

6325-06
18 January 2021



Development & Planning Authority - Planning
Sir Charles Frossard House
PO Box 43
La Charroterie
St Peter Port
Guernsey
GY1 1FH

Dear Stephanie

**Variation of Condition No.7 of Planning Permit FULL/2017/0947
at Camp de Reves Glamping, Rue Des Paysans Au Val, St Pierre du Bois,
Guernsey, GY7 9JY
For Mr D Barnes**

Please find enclosed three copies of drawings 6325-06 B1, together with two copies of completed application form for consideration by the Authority for **Full Planning Permission**.

As per your "Practice Note 2 - Making a Planning Application" we will also be submitting an electronic version of this application via email.

Our client wishes to extend the operating months of the existing campsite.

We acknowledge DPS support to develop glamping at Camp de Reves in line with the States Strategy to enhance visitor accommodation in the Island.

We were able to satisfy the criteria outlined in Policy OC8(B) Visitor Accommodation Outside of the Centres – Campsites albeit the scale of the camping operations has subsequently been reduced to ensure that our visitors receive a very high quality and restful experience. With this in mind, it is important that the facility is optimised to accord with demand, and we attach our client's justification for condition No.7 controlling the use of the site to be varied.

Further to Stephanie's emails we have put our thoughts below as to why we would like to extend our operating season:

Our permission currently allows us to open from 1 March to 31 October which we initially thought would be all Glampers would like, however, our first season albeit a shorter one due to covid, ran from end of June to 31 October 2020 and was more popular than we

could have hoped for. We were fully booked for July and August, approximately three quarters full for September and approximately half full for October, the last week in October being fully booked.

For 2021 we are already nearly half full mainly with Staycations and some UK reservations for the later part of the summer. We have received many enquiries from further afield such as Netherlands, Belgium, Austria, however we have discouraged them for this season due to the covid situation. We were featured in an international glamping magazine and are receiving regular enquiries on our website; we have received wonderful reviews and many repeat bookings.

During the latter part of the season, we started receiving requests for November and December bookings, as you may recall the weather was crisp and gorgeous and many people visited the site wanting to stay during these months. It was perfect up there, the tents each have a small oil-fired heater which takes away the chill, plus super thick duvets and extra blankets if needed. We were totally surprised by the number of enquiries we had and how they were prepared for the cooler days. We also received several requests for the whole site for the Christmas period and for the New Year period where families wanted to all get together for a two-night stay. Again, the weather was not a concern, the site and the tents are more than capable in the wind and the oak frame has superb facilities for indoor play if the children need to let off steam on a rainy day. Such extended opening would tie in with the tourist strategy to promote all year visits to Guernsey.

In addition, from an expenses/income perspective, when the tents are empty there are still the monthly rates, insurance, maintenance, wear and tear etc costs and no income to offset this.

We would very much like to extend our season to include November and December and to close for one month from 5 January to 5 February. This would give us time to undertake maintenance works at the site.

We do feel we have already proven that the site is viable and there is a lot of demand for this extended season. We have not been made aware of any complaints whatsoever about the site or its guests during our opening in 2020 and therefore would like to request that this extended operating season be granted with effect from 1 November 2021.

Please note that the department has confirmed that no fee will be necessary for this application.



We look forward to hearing from you in due course.

Yours faithfully
for and on behalf of PF+A Ltd

A handwritten signature in black ink, appearing to be 'P. B. Falla', with a long horizontal flourish extending to the right.

P B Falla BSc (Hons) MCIQB
Chartered Construction Manager
Group Director

Enc

cc Mr D Barnes



