

DOCUMENTS CONSIDERED DURING PREPARATION OF THE REPORT

PART A - Documents Generally Reviewed

1. BBNP Development Control File
2. Circular 11/95; use of conditions in planning permission.
3. Town & Country Planning (General Permitted Development) Order 1995.
4. Town & Country Planning (Applications) regulations 1988
5. Caravan Sites and Control of Development Act 1960
6. Guide to Touring Caravan Exemption Certificates dated June 2005.
7. Planning Surgery Books 1 and 2 (2005/2006).
8. Technical Advice Note (TAN) 15 "Development and Flood Risk Environment Agency Guidance for Staff".
9. Submissions from Mr Paul Needham (local resident) dated September 2007.
10. Submission from Mr Jon Young (local resident and neighbour of the Application Site).
11. Submissions from Mr Peter Seaman MBE (Clerk to Tal-y-bont on Usk Community Council).
12. Submission from Mr Seamus Hamill-Keays (former Present of the Tal-y-bont on Usk Community Council and local resident).
13. Ombudsman File (complaint to the Ombudsman from Paul Needham and the response).
12. Powys County Council File notes
13. Environment Agency Case notes.
14. Minutes of all delegated panel meetings in May and June 2005

PART B – Documents Specifically Considered

1. BBNP standard conditions dated March 1996.
2. Documents from the BBNP Development Control File for the period January – October 2005.
3. Landscape report accompanying Planning Application (P20617) for camping at Gilestone Farm dated January 2005.
4. Contextual and Supporting Statement accompanying Planning Application (P20617) dated February 2005.
5. Planning Application (P20617) validated 8 March 2005.
6. BBNP notice of proposed development (advertised in the Brecon and Radnor newspaper on 4 April 2005).
7. BBNP letters to statutory consultees requesting observations dated 7 April 2005 to Mr P Dorling (National Park Archaeologist) and to Alison Brown (Technical and Local Services at Powys County Council).
8. Email Peter Seaman to Karen Edwards at BBNP dated 19 April 2005 at

11.32am.

9. Environment Agency (Lucy Crowhurst – Flood Defence) consultee response to Planning Application (P20617) dated 22 April 2005.
10. Letter on application (objecting) from Stuart Iles dated 28 April 2005.
11. Letter on applications (objecting) from G W and N W Keen dated 28 April 2005.
12. Email Alison Brown (Area Development Control Officer – Brecon) to Bernard Eacock at BBNP dated 29 April 2005 at 9.09am.
13. Letter Jon Young to the BBNP dated 9 May 2005.
14. Email Peter Seaman to Karen Edwards dated 9 May 2005 at 20.31pm.
15. List of applications – meeting with Chair/Deputy Chair Development Control dated 13 May 2005.
16. Email Peter Seaman to Karen Edwards at BBNP on 15 May 2005 at 22.37pm.
17. Email Karen Edwards of BBNP to Peter Seaman dated 16 May 2005 at 15.15pm.
18. Email Peter Seaman to Karen Edwards at BBNP dated 16 May 2005 at 23.05pm.
19. Letter 25 May 2005 from Seamus Hamill-Keays to Eric Bowles at BBNP dated 25 May 2005.
20. Letter 25 May 2005 from Hazel Appleyard to Eric Bowles at BBNP.
21. Letter 29 May 2005 from Seamus Hamill-Keays to Eric Bowles at BBNP.
22. Letter 30 May 2005 from Val Bennett addressed to the Planning Officer at BBNP.
23. Letter dated 30 May 2005 from William Foroob to Mary Taylor a BBNP dated 30 May 2005.
24. Letter 31 May 2005 from Astrid Ingles to Mary Taylor at BBNP.
25. Letter Paul Needham to the BBNP dated 31 May 2005.
26. Minutes of Panel Meetings May and June 2005.
27. Letter Juliet Pursell to Eric Bowles at BBNP dated 2 June 2005.
28. Letter Susan Williams to Planning Officer at BBNP (undated – marked received 3 June 2005).
29. Letter Roger Raikes (Chairman Brecknock Branch, CPRW) to the Development Control Manager at BBNP dated 3 June 2005.
30. Seamus Hamill-Keays to Ian Roberts at BBNP dated 5 June 2005.
31. Letter Anne Kinsey to Mrs Pursell dated 6 June 2005.
32. Letter Mary Taylor at BBNP to Seamus Hamill-Keays dated 6 June 2005.
33. BBNP Delegated Decision Report (17 June 2005).
34. BBNP permission for development dated 21 June 2005.
35. Letter BBNP to AB Planning (Andrew Bevan) dated 22 June 2005.
36. Letter Peter Seaman to the Planning Department at BBNP dated 22 July 2005.
37. Letter Bernard Eacock at BBNP to Mr G Thomas dated 6 October 2005

(acknowledging that he submitted details in respect of landscaping and that these were acceptable and therefore Condition 16 had been discharged).

38. Plan of site location (scale 1:1500) dated 28 September 2005 (drawing number GP020954/A).
39. Plan of site location (scale 1:2500) dated 29 October 2005 (drawing number GP01095).
40. Letter Mr G Thomas to Bernard Eacock at BBNP dated 2 November 2005 enclosing plans for buildings, lighting, car parks and refuse bins.
41. Plan of site location (scale 1:100, 1:2500, 1:500) dated 8 November 2005 (drawing number GP03095).
42. Plan of site location (scale as drawn) dated 24 November 2005 (drawing number GP04095).
43. Plan – utilities distribution for campsite (scale 1:2500 dated 15 December 2005 (drawing number 06095).
44. Plan – utilities distribution for campsite (scale 1:2500 dated 15 December 2005 (drawing number 05095).
45. Caravan site licence application (Powys County Council) to Brecknockshire Environmental Health Service dated 20 December 2005 and associated letter to Statutory Consultees.
46. BBNP performance figures – general development control statistics grouped by district for the period 1 April 2005 – 31 March 2006.
47. Internet – BC post database-communications for the period 16 January 2006 – 29 August 2006.
48. Letter of complaint from Mr Needham dated 28 May 2007.
49. Letter to the Ombudsman dated May 2007.
50. BBNP Development Control standard conditions (revised 2007).
51. Photos, plans and maps which accompanied Planning Application (P20617).
52. BBNP planning requirements in respect of the use of non-mains sewage incorporating septic tanks and new development.
53. BBNP notice of proposed development (displayed as part of the public consultation).
54. Delegated Decision Report (undated).
55. Printouts from the BBNP fax machines.
56. BBNP communication details – computer page printouts.

PART C – D

Documentation referred to in BBNP Development Control file but not located

1. AB Planning letter to Bernard Eacock at BBNP dated 27 January 2005 (setting out their intended approach to the development process).
2. 8 March 2005 – Significant preliminary discussions with Bernard Eacock, Environment Agency (Lucy Crowhurst) EBMB (Richard Taylor) and Powys Highways Division (Alison Brown) – no notes of any such conversations on file.
3. 5 June 2005 – Letter from Seamus Hamill-Keays to BBNP in response to an

- unsigned acknowledgement letter (the acknowledgement letter is not on file).
4. 17 June 2005 – Delegation decision report said there were no objections from the Historic Buildings Conservation Officer but there was no correspondence at all so nothing to confirm they had no objections.
 5. 20 June 2005 – Letter from Karen Edwards at BBNP to Seamus Hamill-Keays referring to a telephone message on 17 June 2005 (no note of call on file).
 6. 22 July 2005 – Letter Taly y Bont on Usk Community Council to BBNP confirming receipt of copy of the conditions and asking to be consulted (nothing on file to show the conditions were sent out).
 7. 6 October 2005 – Letter Bernard Eacock at BBNP to the Applicant acknowledging landscaping details received 27 September 2005. Condition 16 discharged as a result of the letter in from the Applicant. No landscaping plans etc on file.
 8. 2 November 2005 – Letter from the Applicant to Bernard Eacock at BBNP enclosing plans and sample of wood (wood sample not on file).
 9. 16 January 2006 – Letter BBNP to the Applicant acknowledging receipt of further details to Bernard Eacock at BBNP on 19 December 2005 (nothing on file).
 10. 17 February 2006 – Letter BBNP to the Applicant discharging all conditions in response to a letter from the Applicant dated 14 February 2006 (14 February 2006 letter missing).
 11. 24 July 2006 – Memo from Bernard Eacock to Eric Bowles at BBNP is missing on the Development Control file but was located in the submissions provided by Mr Needham.
 12. 3 August 2006 – Response to complaint letter to Taly y Bont on Usk Community Council from Audrey Oakley at BBNP relating to consultation sent out on 7 April 2005 (no copy on file).
 13. Late objections and revised comments from Taly y Bont on Usk Community Council were put to the Delegated Decision Panel on 20 June 2005 (no references on file to confirm this). Formal decision to grant permission was given at meeting on 20 June 2005 subject to the conditions made at the meeting on 13 May 2005. The agenda shows no such item and neither do the minutes.
 14. 13 December 2006 – Message sheet to Bernard Eacock at BBNP confirming Paul Needham came in to view plans relating to the discharge of conditions (plans missing).
 15. No completed copies or addressed copies of the application being sent to the Statutory Consultees.
 16. Lack of acknowledgement letters to complaints and objections on file.
 17. Andrew Bevan of AB Planning – short discussions with Bernard Eacock (no telephone notes)

General

1. Response to Paul Needham from Laura Phillips at the Ombudsman dated 27 June 2007.