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Your Ref:

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Gary Wallace  
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Dear Mr Wallace

### Planning requirements for showman's wagon in Purbeck

Thank you for your enquiry dated 13<sup>th</sup> November 2017. I apologise for the delay in responding which is due to high workload and staffing changes.

Looking at your questions I can respond as follows:

1. Do you need planning permission to site a showman's wagon? The need for planning permission will depend on where the wagon is sited, what it will be used for and its size. Planning permission may not be required to place one in a domestic garden for use by the occupants of the house for ancillary domestic uses i.e. as a garden room or playhouse. However, in some cases the positioning or size or limitations on the property itself can result in permission being required. Generally on any other land, paddocks and woodlands, planning permission will be required especially if the wagon is inhabited as a dwelling, for holiday letting or used as part of a business.
2. Where can I site a showman's wagon on designated land? Designated land is a term often used to refer to a Conservation Area or an Area of Outstanding Natural Beauty. Nearly all the southern half of Purbeck District falls within the Dorset AONB and we have 25 Conservation Areas. Being in a designated area can mean that you need planning permission. When considering a planning application in these areas the Council must consider carefully and give great weight to the impact of development on the Conservation Area and wider landscape of the AONB.
3. How many can I have on site? The number of units does not influence the need for planning permission over the consideration of existing and proposed uses. Site licencing of caravan parks is controlled by Public Health.
4. Can I rent it out as a holiday let? Planning does allow for some temporary uses of land for tented camping and caravans. Showman's wagons do not automatically benefit from these rights. Consideration will be given to the location, the existing use of the land, proposed use of land and wagons, how the wagons are to be sited, for how long, any ancillary works to allow the use.

5. Can I connect it to mains services? Connecting to the mains services can have implications for planning as this can be development by itself or mean that the wagon will have a degree of permanence meaning it could be seen as a 'building' rather than a more mobile structure.
6. The number of people sleeping in a wagon will not generally be an issue, but the key question will be whether or not the use of the land or the siting of the wagons requires planning permission.
7. Do they need to be moved on a regular basis? This comes from the situation where the wagons are being placed on land as mobile structures and it is claimed that a change of use is not occurring. Again it will be about the use of the wagon, the use of the existing land and whether or not it is considered to be moveable or permanent more akin to a building.
8. Can hotels, holiday homes and guest house site wagon in their ground to gain extra bed spaces? Planning permission might be required depending on the existing use, proposed use and the location of property, plus any existing limitations that might apply to the property or the land on which the wagons are sited
9. How many nights a year can people sleep in a wagon? This will depend on the use of the land and the use of the wagon, along with its location. As mentioned above permitted development does allow some temporary uses of land but this will depend on the location, existing use of the land, and the type of wagons sited, for how long, any ancillary works to allow the use.

I realise that the above has probably generated more questions than answers! But you can appreciate that it is very difficult to give general advice about planning regulations which are complex, liable to change and vary depending on location. The best advice to place on the website is to recommend purchasers contact the planning department when they intend to site/store the wagon/s for bespoke advice on the need for planning permission, and/or the likelihood of obtaining it in each case. For land within Purbeck District they can do this in two ways:

1. By making a permitted development enquiry or a certificate of lawfulness proposed application to ask whether or not planning permission is required. A fee will apply in each case. Details of how to make a permitted development enquiry are online on our website at this link: <https://www.dorsetforyou.gov.uk/permitteddevelopment/purbeck>. A certificate of lawfulness requests a formal legal determination of the Council – a link with more information is also on the above web page.
2. By asking for pre planning application advice. This will enable officers to give a view as to whether or not a planning application is likely to be supported based on the proposal, planning policy and the planning constraints of the site. The Council does make a charge for this service. Details can be found on our website via this link: <https://www.dorsetforyou.gov.uk/preapplicationadvice/purbeck>

I hope that this is helpful.

Yours sincerely

*Ros Drane*

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**Planning & Development Officer**