work would be required by the site owner for all conditions on the licence to be complied with.

## **10. FINANCIAL IMPLICATIONS**

- 10.1 There are no financial implications as a result of this report.

## **11. ENVIRONMENTAL IMPLICATIONS**

- 11.1 A reduction around the land given over as green space on the site balanced against provision of a new home in the district.

## **12. CRIME & DISORDER AND DATA PROTECTION IMPLICATIONS**

- 12.1 There are no direct crime and disorder implications arising from this report.

## **13. EQUALITY & DIVERSITY IMPLICATIONS**

- 13.1 Should the Committee refuse the application, this will result in the loss of a home for the current residents.

## **14. APPENDICES**

- Appendix 1 – Site licence and conditions
- Appendix 2 – 2022 Refusal
- Appendix 3 – Before and after photographs
- Appendix 4 – Scale plan of site including the new Caravan (number 2)
- Appendix 5 – Extent of the new Caravan pitch (number 2)
- Appendix 6 – Proposed parking space for Caravan 14
- Appendix 7 – Plan showing proposed footpath for Caravan 14
- Appendix 8 – Consultation responses
- Appendix 9 – Site owners' letter

### **For further information contact:**

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**Joanne McClay**  
Service Manager  
Environmental and Regulation  
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### **Background Papers:**

Model Standards 2008 for Caravan Sites in England:  
<https://newforest.gov.uk/media/789/caravan-site-model-standards-2008/pdf/caravan-site-model-standards-2008.pdf?m=1594374008193>

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No: 1102

**CARAVAN SITES AND CONTROL  
OF DEVELOPMENT ACT 1960,  
SECTION 3  
LICENCE**

**The NEW FOREST DISTRICT COUNCIL  
being the Local Authority under the above Act HEREBY LICENCE,  
subject to the conditions ' R ' attached**

Of: Mr C & Mrs K Fitzgerald  
6 Fleur De Lys Park  
Pilley Street  
Pilley  
Lymington  
SO41 5QG

Being the OWNER/OCCUPIER of land situated at Fleur De Lys Park  
Pilley Street  
Pilley  
Lymington  
SO41 5QG

Name of Site **Fleur De Lys Park**

Who is/are entitled to the benefit of Planning Permission, Ref No. NFR/C/28 for the use of the above land as a caravan site granted under Part III of the TOWN AND COUNTRY PLANNING ACT 1990, otherwise than by a development order

This LICENCE is held **IN PERPETUITY**

DATED the 22 May 2018

Appletree Court, Beaulieu Road, Lyndhurst, Hampshire, SO43 7PA.

*Colin Read*

**EXECUTIVE HEAD OF ENVIRONMENT & REGULATION  
ON BEHALF OF THE COUNCIL**

*CR*



NEW FOREST DISTRICT COUNCIL

CARAVAN SITES AND CONTROL OF DEVELOPMENT ACT 1960

CONDITIONS ATTACHED TO LICENCE NUMBER: **1102**

DATED: **22 May 2018**

FOR: **Fleur De Lys Park, Pilley Street, Pilley, Lymington, SO41 5QG**

Note: These site licence conditions are based on the Model Standards 2008 for Caravan Sites in England. They are specific to the above site. It is a criminal offence for a park owner to fail to comply with these conditions.

The term 'caravan' includes a 'mobile home' or a 'park home'.

**1. The Site**

- (i) The total number of mobile homes on the site shall not exceed **11 (eleven)** at any time.
- (ii) All mobile homes on the site shall comply with the definition of a mobile home contained in Section 29 of the Caravan Sites and Control of Development Act 1960, and Section 13 of the Caravan Sites Act 1968.
- (iii) Mobile homes on the site must comply with the current edition of BS3632 at the time of manufacture.
- (iv) The site owner shall provide the local authority with a plan of the site within 28 days of the date of any written request, and at any time when there is a material change to the boundaries or layout of the site.
- (v) The plan supplied shall be to a reasonable scale to clearly show the layout of the site, including all relevant structures, features and facilities; in particular
  - a. Mobile homes including their enclosure boundaries and all garages, sheds, covered stores, car ports, covered walkways and car parking spaces associated with them;
  - b. Site buildings and other permanent structures;
  - c. Roads, paths and their associated lighting;
  - d. Fire points and fire hydrants;
  - e. Electrical distribution points;

- f. Compounds for storage of liquefied petroleum gas;
  - g. Cess pools, septic tanks and connections to the public sewerage system;
  - h. Communal refuse stores, and;
  - i. Recreation space.
- (vi) The boundaries of the site from any adjoining land shall be clearly marked by a man made or natural feature.
- (vii) No caravan or combustible structure shall be positioned within 3 metres of the boundary of the site without prior written approval of the local authority.

## **2. Density, Spacing and Parking Between Caravans**

- (i) Except in the case mentioned in sub paragraph (iii), or where prior approval has been obtained from the local authority (as detailed in (v)) and subject to sub paragraph (iv), every caravan must where practicable be spaced at a distance of no less than 6 metres (the separation distance) from any other caravan which is occupied as a separate residence.
- (ii) No caravan shall be stationed within 2 metres of any road or communal car park within the site or more than 50 metres from such a road within the site.
- (iii) Where a caravan has retrospectively been fitted with cladding from Class 1 fire rated materials to its facing walls, then the separation distance between it and an adjacent caravan may be reduced to a minimum of 5.25 metres.
- (iv) In any case mentioned in subparagraph (i) or (iii):
- a. A porch attached to the caravan may protrude one metre into the separation distance and must not exceed 2 metres in length and 1 metre in depth. The porch must not exceed the height of the caravan. Where a porch is installed only one door may be permitted at that entrance to the home, either on the porch or on the home.
  - b. Eaves, drainpipes and bay windows may extend into the separation distance provided the total distance between the extremities of two facing caravans is not less than 5 metres, except where sub paragraph (iii) applies in which case the extension into the separation distance shall not exceed 4.25 metres.
  - c. Any structure including steps, ramps, etc (except a garage or car port), which extends more than 1 metre into the separation distance shall be of non-combustible construction. There should be a 4.5 metre clear distance between any such structure and any adjacent caravan.
  - d. A garage or car port may only be permitted within the separation distance if it is of non-combustible construction.
  - e. Windows in structures within the separation distance shall not face towards the caravan on either side.
  - f. Fences and hedges, where allowed and forming the boundary between adjacent caravans, should be a maximum of 1 metre high.

- g. Private cars may be parked within the separation distance between adjoining mobile homes provided that they do not obstruct entrances to caravans or access around them. A 3 metre clear space must be kept between the vehicle and adjacent mobile homes and any vehicle associated with adjacent mobile homes.
- (v) The following mobile homes have an agreed separation distance less than the minimum detailed above:

Unit Number	Date Agreed	Restrictions
6	16/10/2013	Shall be situated not less than 5.25 metres from the mobile home on plot 7, and not less than 6 metres from the mobile home on plot 5; and shall be fitted with cladding from class 1 fire rated materials to its facing walls.
11	22/05/2018	The home shall be of maximum dimensions 30' x 22' and shall be positioned with the long side facing the centre of the site, positioned equidistant to number 10 and 12.

### 3. Roads, Gateways and Overhead Cables

- (i) Roads shall be designed to provide adequate access for emergency vehicles and routes within the site for such vehicles must be kept clear of obstruction at all times.
- (ii) New roads shall be constructed and laid of suitable bitumen macadam or concrete with a suitable compacted base.
- (iii) All roads shall have adequate surface water/storm drainage.
- (iv) New two way roads shall not be less than 3.7 metres wide, or if they are designed for and used by one way traffic, not less than 3 metres wide.
- (v) One-way systems shall be clearly signposted.
- (vi) Where existing two way roads are not 3.7 metres wide, passing places shall be provided where practical.
- (vii) Vehicular access and all gateways to the site must be a minimum of 3.1 metres wide and have a minimum height clearance of 3.7 metres.
- (viii) Roads shall be maintained in a good condition.
- (ix) Cable overhangs must meet the statutory requirements.

### 4. Footpaths and Pavements

- (i) Every mobile home shall be connected to a road by a footpath with a hard surface which shall

be maintained in good condition.

- (ii) Where practicable, communal footpaths and pavements shall not be less than 0.9 metres wide.

## **5. Lighting**

- (i) Site roads, communal car parking, communal footpaths and pavements shall be adequately lit between dusk and dawn to allow the safe movement of pedestrians and vehicles around the site during the hours of darkness.

## **6. Bases**

- (i) Every unit must stand on a concrete base or hard-standing.
- (ii) The base must extend over the whole area occupied by the unit, and must project a sufficient distance outwards from its entrance or entrances to enable occupants to enter and leave safely. The hard standings must be constructed to the industry guidance, current at the time of siting, taking into account local conditions.

## **7. Maintenance of Common Areas, including Grass, Vegetation and Trees**

- (i) Every part of the site to which the public have access shall be kept in a clean and tidy condition.
- (ii) Every road, communal footpath and pavement on the site shall be maintained in a good condition, good repair and clear of rubbish.
- (iii) Grass and vegetation shall be cut and removed at frequent and regular intervals.
- (iv) Trees within the site shall (subject to the necessary consents) be maintained.
- (v) Any cuttings, litter or waste shall be removed from the immediate surrounds of a pitch.

## **8. Supply & Storage of Gas etc**

- (i) Gas (including natural gas) and oil installations, and the storage of supplies shall meet current statutory requirements, relevant Standards and Codes of Practice.
- (ii) Liquefied Petroleum Gas (LPG) cylinders must not be positioned or secured in such a way as to impede access or removal in the event of an emergency.

## **9. Electrical Installations**

- (i) On the site there shall be installed an electricity network of adequate capacity to meet safely all reasonable demands of the caravans and other facilities and services within it.
- (ii) The electrical network installations shall be subject to regulation under current relevant legislation and must be designed, installed, tested, inspected and maintained in accordance with the provisions of the current relevant statutory requirements.
- (iii) Any work on electrical installations and appliances shall be carried out only by persons who are competent to do the particular type of work being undertaken, in accordance with current

relevant statutory requirements.

- (iv) Any work on the electrical network within the site shall be done by a competent person fully conversant with the appropriate statutory requirements.

#### **10. Water Supply**

- (i) All pitches on the site shall be provided with a water supply sufficient in all respects to meet all reasonable demands of the caravans situated on them.
- (ii) All new water supplies shall be in accordance with all current legislation, regulations and relevant British or European Standards.
- (iii) All repairs and improvements to water supplies and installations shall be carried out to conform with current legislation and British or European Standards.
- (iv) Work on water supplies and installations shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current relevant legislation and British or European Standards.

#### **11. Drainage and Sanitation**

- (i) Surface water drainage shall be provided where appropriate to avoid standing pools of water.
- (ii) There shall be satisfactory provision for foul and waste water drainage either by connection to a public sewer or sewage treatment works or by discharge to a properly constructed septic tank or cesspool approved by the local authority.
- (iii) All drainage and sanitation provision shall be in accordance with all current legislation and British or European Standards.
- (iv) Work on drains and sewers shall be carried out only by persons who are qualified in the particular type of work being undertaken and in accordance with current legislation and British or European standards.

#### **12. Domestic Refuse Storage & Disposal**

- (i) Where communal refuse bins are provided these shall be non-combustible and housed within a properly constructed bin store.
- (ii) All refuse disposal shall be in accordance with all current legislation and regulations.

#### **Vehicular Parking**

- (i) Car parking spaces shall be provided on the site for at least one private car per mobile home.
- (ii) Visitor parking shall be provided on site, in addition to residents' parking, to a ratio of not less than one space for every five mobile homes.
- (iii) Each car parking space shall be of minimum dimension 4.8 x 2.4 metres with sufficient room to manoeuvre into and out of the space.

#### **14. Communal Recreation Space**

- (i) Suitable space equivalent to about one tenth of the total area of the site shall be allocated for

recreational purposes, unless in the local authority's opinion there are adequate recreational facilities within a close proximity to the site.

#### **15. Notices and Information**

- (i) The name of the site shall be displayed on a sign in a prominent position at the entrances to the site.
- (ii) The current name, address and telephone number of the licence holder and emergency contact numbers shall be displayed at the entrance to the site, or otherwise clearly and prominently identified as to where the information can be found.
- (iii) The following information shall be displayed on a noticeboard in a prominent position on the site, or the noticeboard must contain details on where the information can be viewed on the site, and between which times (which must be reasonable), or where occupiers can request copies from:
  - a. a copy of the site licence or the front page of the said licence and details of where the full licence can be viewed
  - b. A current plan of the site with roads and pitches marked on it.
  - c. A copy of the most recent periodic electrical inspection report.
  - d. A copy of the site owner's certificate of public liability insurance.
  - e. A copy of the local flood warning system and evacuation procedures, if appropriate.
  - f. A copy of the fire risk assessment made for the site.
- (iv) All notices shall be suitably protected from the weather and from direct sunlight.

#### **16. Flooding**

- (i) The site owner shall establish whether the site is at risk from flooding by referring to the Environment Agency's Flood Map.
- (ii) Where there is risk from flooding the site owner shall consult the Environment Agency for advice on the likelihood of flooding, the depths and velocities that might be expected, the availability of a warning service and on what appropriate measures to take.

#### **17. Fire Safety Measures and compliance with the Regulatory Reform (Fire Safety) Order 2005**

- (i) The site owner shall make available, on demand, the latest version of the fire risk assessment carried out under the Regulatory Reform (Fire Safety) Order 2005 for inspection by residents and when demanded, a copy of the risk assessment shall be made available to the local authority.
- (ii) The site owner shall put in place appropriate fire points, firefighting equipment, fire warnings and other fire prevention equipment or fire management procedures as deemed necessary by



their fire risk assessment.

- (iii) A record shall be kept of all testing and remedial action taken and this must be made available for inspection when demanded by or on behalf of the local authority or Hampshire Fires and Rescue Service.

*Colin Read*

**Executive Head of Environment & Regulation**



**From:** [Ben Stockley](#)  
**To:** [kathleen.fitzgerald](#) [REDACTED]  
**Subject:** Additional mobile home at Fleur de Lys Park  
**Date:** 28 April 2022 16:48:00  
**Attachments:** [FLEUR.docx](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

---

Dear Mrs Fitzgerald,

I write with reference to your enquiry about the feasibility of adding an additional home to Fleur de Lys Park. The site is currently licenced for 11 caravans, but I understand that through discussions with the National Park Planning Authority, you have been told the site has planning permission for the siting of 12 caravans. I am aware that the planning history of the site is relatively complicated, however the boundary and number of caravans situated on the land has been static for some time.

You will recall that you made a similar application to add an additional home to the site in 2015, and this was heard by the Council's General Purposes and Licensing Committee in December 2015. At that time, the proposal that you put forward, to place a new home in front of numbers 12 and 14 of the site was refused – I attach a copy of an extract of the meeting minutes for you information. I note that in 2016 you subsequently appealed to HM Courts 1<sup>st</sup> Tier Property Tribunal, but withdrew the appeal prior to the hearing.

When you approached me this year to revisit the matter, I reminded you of the Committee's decision, and that any new application would need to be significantly different to the original proposal to warrant fresh consideration. As a reminder, I sent you a copy of the plan that you originally had drawn up indicating the precise location of the new home. When we subsequently spoke about the matter, you told me that this plan as drafted, remained the best option for the site.

On this basis, I am unable to consider your application, as it is identical to the one previously refused. I would suggest that you have two options at this point – firstly, you may consider the feasibility of siting a new home elsewhere on the site, which may be considered to be a separate proposal. Secondly, you may wish to consider appealing the 2015 Committee decision via the 1<sup>st</sup> Tier Property Tribunal.

I would be happy to discuss this matter with you if you are unclear or require further advice.

*Ben Stockley*

**Ben Stockley**  
Food and Safety Team Manager  
New Forest District Council  
Tel: **023 8028 5348**

[ben.stockley@nfdc.gov.uk](mailto:ben.stockley@nfdc.gov.uk)  
[www.newforest.gov.uk](http://www.newforest.gov.uk)



## FLEUR-DE-LYS MOBILE HOME PARK

**3 December 2015**

The Committee considered an application for the amendment of the site licence conditions to enable the placing of an additional home on the site at Fleur-de-Lys Mobile Home Park. The current site licence condition 1(a) provided that the total number of residential caravans on the site should not exceed 11 at any time. There were currently 11 occupied caravans on the site. The application requested an alteration to the site licence conditions to provide that the total number of caravans on the site does not exceed 12 at any time. The application also sought an amendment to condition 3 of the site licence, reducing the permitted separation distance between caravans from 6 metres to 5.25 metres.

A letter from the applicant's Solicitors, Tozers, had been circulated to the Committee in advance of the meeting. The letter set out the applicant's case and was read out in full by the Chairman and circulated to all parties present for their consideration.

The applicant, Mrs Fitzgerald briefly addressed the Committee following submission of the letter. Mrs Fitzgerald said that since purchasing the site, various steps had been taken to improve the general condition of the site, such as obtaining the necessary electrical certificate as well as improving the drainage. With reference to the loss of parking space for plot number 14, she referred to the fact that the resident of number 14 currently did not have a designated parking space, and often parked on the gravel open space by her mobile home. The proposed application would however give plot 14 a designated parking space. Mrs Fitzgerald referred to the fact that Hampshire Fire and Rescue had not objected to the proposal nor expressed concerns.

Miss Knight, speaking on behalf of the residents of Fleur-de-Lys Mobile Home Park, addressed the Committee. Miss Knight said that residents of the site strongly opposed the application for the siting of an additional caravan on the following grounds: -

- The proposal would restrict the entry (and egress) to the park to 3.7 metres. This would restrict the view of motorists increasing the chances of potential motoring accidents on the site.
- The proposed 3.7 metre distance from the proposed home to that of current plot number 4 could mean that vibrations from traffic concentrated nearer to plot 4 and the new home could put undue pressure on the integrity of the homes resulting in structural damage. Members were reminded that the mobile homes were made of wood, not steel construction.
- The 3.7 metre path between the proposed home and plot number 4 was illogical and impractical in terms of road usage as it created a narrow entry point to the site. Coupled with the fact that the 8.1 metre distance between the proposed new home and plot 8 would further restrict turning/manoeuvring of larger vehicles, this posed a risk to drivers turning cars on the site, as there would be limited space to manoeuvre and would create 'blind spots' for drivers. Residents were concerned at the effect of the restricted turning space on the access and egress of emergency vehicles.
- Currently all residents had a clear view of the open space and the new home would severely impact on the outlook and privacy of residents, particularly residents at plots number 4, 12 and 14. The character and amenity value of the park would be lost.
- The Applicant's proposal would be in breach of the licence condition as the distance between the proposed new home and the home on plot 14 was 5.25 metres, not 6 metres as required by the licence condition.

The Chairman read out a statement from Cllr Wise, local ward member, who was unable to attend the meeting. Cllr Wise requested that the Committee support the officer's recommendation to refuse the application on the grounds that the proposal detracted from the amenity space available to residents and the proposal would restrict access to the site, posing a health and safety risk, particularly to emergency vehicles.

Following the presentations, Members were given the opportunity to question the applicant and the residents' spokesperson in turn.

In coming to their decision, the Committee had regard to the Caravan Sites and Control of Development Act 1960 and the Model Standards 2008 for Caravan Sites in England and all of the representations made to them.

The Committee felt that the central area of the site was critical to its physical character, and that the siting of an additional caravan on this space would lead to the loss of the amenity value of the space. This impact would particularly be considered by the residents of plots 14 and 12. The proposed new home would also have a detrimental impact on the privacy of the resident at plot 14.

Members were shown an aerial image of the site and noted that this showed more clearly than the plans that the existing homes on the site were very close together, and another home in the space proposed would leave the site feeling very cramped.

In addition, members considered that whilst the separation distance between plots 6 and 7 was 5.25 metres, this had been an exception and it would not be appropriate to alter the site licence conditions to include a general permission for the separation distance to be 5.25 metres. The separation distance of 6 metres accords with the Model Standard Conditions and was imposed in the interests of persons dwelling on the site, for reasons of health and safety and privacy.

The Environmental Health Manager advised members that following the submission of an altered plan by the Applicant's Solicitors which shows the parking spaces with larger dimensions, the following sentence should be deleted from the recommendation as it no longer applied: -

"The parking spaces provided for plots 14 and the new home would not comply with the minimum dimensions required, and would be impractical".

The Committee supported this amendment.

**RESOLVED:**

That the application from Mr and Mrs Fitzgerald be refused on the following grounds: The central, gravelled area gives the park an open, spacious feel and is key to the character of the park. Siting an additional home in this space would leave the park feeling cramped, and would be of real detriment to the visual amenity that the central space offers to all residents. The detrimental impact on amenity would be particularly significant for the residents of plots 12 and 14. The new home would have a significant impact on the privacy of the resident of plot 14. It is not appropriate to amend the conditions to enable the site owners to reduce the separation distance between mobile homes on the site to 5.25 metres, because the existing condition requiring a separation distance of 6 metres has been imposed for the health and safety, and privacy of persons dwelling in caravans on the site.

Appendix 3 - Fleur de Lys, before and after photographs



1 above – View L-R of 14, 12 and 11 (11 has since been replaced), 2 below – showing open area in front of 14 and 12.





**Appendix 3 - Fleur de Lys, before and after photographs**



3 above – View from 14 diagonally across the site towards L-R, 8, 7, 6 and 5. 4 below – view from outside 11 towards L-R, 3 and 14. The entrance to the site passes between these caravans.





**Appendix 3 - Fleur de Lys, before and after photographs**



5 above – Showing L-R, 14, 12 and the new caravan. 6 below – Showing L-R the new caravan, 12 and 11.





### Appendix 3 - Fleur de Lys, before and after photographs

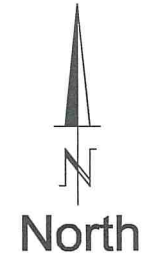


7 above – View new home from outside number 11 (note, caravan has since been moved 0.75m towards the camera). 8 below – view from entrance to site, showing 14 on left with the new caravan beyond.

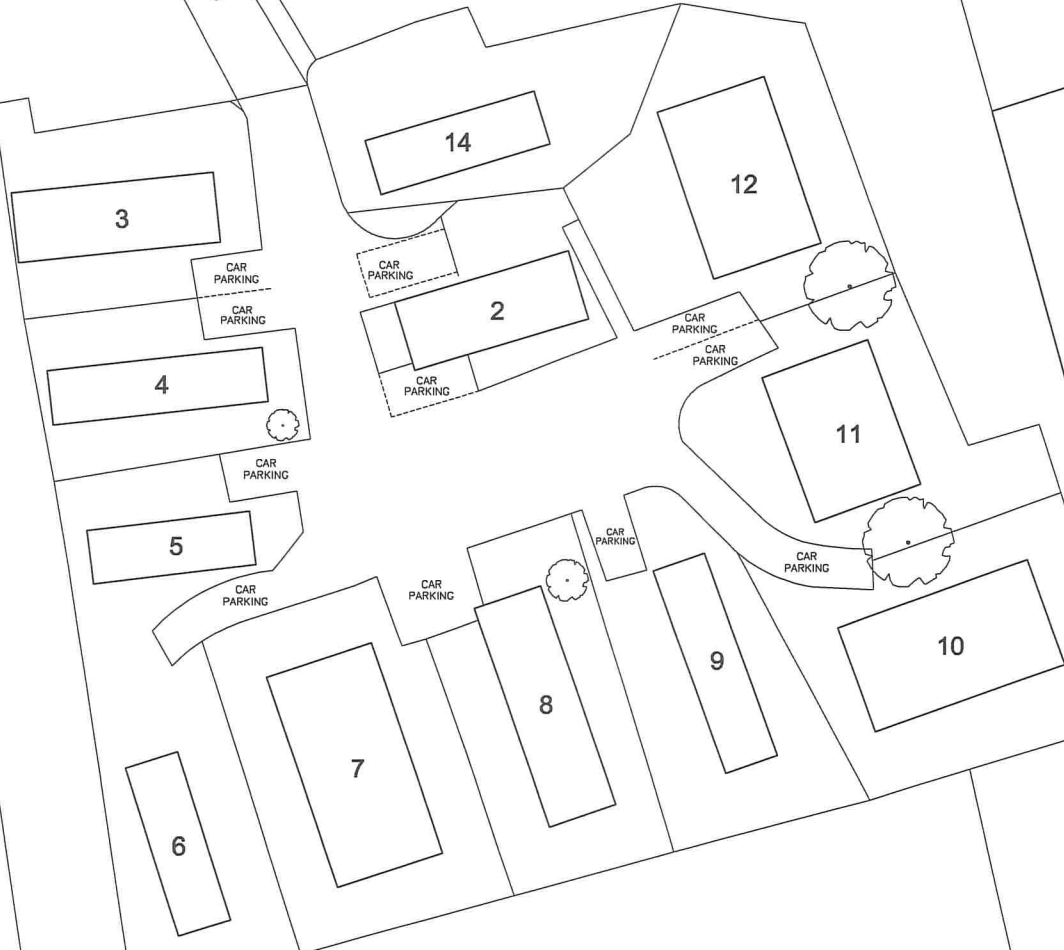




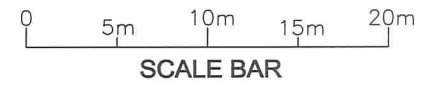
# Fleur-de-lys Inn



ACCESS ROAD



Project	Fleur de Lys Mobile Home Park Pillely, Lymington		
Client	Mr & Mrs Fitzgerald		
Drawing Title	Plan of Park		
Copyright 2024 ©			
<b>Dorset Land Surveying</b> Land Surveyors Setting Out Engineers Civil Engineering Design Measured Building Surveys Elevations and Street Scenes Expert Witness Reports Railway Surveys GPS Surveys Monitoring			
	'Rosemary Cottage' 419 Wimborne Road East Ferndown, Dorset BH22 9LZ	T. (01202) 896481 F. (01202) 896343 office@dorsetland.co.uk	
scale	1:200	paper size	A2
drawn by	MAH	date	8th January 2024
checked	TB	grid	OS
datum			
drawing number	6294-C	revision	



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# Fleur-de-lys Inn



ACCESS ROAD



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Project	Fleur de Lys Mobile Home Park Pilley, Lymington		
Client	Mr & Mrs Fitzgerald		
Drawing Title	Plan of Park		
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	'Rosemary Cottage' 419 Wimborne Road East Ferndown, Dorset BH22 9LZ		
scale	1:200	paper size	A2
drawn by	MAH	date	8th January 2024
checked	TB	grid	OS
datum			
drawing number	6294-C	revision	



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Photograph shows number 14 to the left, and the new caravan to the right.

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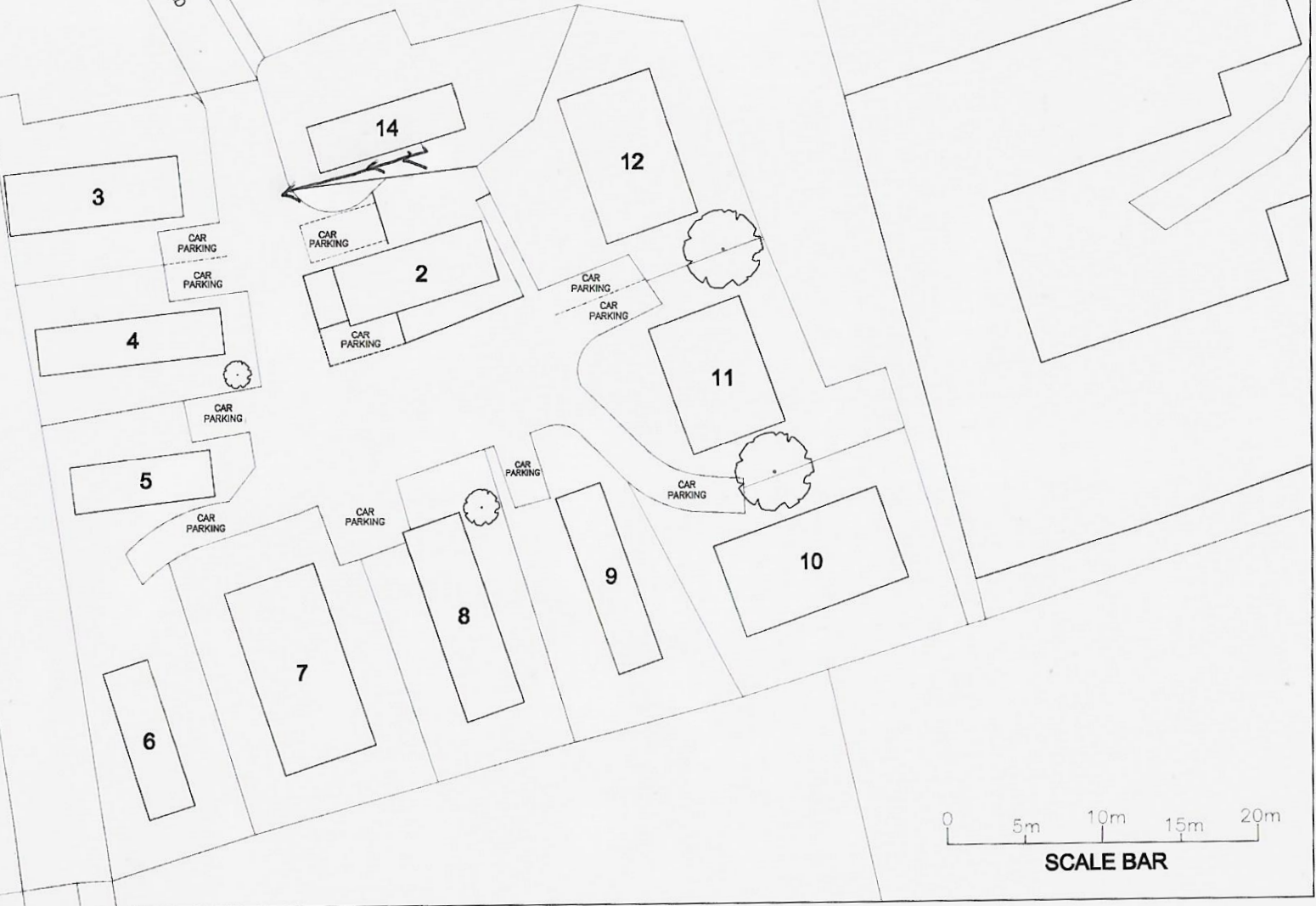


37

# Fleur-de-lys Inn



ACCESS ROAD



Project	
Fleur de Lys Mobile Home Park Pilley, Lymington	
Client	
Mr & Mrs Fitzgerald	
Drawing Title	
Plan of Park	
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'Rosemary Cottage' 419 Wimborne Road East Ferndown, Dorset BH22 9LZ	T. (01202) 896481 F. (01202) 896343 office@dorsetland.co.uk
scale 1:200	paper size A2
drawn by MAH	date 8th January 2024
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datum	
drawing number 6294-C	revision



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18<sup>th</sup> March 2024



2 fleur-de-lys park  
 Piley  
 Lymington  
 Hampshire  
 SO41 5QJ

Dear Mr Stockly,

I am writing on behalf of the Councils purposes and Licensing Committee meeting. On May 4<sup>th</sup> 2023 I gave birth to my son 6 weeks early with a birth defect called gastroschisis. Previously to his birth me and my husband had to go to many appointments at the hospital for our son telling us all possibilities this defect may cause as you could imagine the stress, worry and anxiety as a young couple not knowing what to expect would cause. However our little Charlie was a fighter and was born as well as he could have been. Our son had to stay in Southampton hospital in the neonatal ward for 12 weeks. Having his first operation on the day of his birth followed by 2 more serious operations all of his operations had big worries to each of them but thankfully he done his 3 operations and was on the road to recovery. Me and my husband Charles were with our new baby every step of the way making sure we did everything we could to make him feel loved and supported when he was seriously unwell. During this time of our life the hospital offered us a room at the Ronald McDonald so we could be with our baby day and night. Due to

this my husband couldn't go to work. witch meant we couldn't afford our rent or any other bills at this time and was getting into dept. It come time to bring our bundle of joy home witch we were both overweimed with excitement from waiting for this day for 12 weeks to come. but also had the big stress of being financially unstaed over our heads so my husbands family (Mrs Kathleen Fitzgerald and Mr Charles Fitzgerald) Stepped into help. A year previously they wrote to the New forest planning office and realised they already had planning for the 12<sup>th</sup> home. So they took this oppertunity to help us out. We found a home in a factory on a cancellation order perfect size to comply with the sites liscensing so my mother and father in law helped us site it. I realise that they may not have gone about this the perfect way but they watched us truly threw the hardest year of our life. Also this was there grandson they watched him everyday in hospital some days was so hard more then anyone could imagine. Apart from this they realised there mistake and wanted to put this right for you so they informed me and Charles that we would need to move out our home for 4 days as we needed to dis connect everything to bring the home over the full 6 meters. This cost us thousands. We were hoping this would be what you wanted and it would make you happy. Me and my husband have worried about our home it causes us much stress and anxitey. Were only a young couple with a baby who are trying there best to give a baby a loving home and to look after eachover in our



marriage. Our home is a small home with 2 bedrooms and 1 bathroom. Me and my husband both feel disappointed as we are aware that everyone on the site received a letter discussing the committee meeting about our home and we didn't receive anything matter of fact we never had any letter or communication from you this whole process to explain anything that's going on. Our neighbors on the fleur de lys however knows everything and usually that's how we hear what's going on. Which I think is not fair especially how one of our neighbors Mrs Knight at number 14 makes me and my husband feel intimidated and uncomfortable in our own home. Looking through our window at me and my husband, walking around our home when ever she feels like it taking pictures. Taking pictures of my baby as we are getting him in and out of car. Telling the post that there is no number 2 at the fleur de lys when they were delivering my baby's milk from pharmacy as he is on a special diet milk to help him gain weight. I am a true believer in everyone is entitled to their own opinion and everyone on the fleur de lys is very respectful no matter their thoughts on the home. However Mrs Knight is an exception to this and she will try any way possible to get our home off the park. I hope you take all this into consideration and see where me, my husband, mother and father in law stand and where we are coming from in all this. I hope you understand this means more to us than a

Vote this is our life and our home without  
this home we are going to be homeless with a  
baby. I thank you for your time in reading  
this letter and hope that the right decision is  
made.

Kriel Records



■ fleur De Lys Park  
Piley Hill  
Piley  
Lymington  
SO41 ■

7<sup>th</sup> August 2023

To Whom it May concern

I ■ of ■ fleur De Lys Park am more than happy for another mobile home to be placed on the site,

Another mobile home will not effect me at all

If you would like to contact me

Telephone: ■

Email: ■

■

Yours faithfully

■

■

**From:** [REDACTED]  
**To:** [Ben Stockley](#)  
**Subject:** Addition of caravan to Fleur De lys park  
**Date:** 14 March 2024 03:40:14

---

You don't often get email from [REDACTED] [Learn why this is important](#)

To whom it may concern

I am the sole owner of [REDACTED] Fleur De Lys Park.

I have no objection to the caravan staying on site

The caravan does not obscure my view  
The persons who live in the caravan are courteous and polite  
I have never heard any noise coming from the caravan  
The caravan does not make it difficult for me to park my car  
It appears to be seated in the correct position  
The caravan causes me no issues at all

God bless  
[REDACTED]

I [REDACTED] would prefer to be kept anonymous due to the stress the application may cause me from other residents who may object to the application  
Thank you for your understanding



Dear Mr. Stockley,

11/3/24.

Further to your letter,

I can entertain no objection to the new  
house on Front-de-Lys Park. I am not  
disturbed by any noise or by any movement  
around it, and it does not cause me any  
obstruction or annoyance in any way. It  
constitutes no sort of eyesore in my  
estimation. I am sure, rather, that it will  
add to the aesthetics and homely aura of  
the park.

Yours,



S

5 Fleur De lys park  
Pilley Hill  
Pilley  
Lymington  
SO41 5Qj

7 August 2023

For The Attention of Mr & Mrs Fitzgerald

You have brought to our attention that you are adding a further property to the park. Myself and Antonio feel this will be a great asset to our little community and is a ideal place for the property where it will be situated. We are hoping that this property will keep within the standing as you do all of the park now.

We look forward to meeting the new residents and are looking forward to seeing the completed work.

Thank you

Yours Faithfully

Susan Cocker & Antonio Cressoti

[Redacted signature]

PS: Should you wish to contact us and are not at home please call [Redacted phone number]

**From:** [Andrew Farr](#)  
**To:** [Ben Stockley](#); [Cllr Dan Poole](#); [Vince](#)  
**Subject:** My commenys as invited in your letter  
**Date:** 15 March 2024 09:44:51

---

If you have already received this I apologise as my email is behaving strangely!

[Re: Fleur de Lys Park](#)

Dear Mr. Stockley,

You have already received a fair number of communications from me on the subject of the illegal 12th. unit sited here. I have sent you many messages in WhatsApp which outline aspects of the site owner's behaviour. Please refer to them in your deliberations.

My partner, Maggie Macro has outlined a number of objections so I shall try not to repeat them but in not repeating does not mean they are not my objections too.

I would say again that we are aware of previous attempts to make changes which have been denied and rightly so. We are also aware that the fountain, the centrepiece of the park, was removed to improve vehicular access. This is ironic given what they have put in its place!!

Maggie has made reference to vehicular access to which I would add that the Fitzgeralds park sometimes very inconsiderately. (Because it's their site and they can do what they like)

Going back to the beginning we are dealing with lies and deceit and to quote a remark by Mrs Thompson who is trying sell number 14, (Price dropped from over £170k to under £140k since the new siting!), "Her, (Mrs. Fitzgerald), lies flow like honey" this was on arriving home and finding a Fitzgerald vehicle on her pitch for a second time!

No notice was given in writing to advise of their plan to sneak another unit onto the site. Mrs Fitzgerald was swearing blind that she had a licence for 12.

A scrap of hand written paper appeared on the notice board in July to say that some improvements to the site would be carried out. Working practices displayed in the laying of the new electricity supply would have given Health and Safety a field day!

We have all talked about the sudden arrival of shuttering followed by concrete. We watched the site owners disappear when an initial notice to cease and desist was given. We watched with horror when the new unit arrived. The time taken was at least 5 hours that the site access was blocked and we who had been given no notice were unable to leave unless on foot.

Prior to that we had Mr. Fitzgerald's attempt to coerce residents into writing letters of support. Those who outright refused were told, "We're doing it anyway!" Some may have agreed, possibly fearing repercussions from a couple reported by a neighbour to be spiteful and vindictive.

The son, his lady and baby moved in. I have given an example video of the disgusting behaviour between mother and son, but there were more events not recorded or passed on. The police were notified of one because the event gave rise to fear alarm and distress,

There is a fear among some that the council will take the easier route and allow the application and get some council tax out of it! We trust that NFDC will set an example to authorities around the country who are seemingly turning a blind eye to examples of regulation infraction. The Panorama programme this week clearly exposed the general conduct among many site owners and the Park Home Owners Justice Campaign championed by Sir Peter Bottomley is gaining momentum to address several issues adversely affecting Park Home owners.

One of the duties of a site owner is to maintain the infrastructure, water, gas, electricity and the like and to repair the perimeter fencing. The only work that I have seen during our four years here was to their own advantage. I have recounted the ridiculous story of Mr. Fitzgerald's attempt to replace a small foul drain cover by dropping all the broken parts into the drain! This blocked the drains from our unit and our neighbour Lizzie Smith at no.5.

The Fitzgeralds' actions have ruined the amenity of the site, lowering values and rendering the place less safe for pedestrians and drivers alike. The new unit has no available curtilage for parking, or garden/patio.

The site dimensions have not miraculously increased simply because Mrs. Fitzgerald wants and usually gets her own way. She is a wily woman, and has been seen smiling beatifically up into the faces of those she wishes to influence, demonstrating an attitude of coercion

Interfering with the curtilage of Miss Knight's unit would be the ultimate insult. She has bravely resisted attempts to intimidate her. A resident of more than 40 years, she should be left alone with a parking space whether or not she has a motor car! There has been a further attempt at intimidation which Miss knight may have relayed to you and which almost certainly has been recounted to Sir Julian Lewis who declared an interest in learning of such behaviour.

I have relayed a brief account of Charlie Fitzgerald's visit last evening. Once again though, he refused to address Maggie who is, in fact, the owner of this unit, insisting it was "more polite to speak with the gentleman"!! This ignorance infuriated her but she did manage to make the point about devaluation of everyone's unit. Not pleased, to put it mildly, I made it clear that I knew that their offer to allow dogs was simply a childish attempt at coercion yet again. In a very heated discussion he again wailed that he had planning permission for 12 units, reminded us that one day the site would belong to his son, ( a veiled threat?), whined that he needed a place for his poor son, and grandson who we know was born with a serious defect. I pointed out that I, married at that age,

had a child who spent months in hospital but managed without help from my parents. After a few more exchanges Charlie, now furious, stormed off. Not a pleasant event.

To my mind these people are Not "Fit and Proper" for the role of site owners.

Yours sincerely,

Andrew Farr,

**From:** [Maggie Macro](#)  
**To:** [Ben Stockley](#)  
**Cc:** [Cllr Dan Poole](#); [vincent.slattery@boldre.org.uk](mailto:vincent.slattery@boldre.org.uk); [REDACTED]; [Boldre Parish Council](#)  
**Subject:** Comments on Fleur de Lys License Amendment Application (now signed)  
**Date:** 15 March 2024 11:19:19

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>

> Dear Mr Stockley,

>

> As an owner and resident of a home in Fleur de Lys Park I welcome the opportunity to comment on the application to amend the site license and allow the siting of the additional home.

>

> We were greatly surprised by the appearance of first the slab and then the new dwelling in August 2023 as we had not been given the required 4 weeks notice about an alteration to the site.

>

> I am aware that several attempts have been made over the years to amend the license to allow 12 homes instead of the 11, for which the site is suited, and they have been denied. Nothing about the site conditions has changed since then.

>

> When I bought my home here in 2020 the park had an open community feel. Most homes had a view of the others and we could "look out" for one another. This is now ruined by the placement of the additional unit, particularly for plots 12 and 14 as their views are blocked. The whole atmosphere of the park has changed to one of animosity and I now regret buying a home here, especially since my home, along with all the others has most likely dropped in value now. Most of us are retired and our main investment and safety net for the future is diminished. This is grossly unfair. An example of this is the fact that unit 12 has been on the market and the price has gradually been lowered by K30 with no interest shown by buyers. I have friends who have viewed that property and were appalled at the outlook and I am now embarrassed to invite my guests here as the site has been made to look ridiculous.

>

> The placement of the extra home has made traffic movement difficult and dangerous.

> Vehicles have to do a lot of reversing. Large vehicles, such as the green waste lorry, have been banned from entering the park by the owners. This means that our sacks have to be taken to the car park. When the wheeled bins come into use in April we will have to drag them over an expanse of gravel. This will be difficult if not impossible. The banning of large vehicles points to the fact that the owners realise the traffic flow is now dangerous.

>

> The front door of the new unit opens onto the area where cars are parked and vehicles travel. It does not allow for the 6 metres of space needed for safety to the "roadway". As there is a young child resident in the new unit this will be doubly dangerous in future.

>

> During one prior application to amend the license the owner's solicitors stated "Our clients quite recently removed the fountain in the open space as it impeded motor vehicles manoeuvring in the area". Now there is a home in its place. Obviously traffic is now even more impeded.

>

> Each unit is provided with a parking space. This is impossible to provide for the new unit as to do so would completely impede the flow of traffic.

>

> These homes are known as mobile homes. They have the ability to be moved and replaced if needed. This would now be impossible for several of the homes on the site due to the lack of space.

>

> I'd also like to make you aware that on Monday 11th. March 2024 there was a Panorama program about rogue park home owners. And there is an All-Party Parliamentary Group on Park Homes headed by Sir Christopher Chope. I recently received the minutes of the meeting of Jan. 29th 2024 in which Sir Peter Bottomley stated "there wasn't sufficient publicity about these cases. The park owners are not acting fairly, knowing that residents possibly didn't have the resources to deal with abuses themselves. It was vital to ensure that ordinary people did not suffer, and the full force of the law was brought to bear on those who inflicted the

suffering”.

> We have certainly been suffering since August. Our mental health and quality of life are diminished, let alone my assets in this home.

>

> Due to the Panorama program the behaviour of park home owners has caught the attention of the press and there was an invitation on the Park Home Owners Justice Campaign Facebook page to contact Aiden Radnedge at the Mail online, which I have done.

>

> On Wednesday evening Mr. Fitzgerald came to our door and, refusing to speak to me the owner, informed Andrew Farr we could now have a dog. Whereas the letter he gave us invited comments about this issue from some residents. Right here is an incidence of the deceit and coercion perpetrated by these owners, saying outright we could have a dog when in fact it was only a possible discussion.

>

> There is nothing that would persuade us to agree to the siting of this new unit and we urge the licensing committee to deny this application.

Yours Sincerely,

Margaret Macro  
Owner, 7 Fleur De Lys Park

>

>

>

**From:** [timvin](#)  
**To:** [Ben Stockley](#)  
**Cc:** [Joanne McClay](#); [Tim Vincent](#)  
**Subject:** Fleur de Lys Park, Pilley  
**Date:** 24 March 2024 09:26:59

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Dear Ben,

I appreciate that I am a few days late in responding to your letter, however I was sick last week and unable to respond before the 20th deadline.

I am in receipt of your letter dated 7<sup>th</sup> March 2024 with reference to the additional caravan placed on site.

I will not be able to attend the proposed meeting in Lyndhurst on 26<sup>th</sup> April, therefore please accept this email with my comments.

I have recently spoken with Mrs. Fitzgerald as she was keen to know my views and to explain her side. Whilst I am sympathetic to her desire to provide a home for her son, wife and new baby (which has had a very traumatic start to life) this does not mean that I am fully in agreement with the caravan placed.

My concerns fall into two areas: personal concerns and legal/regulatory concerns.

#### Personal concerns

- The new caravan is detrimental to the feel and ambiance of the park. One of the charms of this park is that all the homes were sited around the perimeter with a spacious open area in the middle. It's now more like looking in on a goldfish bowl stuck in the middle.
- I am concerned that emergency vehicles will be hampered getting into the park and manoeuvring as necessary.
- The same applies to council vehicles, such as refuse vehicles. Already the garden waste vehicle no longer comes into the park to collect, as it did before.
- Personally, my life savings have been spent on a home (probably my last residence) having returned from 25 years volunteering in Africa. I am worried that the changes that have taken place will have a detrimental effect on the value of my property, which could be an issue in future should I need to sell for medical/care home reasons.
- I appreciate that, in theory, there is no requirement for the site owners to consult with residents but it would have been respectful had they done so. The first I knew about it was when Mr. Fitzgerald call at 08:00 one day last August to ask if I would write a letter saying that I was in agreement. I did not give them such a letter. That same day the new concrete base was put down and the caravan soon followed.

#### Legal/Regulatory concerns

- As far as I am aware the current site licence is for no more than 11 caravans and the addition of this caravan breaches that regulation.



- Mrs. Fitzgerald did show me a letter from yourself, dated 2022, which stated that there was no issue from a planning perspective, but that site regulations only allow for 11. To be honest I found the letter somewhat ambiguous and Mrs. Fitzgerald clearly took it to mean she could go ahead with the new unit.
- So the timing is all wrong; The additional caravan has been placed (albeit probably within planning, in terms of space between units etc) but without the site regulation being met.
- To now, retrospectively, apply for a change in the site regulations to allow for 12 units rather than 11 is not the way to do things.
- In light of the last point I feel the authorities should be very careful that a precedent isn't set by allowing this retrospective application.

It's a difficult situation because, had they gone about things in a correct manner it may have been different. Having said that, I understand that a similar application for 12 units was made prior to my time (I moved in August 2019) and that this was turned down. I'm sure the same concerns which led to the decision then must also apply now, as all other things are equal.

In closing, I would like to say that I don't have any issues personally with Mr. and Mrs. Fitzgerald and we have a very much 'live and let live' existence and I hope that this will continue.

I look forward to hearing the outcome following the meeting in April. If you require any further details or clarification, please do get in touch.

Regards  
Tim Vincent

Sent with [Proton Mail](#) secure email.

19<sup>th</sup> March 2024

11 Fleur De Lys Park

Pilley

Lymington

Hampshire

SO41 50J

Dear Ben Stockley and members of council

**Application to vary numbers by 1 on Fleur de Lys Park**

I am writing to you as the home owners of number 11 Fleur de Lys Park and the park owner, regarding the new park home sited on the Fleur De Lys Park, Plot 2.

**The legals**

By way of summary, the Council served two compliance notices, one on myself and one on my husband at the beginning of December 2023. We sent you a letter at the end of September but received no reply from you. The compliance notices came out of the blue to us and to Margeret and Charlie. You did not speak to them or contact them before the notices were served. If they had not been related to us, I believe you would have.

We have appealed both compliance notices through our solicitor and we have applied to vary the conditions of the site licence to allow one additional mobile home which you invited us to do.

Our solicitor asked you to withdraw the compliance notices pending the submission and determination of the application to vary but she did not receive a response from you. We had to incur the costs of making an appeal to preserve our position.

Since appealing the compliance notices and applying to vary the conditions, we have, through our solicitor responded to each query you have raised in full and without delay, demonstrating that by having just one additional home, this is allowed in the context and planning law and i8s not breaking any of the conditions of the site licence either. Each time our solicitor has written to you, you have asked about something else which has also been answered in full and promptly. We have proposed solutions.

Four months have passed since the application was made and we don't have any indication from you as to what your recommendation will be. This is a very worrying and anxious time for our family.

As you know, we have moved the mobile home on plot 2 so that is its 6m from Miss Knight's home. This was done in early January 2024. We extended the base to move the home onto. Since then, acting on your advice, we have not bricked in or added steps to number 2 which for a young family with a pushchair is difficult for them to navigate safely.

In terms of the planning on the park, the Park Authority have confirmed to us that in planning terms, we are allowed 12 mobile homes.

**Residents of Fleur de Lys**

Fleur de Lys is a small park home estate. The residents of the Park are generally friendly and courteous. They are our neighbours as well as our residents. I am heartened to read the letters of support from residents for Charlie and Margaret's home including from Mrs Brown.

However, not everyone is friendly or neighbourly. The owner of number 14, Miss Knight is very aggressive and has had a lot of disagreements with other residents on the park. She wanders over different plots on the park taking photos without the consent of others and invading other people's privacy. We try not to approach her as over the years she has deteriorated in health. When the home on plot 2 was being sited, she threatened one of the operatives.

Miss Knight has a big garden, one of the largest plots on the park. The new home is not invading her privacy and there is the full 6 metres spacing requirement which we accommodated even though the home on plot 2 is modern and is class with class 1 fire rated materials.

### **No devaluation of homes on Fleur de Lys**

When speaking to some of the residents recently, they said that they were worried that the value of their homes would be effected in a negative way by the new home.

I spoke to Justin Power at Ross Nicholas who sells a lot of park homes in the area and is selling number 12 on behalf of Mrs Brown and in his opinion the new home is not having a negative impact on the prices of homes.

Enclosed with my letter are copies of two emails from him about sales on the Park and valuations.

By their nature, park homes or mobile homes are mobile. I know, as do you Ben that there are parks including parks within the Council's area where the park owners have changed the layout and brought on new homes. We are asking for just one more.

### **Residents of the local area**

We bought Fleur de Lys around 15 years ago and we have called Lymington home for this time.

We are a small business owner in a struggling economy. Our income is basically limited to the pitch fee income on the Park which is low. Few people sell and move on, because the park and the local area is lovely. A new home will be of financial benefit to the business and the upkeep and longevity of the park.

A new park home, is affordable accommodation in an affluent area. Another home means more council tax for the Council and another family to support the local area and to put down roots. Our children have grown up here and our grandson will as well, all being well.

Our business contributes to the local economy. We support this, as do our residents.

### **Conclusion**

We know that we have not gone about things the right way and we regret that all of this is happening. However, we did what we felt was right at the time for our family.

We have spent significant sums of money which we can ill afford to do, getting the right representation for us and doing what we can to keep Charlie and Margaret's home. If they cannot stay here they have no where else to go and will be left with no choice but to apply to the Council.

We are not the most educated of people, but we have strived to achieve, and to create a welcoming environment at Fleur de Lys for everyone.

Please can you confirm Ben that this letter, its enclosures and the letter from Margaret will be included in your report to the Committee.

Thank you for taking the time to read this.

Yours sincerely

Kathleen and Charlie Fitzgerald

Enclosures:



FAO: Ben Stockley  
NFDC  
Appletree Court  
Lyndhurst  
Hants  
SO43 7PA

Debra Thomson  
12 Fleur de Lys Park  
Pilley Hill  
Pilley  
Lymington  
SO41 5QJ

19<sup>th</sup> March 2024

Dear Ben

With regards to the additional park home, placed at Fleur de Lys, I would just like to say that I no longer have any objections to the home and no objections to the occupants Charlie & Margaret Fitzgerald. They are a young couple who are in need of accommodation to bring up their young child and together with the shortage of affordable accommodation then I totally understand why the site owners (Charlie & Kathleen Fitzgerald) have helped their son out.

Charlie and Margaret have always been very friendly towards me, and I have never had any issues with them at all. They keep the area clean and tidy, and I have never heard the baby. They have never obstructed or interfered with access to my property or parking.

Young Charlie has also been helpful towards me when I have had an issue in my park home. They are both lovely young people very polite and friendly. I wish all young couples could be like them.

I believe that the park home should stay in situ so Charles and Margaret can live in a safe environment with support from their family, with a secure roof over their heads so they can bring up their own family without stress or worry about the future.

Site owners (Charlie and Kathleen) have always been very supportive and accommodating towards me. Always listening to my concerns from when I first moved in to throughout my time at Fleur de Lys. I requested putting a fence up between Miss Knights (number 14) and they agreed that it would make the area a more attractive one. They also agreed to me installing a hot tub and that I could move it in via my side garden and Miss Knights' Garden. At the time Miss Knight had agreed to this, however, on the day she reversed her decision and therefore a crane was required. This also had to be agreed to by the Fitzgerald's, which they did without question.

Miss Knight can be nice and a fairly amenable person, however, if she doesn't like something or disagrees, then she can become unreasonable and will make attempts to make things awkward. She has recently resorted to puerile tactics in order to make the young couple appear to be slovenly and antisocial. At times, if Miss Knight disapproves of anything, then she can become extremely unfriendly and has also fabricated tales in order to get her own way or achieve a particular outcome.

Yours sincerely

Debra Thomson  
(owner of 12 Fleur de Lys)



14.3.2024

MY REPRESENTATIONS

WE THOROUGHLY OBJECT TO A TWELFTH ADDITIONAL HOME ALREADY  
 BEEN SITED ON THE FLEU-DE-LYS PARK AT PILLEY 11 AUGUST 2023. THE  
 UNREASONABLE, <sup>WILFUL</sup> WAY IN WHICH THE ADDITIONAL TWELFTH HOME HAS ALREADY  
 BEEN SITED ON A WHIM AND DISREGARD WITHOUT THE N.T.D.C. PERMISSION  
 AND CLEARLY IN BREACH OF THE SITE LICENCE CONDITIONS AND THE 2015  
 DETERMINATION AGAINST THE PARK OWNER FITZGERALD AND CANNOT IN ANY  
 WAY SHAPE OR FORM BE ACCEPTED BY THE COUNCIL'S GENERAL PURPOSES AND  
 LIKELY COMMITTEE. THE COUNCIL ALSO DID A COMPLIANCE ORDER AGAINST  
 THE PARK OWNER FITZGERALD NOT BECAUSE OF THE SIX METRE DISTANCE  
 BETWEEN HOMES BUT BECAUSE THE ADDITIONAL TWELFTH HOME SHOULD NOT  
 ALREADY BE SITED ON THE PARK WITHOUT YOUR PERMISSION. SO YOU HAVE  
 NO JUSTIFICATION TO CHANGE IT TO THE PARK OWNERS FAVOUR AGAINST  
 THE RESIDENTS. IF YOU DID IT WOULD BRING YOUR AUTHORITY INTO DISREPUTE  
 AND RIDICULE BECAUSE YOU WOULD BE GOING AGAINST YOUR OWN LICENSING  
 RULES AND IT WOULD START A PRECEDENT THAT A CAMA LIKE APPROACH AND  
 DISREGARD REMAINING UNCHALLENGED TO SITE LICENSING RULES. WHEREBY  
 PARK OWNERS CAN DISREGARD AT WILL AND WHIM WHAT THEY CAN DO ON  
 CARAVAN PARKS. AS HAS HAPPENED HERE AT THE FLEU-DE-LYS PARK PILLEY.  
 WE WANT ONLY 11 HOMES TO BE SITED

ALSO

I ASK THAT THE COMPLIANCE ORDER ISSUED AGAINST THEM 30 NOVEMBER ~~2023~~ <sup>2020</sup>  
 TO STAND AGAINST THE PARK OWNER FITZGERALD AND FOR THE REMOVAL  
 OF THIS <sup>WILFULLY</sup> ALREADY SITED TWELFTH HOME TO BE REMOVED

ALSO

I ASK FOR THIS 2024 APPLICATION TO SITE THIS ALREADY SITED ADDITIONAL  
 TWELFTH CARAVAN TO BE REFUSED AND THE LICENCE BE FOR 11 HOMES ONLY ON  
 THE FLEU-DE-LYS PARK

PAUCELA KNIGHT

THERE WAS NO CONSULTATION FROM THE PARK OWNERS ABOUT SITING A  
 TWELFTH ADDITIONAL CARAVAN AND ALL THE RESIDENTS WERE ALL VERY  
 AND OUTRAGED  
 SHOCKED AND DISMAYED AND ANGRY ON 7 AUGUST 2023 WHEN A BAZE  
 WAS BEING LAID AGAINST COUNCILS' RULES AND IN BREACH OF 2015  
 DETERMINATION NOT TO HAVE 12 HOMES ON THE PARK.

LETTERS WANTED BY THE PARK OWNERS FITZGERALDS FROM THE RESIDENTS

FOR ACCEPTING THE ALREADY SITED TWELFTH ADDITIONAL HOME

ON 7 AUGUST 2023 MR. FITZGERALD WENT TO RESIDENTS HOMES TO ASK THEM TO WRITE ACCEPTING AN ADDITIONAL HOME ON THE PARK. THEY ARE RELYING ON THESE ACCEPTING LETTERS. THIS MUST HAVE BEEN AN IMPORTANT ISSUE TO THE PARK OWNERS OTHERWISE THEY WOULDN'T OF ASKED THE RESIDENTS. HE DIDN'T ASK THEM FOR ANY OTHER MATTERS TO WRITE LETTERS. NONE OF US KNEW ABOUT A TWELFTH UNIT BEING SITED UNTIL 7 AUGUST 2023. THERE NEVER WAS ANY CONSULTATIONS WITH THE RESIDENTS BY THE PARK OWNERS AT ANY TIME. SO I TOOK IT UP ON MYSELF TO GO TO THE RESIDENTS ABOUT ASKING ONE TO THE PARK OWNERS.

PLOT 3. DIDN'T WANT TO BE INVOLVED SO DIDN'T WRITE AN ACCEPTING LETTER

PLOT 4. WHEN I ASK HIM WAS HE FOR OR AGAINST IT. HE TOLD ME NOT TO BE AN IDIOT.

HE DIDN'T WANT TO KNOW. SO HE DIDN'T WRITE IN AN ACCEPTING LETTER

PLOT 5. RESIDENT IS ABSOLUTELY AGAINST IT. SO DIDN'T WRITE IN AN ACCEPTING LETTER

PLOT 6. DO NOT KNOW.

PLOT 7. WERE ASKED TO WRITE IN A LETTER ACCEPTING LETTER. BUT TOLD MR

FITZGERALD TO HIS FACE NO LETTER

PLOT 8. RESIDENTS WERE ASKED FOR AN ACCEPTING LETTER. BUT SAID NO LETTER TO

HIS FACE

PLOT 9. RESIDENT TOLD MR FITZGERALD TO HIS FACE WASN'T GOING TO WRITE AN ACCEPTING LETTER.

PLOT 10. WAS THE SAME TO MR. FITZGERALD NO ACCEPTING LETTER

PLOT 12 & 14. WE WEREN'T EVEN ASKED TO WRITE AN ACCEPTING LETTER. BUT WE SAID NO

9/10 UNITS SAID NO. TO THE TWELFTH HOME BEING SITED BY NOT

WRITING AN ACCEPTING LETTER. BECAUSE THAT IS ALL THE PARK OWNERS WANTED OF THE RESIDENT. ENFORCEMENT 33 FROM 2008.

MODEL STANDARDS, SHOULD ALSO SEEK THE VIEWS AND TAKE ACCOUNT OF REPRESENTATIONS AFFECTED RESIDENTS

WHICH IS MR. MISS. P. KNIGHT. THERE IS NO LIMIT ON THE PARK FOR THE NUMBER OF MOBILE ~~HOME~~ HOMES THAT MAY BE LOCATED ON IT

ALL OF THE RESIDENTS WANT 11 HOMES ON THE PARK ONLY.

SO IT IS NOT A FOREGONE CONCLUSION THAT A WILLFULLY ALREADY TWELFTH IMPEDING 33 59 THAT MOBILE HOME NEEDS TO BE LOCATED ON IT AND ALREADY WITHOUT COUNCIL PERMISSION

NEITHER THE COUNCIL OR THE PARK OWNERS HAVE THE RIGHT TO ALTER ANYTHING ON MY PITCH AND MY DEDICATED PARKING SPACE OR THE 2M SEPARATING DISTANCE AROUND IT. BECAUSE IT WAS ALREADY IN PLACE HERE BEFORE THEY CAME HERE AND HAV<sup>E</sup> TO ACCEPT IT. AS IT IS.

MY 33 YEARS OLD PARKING SPACE WHICH IS SHOWN ON THIS COURT ORDER PLAN OF NO 9306124 21.4.94. AND MARK BARNEY THE THEN PARK OWNER OF THE FLEM-DOLLYS PARK WAS A SIGNATORY TO IT IS BINDING ON ANY FUTURE PARK OWNER AND IT CANNOT BE ALTERED IN ANY WAY AT ALL.

THE PARK OWNERS FITZGERALD THROUGH THEIR SOLICITORS TOZERS HAVE SOUGHT TO GO TO THE COUNCIL BEHIND MY BACK WITHOUT EVEN DISCUSSING IT WITH ME TO GET ALTERATIONS AROUND OR ON MY PITCH WHEN THEY DO NOT HAVE THE RIGHT IN LAW TO DO SO. I HAVE TAKEN GREAT EXCEPTION TO THIS. I AM NOT GOING TO HAVE A SHED, PATIO OR A MOVED CAR PARKING SPACE RIGHT OUTSIDE MY KITCHEN WINDOW.

MY DEDICATED PARKING SPACE WAS L.P.N. IN 1991 WHERE IT SAYS EXISTING CURB" AND THIS PLAN WAS DONE JUNE 199<sup>3</sup> AND THE COURT ORDER PLAN PROVES IT.

IF I HAVE TO TAKE COURT PROCEEDINGS AT ALL I WILL USE THIS COURT ORDER PLAN OF FEBRUARY 21. 1994 AS IRREVOCABLE PROOF THAT NOTHING AROUND MY PITCH INCLUDING MY DEDICATED PARKING SPACE OF 33YRS ~~CAN~~ <sup>CANNOT</sup> BE ALTERED OR ANYTHING ELSE FOR THE PARK OWNERS FITZGERALDS GRATIFICATION.

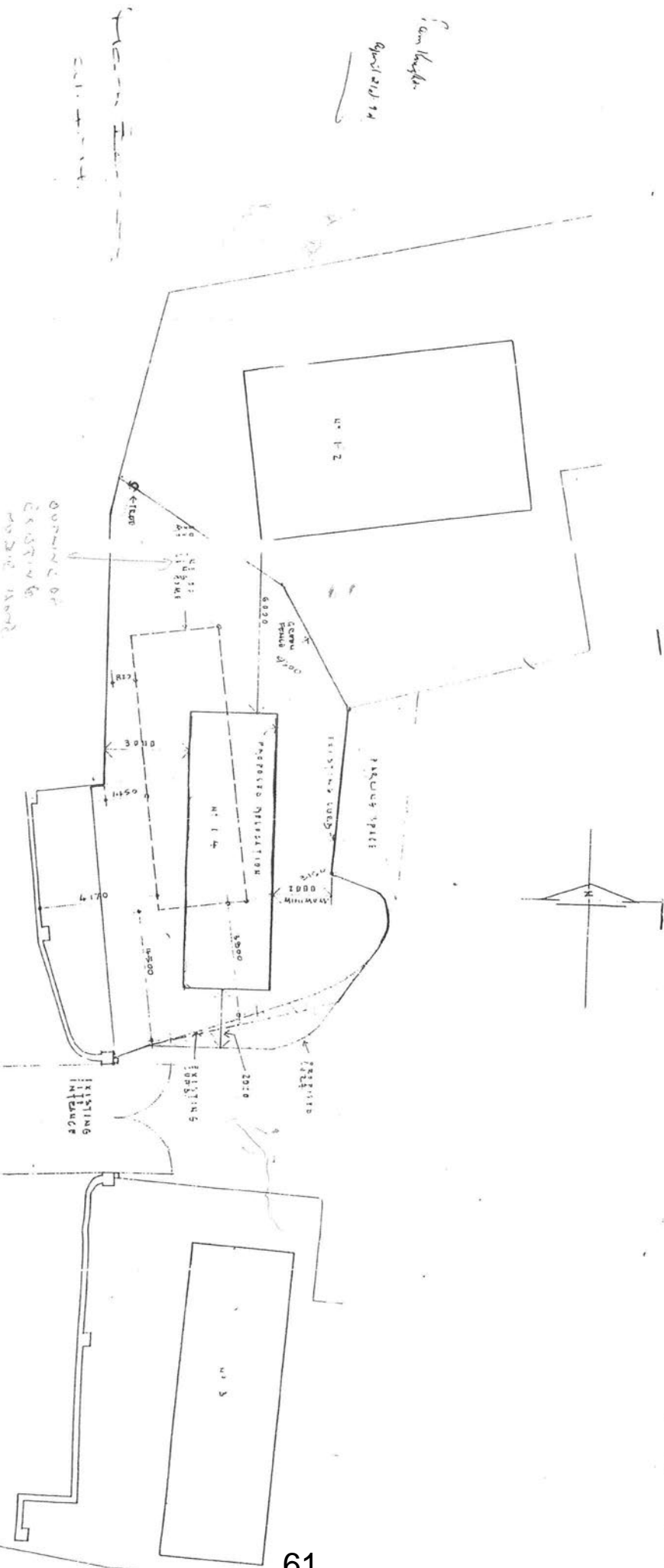


From Hughes

April 21, 1934

DATE: 1934  
DRAWN BY: [unclear]  
SCALE: 1" = 20'

8



PROPOSED RELOCATION OF NO. 14  
FLUR DE LYS CARAVAN PARK, PILVERT

THE PARK HOME OWNERS FITZGERALD REMOVED A FOUNTAIN IN THE OPEN SPACE AS IT IMPEDED MOTOR VEHICLES MANOEUVRING IN THE OPEN SPACE. THAT FOUNTAIN IN THE OPEN <sup>SPACE</sup> HAS BEEN REPLACED BY A 33x14 FT CARAVAN. THE SIZE OF THAT IMPEDING CARAVAN HAS SWAMPED THAT OPEN SPACE AND WILL BADLY IMPED TRAFFIC AND HAS TO BE REMOVED BECAUSE THE PARK HOME OWNERS SAY SO. THE POSITION OF THE IMPEDING CARAVAN WILL PUT RESIDENTS AND CAR DRIVERS LIVES AT RISK ALSO WITH THE DAILY THREAT OF A VEHICLE COLLISION WITH IT AND THIS IS UNACCEPTABLE AND IS AN ACCIDENT WAITING TO HAPPEN. THIS OPEN SPACE IN FRONT OF PLOT 14 ISN'T JUST A VIEW IT IS AN OPEN SPACE OF VARIOUS DEGREES REQUIRED FOR THE SAFE USAGE OF ANY TYPE OF VEHICLE USING THE PARK. IT IS A DAILY NECESSITY.

BEFORE THE IMPEDING ADDITIONAL HOME WAS WILLFULLY SITED THE OPEN SPACE WAS EASY SAFE ACCESS FOR 11 CARAVANS USE. AS YOU CAN SEE BY THE PLAN THAT HAS BEEN DIMINISHED BY HALF. SO 11 CARAVAN USERS NOW HAVE TO USE THAT SQUASHED HALF HAZARD AREA. THE WEIGHT AND VIBRATION FROM ALL THE VEHICLES WILL EVENTUALLY TAMABE THE IMPEDING ADDITIONAL CARAVANS' FOUNDATIONS WITHOUT THE RESIDENTS <sup>REQUIRING</sup> IT. BOTH 2MT SEPERATION DISTANCES OF THE CARAVAN WILL BE DRIVEN ON AND STALL TO BELONG PART OF THE 3.7MT ROADWAY WHICH IS THE ONLY SINGLE ROAD ACCESS/EXIT SERVING THE PARK AND FAR TO NARROW TO BE PLAUSIBLE. THE 3.7MT ROADWAY LEFT (THE OTHER HALF BEEN TAKEN UP BY 33x14 FT IMPEDING CARAVAN) IS TOO NARROW

ILLOGICAL AND IMPRACTICAL. THE 8.1MT DISTANCE BETWEEN PLOT 8 AND CARAVAN IS INSUFFICIENT AND UNMATIC TO BE CONTEMPLATED BECAUSE ITS SIZE WILL HAVE BEEN CUT BY THE 2MT SEPERATION DISTANCE FROM THE WILLFULLY SITED IMPEDING ADDITIONAL HOME. THE 3.7MT & 8.1MT TRACK ROAD ARE COMPLETELY UNSUITABLE ILLOGICAL AND UNSAFE ARE NOT FIT FOR PURPOSE WITH THE OTHER OPEN SPACE BEING SWAMPED BY A 33x14 FT WILLFULLY ALREADY IMPEDING SITED CARAVAN PERMANENTLY UNAVAILABLE.

## MY REPRESENTATIONS

IF AN ADDITIONAL CARAVAN CANNOT BE PLACED ON THE SITE WITHOUT THE CONSTANT THREAT OF IMPEDING TO MOTOR VEHICLE MANOEUVRING AND IN OTHER WAYS THAT SHOULD NOT BE PLACED ON THE SITE AND BE BURDENSOME AND PUT RESIDENTS LIVES AT RISK



THE SPEED AGGRAVATION OF THE MANOEUVRING AND IN OTHER WAYS ON A DAILY BASIS TWENTY FOUR SEVEN 365 DAYS A YEAR WOULD BRING THE RESIDENTS DOWN AND BE BURDENSOME TO 5 6 7 8 9 10 11 12. IT WILL BLOCK OFF THE PARKING SPACES OF 11 AND 12 ESPECIALLY. WITH THE 2M. SEPERATION DISTANCE AROUND AND IN FRONT OF THE ALREADY IMPEDING ADDITIONAL HAZAROUS CARAVAN. HOW WOULD IT BE SHOWN. IF IT IS BY KERB STONES THEY WOULD BE AN IMPEDING STICK UP HAZARD IN THE ROADWAY CAUSING A THREAT TO ALL VEHICLES! IF THEY ARE FLATTENED THE 2M SEPERATION DISTANCE WOULD EVENTUALLY BE COME PART OF THE ROADWAY “RIDICULOUS” AND THE IMPEDING HAZARD ADDITIONAL CARAVAN WOULD DAILY FACE THE THREAT OF A VEHICLE COLLISION WITH IT. VERY VERY BURDENSOME. THE ABOVE PHOTO SHOWS THE AREA BY THE FOUNTAIN AND THE REST OF THE OPEN SPACE ALONG TO MY PITCH. WOULD BE SWAMPED BY THE ALREADY SITED IMPEDING ADDITIONAL CARAVAN. HAZAROUS AND LOST FOR TRAFFIC USE. WE WOULD MAYBE A SMALL PARK BUT WE HAVE A LOT OF TRAFFIC USING THE PARK.





Quite unlike Ashley Wood, Mark Barney's other Dorset site offers plenty of room for development. Fleur de Lys is a small park on the edge of the New Forest village of Pilley.

Bricks and mortar are very expensive in this part of the world and Mr Barney believes the park offers a unique opportunity for people to buy a home in an area normally beyond their means.

The land around the park is mainly flat wooded pasture. The thatched pub in front of the park gives the park its unusual name. The Fleur de Lys is reputed to be the oldest pub in the New Forest and is mentioned in Conan Doyle's *The White Company*.

The park has a very distinctive layout with the homes gathered around a broad gravel 'courtyard'. An ornate cast iron fountain acts

as a centre piece for the whole park. Only eleven homes can be sited on Fleur de Lys, its size and layout make it a very compact and individual park, more like a small close.

Leonard Watson and Vicky Holdsworth moved from a Watford tower block to a Dorset park home in December. It's a relief for them not to hear the Met wailing past their home six or seven times a day. Today there's just bleating sheep to contend with.

Having been used to having services on their doorstep they do not find their rural situation isolated. Pilley village is a ten minute walk. Lymington is 1½ miles away with easy bus access and Bournemouth is a short drive.

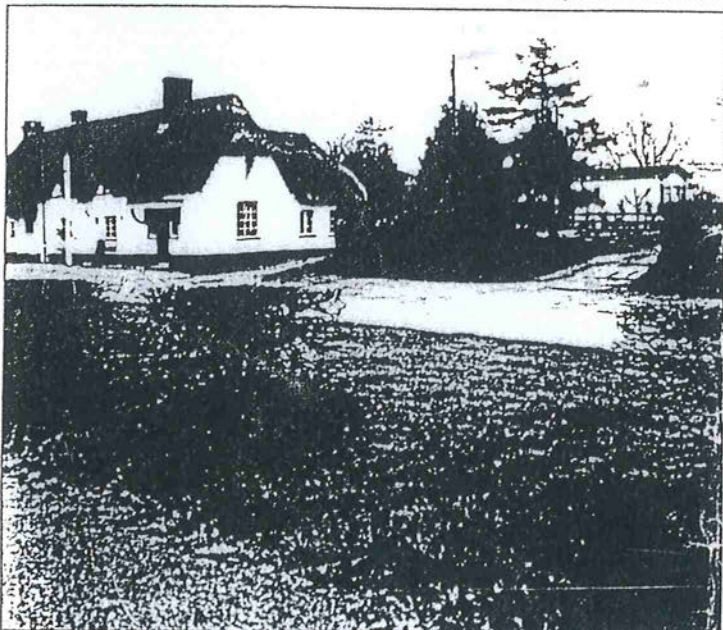
Unlike Ashley Wood, Fleur de Lys has required a lot of Mark Barney's time and money to reach its present state. The toilet block and overhead wires have given way to full underground mains services, the courtyard and kerb stoned plots were all part of his up-grading plans.

There are four plots vacant at Fleur de Lys, three twins and a single. Siting fees will include brick skirting and parking bays. Like Ashley Wood the pitch fees are £65 per calendar month excluding water and power.

If you are interested in the vacant plots at Ashley Wood or Fleur de Lys contact Mark Barney at Ashley Wood Park, Tarrant Keynston, Blandford Forum, Dorset DT11 9JJ. Telephone 0590 673379. ◀

Facing page: at Fleur de Lys the homes face onto a gravel courtyard. Above: Leonard Watson and Vicky Holdsworth beside the fountain at the centre of the park. Left: the Fleur de Lys pub beside the entrance to the park

*underground services was done by Whittaker's (Blandford) Barney only did telephone*





SPACE OF VARIOUS DEGREES REQUIRED FOR THE SAFE USAGE OF ANY TYPE OF RESIDENTS BUT THAT HAS BEEN DIMISHED BY HALF. SO 11 CARAVAN RESIDENTS AND RELATIVE CROWDED HALI HAZARD OPEN SPACE. ALLOW HAZARD GRAVEL.





MISS P. KNIGHT

14 RIVER - 00 - PARK, PULLEY HILL  
PULLEY S.O. 41 5 Q3.

18.3.24.

DEAR MR STOCKLEY

WEATHER TO MY LETTER TO YOU, 14.3.24 VIA MY  
REPRESENTATIONS CAN YOU DO THIS PLEASE!

I OBJECT TO A TWELFTH HOME ALTRAD (ADDITIONAL HOME  
BEING SITED. SO ASK FOR THE APPLICATION FROM THE PARK  
OWNERS FOR A AMENDMENT FOR LICENCE CONDITION 1A TO BE  
REVISED

1A. TICKETS SAY THE TOTAL NUMBER OF RESIDENTIAL CARAVANS  
ON THE SITE SHALL NOT EXCEED 12 AT ANY ONE TIME.

BUT.

1A. THE TOTAL NUMBER OF RESIDENTIAL CARAVAN SHALL NOT  
EXCEED 11 AT ANY TIME. (INTRODUCTION 1.1 SAYS)  
SO THE ADDITIONAL TWELFTH CARAVAN HAS ALREADY  
BEEN SITED IS IN BREACH OF THE CONDITION 1A AND  
HAS TO BE REMOVED WITH A NO QUIBLES WHATSOEVER.





## Typed Transcript of Miss Knight's handwritten document

14.03.2024

My Representations

### [Page 1]

From Miss P Knight, 14 Fleur de Lys Park, Pilley, SO41 5QJ  
14 March 2024

Dear Chairperson of General Purposes and Licensing Committee.

I am sending you copies of my representations about the application/the additional caravan on the site. I learnt from Mr Stockley he only does a summary of what we say so it ends up what he thinks to leave in or out you don't see our representations at all and this is not justice for the residents.

Mr Stockley will not summarise Tozer's representations at all. Then I feel you should be made aware of the wider picture from the residents point of view.

I can remember in 2015 you read out Tozers representations although the park owners Fitzgerald were in the chamber!!!!

If you are the same Chairperson!!!!?

Pamela Knight

### [Page 2]

We thoroughly object to a twelfth additional home already been sited on the Fleur-de-Lys Park at Pilley, 11 August 2023. The unreasonable, wilful way the additional twelfth home has already been sited on a WHIM and disregard without the NFDC permission and clearly in breach of the site licence conditions and the 2015 determination against the park owner Fitzgerald and cannot in any way shape or form be accepted by the Council's general purposes and licence committee. The Council also did a compliance order against the park owners Fitzgerald NOT because of the six meter difference between homes but because the additional twelfth home shouldn't already be sited on the park without your permission, so you have no justification to change it to the park owners favour against the residents. If you did it would bring the authority into disrepute and ridicule because you would be going against your own licensing rules and it would start a precedent that a cavalier approach and disregard remaining unchallenged to site licensing rules, whereby park owners can disregard at will and WHIM what they can do on caravan parks as has happened here at the Fleur-de-Lys Park Pilley. We only want 11 homes to be sited.

Also

I ask that the compliance order issued against them 30 November 2023 to stand against the park owners Fitzgerald and for the removal of this already wilfully sited twelfth home to be removed.

Also

I ask for this 2024 application to site this already sited additional twelfth caravan to be refused and the licence be for 11 homes only on the Fleur-de-Lys Park

Pamela Knight

There was no consultation from the park owners about siting a twelfth additional caravan and all the residents were all very shocked and dismayed and angry and outraged on 7 August 2023 when a base was being laid against councils rules and in breach of 2015 determination not to have 12 home on the park.

**[Page 3]**

Letters wanted by the park owners Fitzgeralds from the residents for accepting the already sited twelfth additional home.

On 7 August 2023 Mr Fitzgerald went to residents homes to ask them to write accepting an additional home on the park. They are relying on these accepting letters. This must have been an important issue to the park owners otherwise they wouldn't of asked the residents. He didn't ask them for any other matters to their letters. None of us knew about a twelfth unit being sited until 7 August 2023. There was never any consultations with the residents by the park owners at any time. So I took it upon myself to go to the residents about writing one to the park owners.

- PLOT 3      Didn't want to be involved so didn't write an accepting letter.
- PLOT 4      When I asked him was he for or against it. He told me not to be an idiot, he didn't want to know so he didn't write an accepting letter.
- PLOT 5      Resident is absolutely against it so didn't write an accepting letter.
- PLOT 6      Don't know
- PLOT 7      Were asked to write an accepting letter but told Mr Fitzgerald to his face, NO LETTER
- PLOT 8      Residents were asked for an accepting letter but said NO letter to his face
- PLOT 9      Resident told Mr Fitzgerald to his face wasn't going to write an accepting letter

PLOT 10 Was the same to Mr Fitzgerald, NO accepting letter

PLOT 12 & 14 We weren't even asked to write an accepting letter but we said NO.

9/10 Units said NO to the twelfth home being sited by NOT writing an acceptance letter because that is all the park owners wanted off the resident. Enforcement 33 from 2008 model standards should also seek the views and take account of representations affected residents which is me Miss P Knight there is no limit on the park for the number of mobile homes that MAY be located on it all of the residents want 11 homes on the park only so it is a foregone conclusion that a wilfully already twelfth impeding 33 x14mobile home needs to be located on it and already without council permission

#### **[Page 4]**

Neither the council or the park owners have the right to alter anything on my pitch and my dedicated parking space or the 2mtrs separating distance around it because it was already in place before they came here and they have to accept it as it is.

My 39 years old parking space which is shown on this court order plan of no 9306124, 21.04.94 and Mark Barney the then park owner of the Fleur-de-Lys Park was a signatory too is binding on any future park owner and it cannot be altered in any way at all.

The park owners Fitzgerald through their solicitors Tozers have sought to go to the council behind my back without even discussing it with me to get alterations around or on my pitch when they do not have the right in law to do so. I have taken great exception to this. I am not going to have a shed, patio or a moved car parking space right outside my kitchen window.

My dedicated parking space was lain in 1991 where it says "existing curb" and this plan was done June 1993 and the court order plan proves it

If I have to take court proceedings at all I will use this court order plan of February 21 19994 as irrevocable proof that nothing around my pitch including my dedicated parking space of 33 yrs cannot be altered for anything else for the park owners Fitzgeralds gratification.

#### **[Page 5]**

Plan

#### **[Page 6]**

The park owners Fitzgerald removed a fountain in the open space as it impeded motor vehicles manoeuvring in the open space. That fountain in the open space has been replaced by 33ft x 14ft caravan. The size of that impeding caravan has swamped that open space and will badly impede traffic and has to be removed because the park home owners say so. The position of the impeding will put residents and car drivers lives at risk also with the daily threat of a vehicle collision with it and this is unacceptable and is an accident waiting to happen. This open space in front of plot 14 isn't just a view it is an open space of various degrees required for the safe usage of any type of vehicle using the park. It is a daily necessity before the impeding additional home was wilfully sited the open space was easy safe access for 11 caravans use as you can see by the plan that has been diminished by half, so 11 caravan users now have to use that slashed half hazard area. The weight and vibration from all the vehicles will eventually damage the impeding additional caravans' foundations without the residents realising it. Both 2 mtr separation distances of the caravan will be driven on and start to become part of the 3.7 mtrs roadway which is the only single road access/exit serving the park and far too narrow to be plausible. The 3.7 mtrs roadway left (the other half ben taken up by 33 x 14 impeding caravan) is too narrow illogical and impractical. The 8.1 m distance between plot 8 and caravan is insufficient and lunatic to be contemplated because its size will have been cut by the 2m separation distance from the wilfully sited impeding additional home. The 3.7 and 8.1 m track road are completely unsuitable illogical and unsafe and are not fit for purpose with the other open space being swamped by a 33 x 14 wilfully already impeding sited caravan permanently unavailable.

**[Page 7]**

If an additional caravan cannot be placed on the site without the constant threat of impeding to motor vehicle manoeuvring and in other ways then it should not be placed on the site and be burdensome and put residents lives at risk

[photo of site]

The sheer aggravation of the manoeuvring and in other ways on a daily basis twenty four seven 365 days a year would grind the residents down and be burdensome to 5, 6, 7, 8, 9, 10, 11, 12. It will block off the parking spaces of 11 and 12 especially with the 2mt separation distance around the front of the already impeding additional hazard caravan. How ouwld it be shown if it is by my kerb stones they would be an impeding stick up hazard in the

roadway causing a threat to all vehicles if they are flattened to the 2mt separation distance would eventually become part of the roadway “ridiculous” and the impeding hazard additional caravan would daily face the threat of a vehicle collision very burdensome. The above photo shows the area by the fountain and the rest of the open space along to my pitch would be SWAMPED by the already sited IMPEDING additional caravan hazard and lost for traffic use. We well maybe a small park but we have a lot of traffic using the park.

**[Page 8]**

Magazine extract

**[Page 9]**

Site plan

This red open space in front of plot 14 isn't just a view. It is an open space of various degrees required for the safe usage of any type of vehicle. The open space was an easy safe access for a caravan resident but that has been diminished by half. So 11 caravan residents and other types of vehicles have to use the green squashed suffocating crowded HALF HAZARD open space. All of hazard gravel.

**[Addendum received 19 March 2024]**

Miss P Knight  
14 Fleur de Lys Park  
Pilley Hill  
Pilley  
SO41 5QJ  
18.3.2024

Dear Mr Stockley

Further to my letter to you, 14.3.2024 via my representatives can you add this please!

I object to a twelfth home already additional here being sited. So ask for the application from the park owners for a amendment for licence condition 1a to be refused

1a Tozers say the total number of residential caravans on the site shall not exceed 12 at any one time.

But

14.03.2024

## My Representations

1a the total number of residential caravans shall not exceed 11 at any time (introduction 1.1. says)

So the additional twelfth caravan has already been sited is in breach of the condition 1a and has to be removed with no quibbling whatsoever.

Pamela Knight



19<sup>th</sup> March 2024

11 Fleur De Lys Park

Pilley

Lymington

Hampshire

SO41 50J

Dear Ben Stockley and members of council

**Application to vary numbers by 1 on Fleur de Lys Park**

I am writing to you as the home owners of number 11 Fleur de Lys Park and the park owner, regarding the new park home sited on the Fleur De Lys Park, Plot 2.

**The legals**

By way of summary, the Council served two compliance notices, one on myself and one on my husband at the beginning of December 2023. We sent you a letter at the end of September but received no reply from you. The compliance notices came out of the blue to us and to Margeret and Charlie. You did not speak to them or contact them before the notices were served. If they had not been related to us, I believe you would have.

We have appealed both compliance notices through our solicitor and we have applied to vary the conditions of the site licence to allow one additional mobile home which you invited us to do.

Our solicitor asked you to withdraw the compliance notices pending the submission and determination of the application to vary but she did not receive a response from you. We had to incur the costs of making an appeal to preserve our position.

Since appealing the compliance notices and applying to vary the conditions, we have, through our solicitor responded to each query you have raised in full and without delay, demonstrating that by having just one additional home, this is allowed in the context and planning law and i8s not breaking any of the conditions of the site licence either. Each time our solicitor has written to you, you have asked about something else which has also been answered in full and promptly. We have proposed solutions.

Four months have passed since the application was made and we don't have any indication from you as to what your recommendation will be. This is a very worrying and anxious time for our family.

As you know, we have moved the mobile home on plot 2 so that is its 6m from Miss Knight's home. This was done in early January 2024. We extended the base to move the home onto. Since then, acting on your advice, we have not bricked in or added steps to number 2 which for a young family with a pushchair is difficult for them to navigate safely.

In terms of the planning on the park, the Park Authority have confirmed to us that in planning terms, we are allowed 12 mobile homes.

**Residents of Fleur de Lys**

Fleur de Lys is a small park home estate. The residents of the Park are generally friendly and courteous. They are our neighbours as well as our residents. I am heartened to read the letters of support from residents for Charlie and Margaret's home including from Mrs Brown.

However, not everyone is friendly or neighbourly. The owner of number 14, Miss Knight is very aggressive and has had a lot of disagreements with other residents on the park. She wanders over different plots on the park taking photos without the consent of others and invading other people's privacy. We try not to approach her as over the years she has deteriorated in health. When the home on plot 2 was being sited, she threatened one of the operatives.

Miss Knight has a big garden, one of the largest plots on the park. The new home is not invading her privacy and there is the full 6 metres spacing requirement which we accommodated even though the home on plot 2 is modern and is class with class 1 fire rated materials.

### **No devaluation of homes on Fleur de Lys**

When speaking to some of the residents recently, they said that they were worried that the value of their homes would be effected in a negative way by the new home.

I spoke to Justin Power at Ross Nicholas who sells a lot of park homes in the area and is selling number 12 on behalf of Mrs Brown and in his opinion the new home is not having a negative impact on the prices of homes.

Enclosed with my letter are copies of two emails from him about sales on the Park and valuations.

By their nature, park homes or mobile homes are mobile. I know, as do you Ben that there are parks including parks within the Council's area where the park owners have changed the layout and brought on new homes. We are asking for just one more.

### **Residents of the local area**

We bought Fleur de Lys around 15 years ago and we have called Lymington home for this time.

We are a small business owner in a struggling economy. Our income is basically limited to the pitch fee income on the Park which is low. Few people sell and move on, because the park and the local area is lovely. A new home will be of financial benefit to the business and he upkeep and longevity of the park.

A new park home, is affordable accommodation in an affluent area. Another home means more council tax for the Council and another family to support the local area and to put down roots. Our children have grown up here and our grandson will as well, all being well.

Our business contributes to the local economy. We support this, as do our residents.

### **Conclusion**

We know that we have not gone about things the right way and we regret that all of this is happening. However, we did what we felt was right at the time for our family.

We have spent significant sums of money which we can ill afford to do, getting the right representation for us and doing what we can to keep Charlie and Margaret's home. If they cannot stay here they have no where else to go and will be left with no choice but to apply to the Council.

We are not the most educated of people, but we have strived to achieve, and to create a welcoming environment at Fleur de Lys for everyone.

Please can you confirm Ben that this letter, its enclosures and the letter from Margaret will be included in your report to the Committee.

Thank you for taking the time to read this.

Yours sincerely

Kathleen and Charlie Fitzgerald

Enclosures:



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