

BAYVIEW CARAVAN OWNERS' ASSOCIATION
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Newsletter 66 May 2015

Welcome

A big welcome to our May newsletter, especially to the many new members who have joined the Association over the last few weeks. We continue to maintain over 51% of the owners at SBV as members.

If you see any new neighbours moving on to the site please introduce them to the Association. If they drop us an email at bayviewcaravanownersassociation@yahoo.co.uk we can arrange for one of the committee to get in contact with them to get them joined up.

Subscriptions

We have had a big response to our request for subs with many owners sending in cheques etc. If you have still not paid please send your £2 via one of the following routes

- cheque or cash payment to Marjorie Edwards at caravan number 66 (your caravan number on back of the cheque)
- bank transfer to Lloyds Bank. Payable to sort code 30-99-12, account number 01819778, please put your caravan number in the "reference" space
- cheque posted to - PO Box 5534, Swanage, Dorset, BH19 2ZN - please put your caravan number on the back of the cheque

All cheques payable to "Bay View Caravan Owners' Association"

If you are leaving the site, or do not wish to renew your membership just send us an email by return to let us know so we can keep our database up to date.

We shall shortly be removing owners who have not paid their subs from our circulation list

2015 AGM - Change of date of meeting

Due to the church hall not being available on the 19th September we have changed the date of the 2015 AGM to Saturday 10th October at 5pm. Could I please ask you to amend your diaries accordingly. Apologies for any inconvenience caused.

The meeting dates for 2016 have now been confirmed by the church and are as previously advertised

- 2016 General Meeting – Saturday 19 March 2016 – 5pm
- 2016 AGM – Saturday 24 September 2016 – 5pm

Barriers

The barriers continue to cause much inconvenience to owners (especially those with disabilities) and contractors visiting the site. We have received a response from Purbeck District Council which we have included below

Dear Mr Swan

Location: Panorama Road, Swanage Bay View Caravan Park, Swanage
Alleged Breach: Erection of entrance barrier.

I am writing to update you on the outcome of the planning enforcement case that officers opened to look into the access barriers that have been erected close to the entrance of Swanage Bay View Caravan Park. Firstly I would like to apologise for the delay between the date when this case was first opened and this e-mail. In addition to you, a number of other occupants of the caravans at the Park have written to the Council raising concerns about the new barriers. These concerns include some of the following issues:

- *Emergency services getting access through the barriers to people, or an incident, at the Park;*
- *The inconvenience caused to people, and their friends and family, getting access to their caravans;*
- *The lack of communication over the decision to erect the barriers between the Park Operator's and the people who have a caravan;*
- *The appearance of the barriers and their impact on the character of the surrounding area; and*
- *The need and effectiveness of the barriers.*

I have already written to you to explain that officers consider that planning permission is needed for the barriers because of a condition on an earlier planning permission that relates to the Park. The barriers have therefore been erected in breach of planning control. Before the Council can take enforcement action against a breach in planning control it has to be satisfied that the breach is causing harm. This means that the Council does not take enforcement action every time officers discover, or people identify, a breach in planning control

In this case officers have taken the concerns that you and other residents have raised along with local and national planning policies into account when assessing whether the new barriers are causing enough harm for the Council to take enforcement action. Officers do not consider that the new barriers are causing significant harm because:

- *The Council's planning policies allow new small scale development relating to existing tourist attractions and accommodation in the countryside*
- *The barriers have been erected next close to the entrance of the Park – there are buildings, car parking and caravan pitches in the area immediately around the new barriers. The buildings and caravans will screen wider views of the barriers from the surrounding countryside. After considering the height, position and materials used to construct the barriers officers do not consider that the development is causing significant harm to the appearance and character of the surrounding area.*
- *You and the other people occupying caravans at the Park will be still be able to drive to your caravan when needed by entering a security code which causes the barriers to raise, there is also a pedestrian access to the side of the barriers which is permanently open. The Park Operator has passed a copy of the security code to the emergency services; the design of the barriers also means that they could be easily broken in an emergency*

For these reasons the investigation has been closed and no further action will be taken. The Council does not have the power to force the owners of the Park to submit a planning application, but I have written to them suggesting that they should retrospectively apply for the works that have already been carried out. If you would like to discuss anything in the current letter further please contact me on 01929557330.

*Yours sincerely
Steve Boyt
Principal Planning Officer
Purbeck District Council, Development Control
Westport House, Worgret Road, Wareham, Dorset, BH20 4PP*

A big thank you to everyone who wrote to PDC about the barriers, and while their response is disappointing, we continue to request that the park make the keypad easier to reach, back light the numbers for night use and to remove the large stones at the base to avoid scratching our cars. Please continue to contact Anne Foulkes if you have any further concerns about the barriers. A member of the committee is currently liaising with national organizations regarding barrier related issues for those owners with disabilities.

Speed bump

It is good to see that one of the speed bumps, which appear to be designed for lorries rather than cars, has been removed. Hopefully the other one will soon be removed as well.

Grass cutting

The committee has received several comments about the lack of grass cutting on the site recently. Indeed some areas of the park are in need of a mowing, otherwise when the long grass is cut, the cuttings blow everywhere and end up being walked in to our caravans! We understand that this has been due to extreme unforeseen sickness in the park team. Grass cutting is scheduled for the week beginning 1st May. Please contact the park office and ask for a job request sheet to be filed if the grass around your van still needs cutting.

Refuse collection and recycling

To date there has not been any more communication to owners regarding the new locations of the refuse bins and recycling area. We understand that work is due to take place on creating a recycling area on the road just up from reception. This has been delayed due to the ill health of the contractor who will be doing the heavy stonework around the area. We still have at least one section of the park without a rubbish bin.

Commission/administration fee on selling a caravan

Several owners have asked recently how commission/administration fees are calculated when selling a caravan either through the sales office (15% plus VAT) or privately for someone who is on the Darwin database (10% plus VAT). For all other private sales the fee is £500 plus VAT. The sales office has kindly supplied the following example of a 10% commission/administration fee sale:

Commission is worked out on the sale price not the amount the owner will receive. For example if an owner wanted to receive £50,000 then the selling price would need to be £56818.2 = 10% commission at £5681.82 plus VAT at £1136.364 = total deduction of £6818.184. That would mean the owner would receive £50,000.016.

Hopefully this clarifies the situation. Owners will need to consider possible commission/administration fees when setting the sale price for their caravans. This is slightly complicated for private sales as the buyer may, or may not be, on the Darwin database. The fee could therefore vary from £500 to 10% (both subject to VAT). Please see your licence or contact the sales office for further information.

Limescale

Several owners have asked about devices to reduce limescale in their caravan boilers, kettles, shower etc. One way to do this is to install a Combimate which is cheaper and smaller than a water softener. It requires recharging annually which is cheap and easy to do. Last year they were supplied and fitted by Purbeck Heating and Electrical for £235 plus VAT

Entertainment

It was excellent to see in the last newsletter that Suzie has prepared a full and varied programme of entertainment for the whole season. Many thanks Suzie. This allows owners, who like to participate, to plan their visits to the park to catch their favourite acts. It was such a pity that in the same newsletter there was yet another threat about "breach of licence agreement" regarding signing in. We do wish the management would only contact those people who are in breach of a licence/park rule infringement and not keep threatening all owners. This does nothing to promote good customer relations.

Gym

We understand that Joe's Gym will be closing on the 3rd July 2015. There will follow a short period of about 2 weeks when the old equipment will be moved out, the gym redecorated and the new equipment set up. Hopefully the new gym will be up and running by the start of the summer holidays.

Christmas social event

Committee members are currently planning an Owners Association Christmas social event during the weekend of December 5th/6th 2015. This is the weekend of the Swanage Christmas Street Market and Fair, which is an excellent opportunity to stock up on festive gifts and food while at the same time supporting local traders. More details will be available later in

the year but perhaps you could pop the date in your diary, as we would like to meet up with as many members as possible during the event.

Committee members

- Richard Swan – (189) – Chair (Poppy section rep) □
- Rosemary Burbridge – (311) – Vice Chair (Bluebell section rep) □
- Marjorie Edwards – (66) – Secretary/Membership (Sunflower section rep) □
- Lisa Murray – (274) – Treasurer (Sweetpea section rep) □
- Richard Edwards – (66) – (Sunflower section rep) □
- Jean Adams – (306) – (Bluebell section rep) □
- Val Moore – (16) – (Tulip section rep) □
- Leslie and Linda Burgess – (226A) – (covering Buttercup section rep) □
- Michael Hardiman – (62) – (Sunflower section rep) □
- Val and Roy Gill – (244) – (Honeysuckle section rep) □
- John Hawkins – (52A) – (Buttercup section rep) □
- Frank Carter – (84) – (Daisy section rep) □
- Rhoda and Damian Goodwin – (19)-(covering Rose section rep)