

No 2 Atherington Cottages
The Street
Climping
Littlehampton
West Sussex
BN17 5RN

20th May 2014

Dear Sir/Madam,

Building at Hobbs Farm, Climping, BN17 5SN
Application for change of use from Agricultural to Class M Flexible Uses
The Town and Country Planning (General Permitted Development)
(Amendment) (England) Order 2013

Please find enclosed an application for prior approval as outlined above for the change of use of part of our agricultural building at Hobbs Farm to use Class A3 (restaurants and cafes).

Paragraph M.1 of the GDPO states;

Development is not permitted by Class M if—

(a) the building has not been solely in agricultural use—

(i) since 3rd July 2012; or The building has been solely in agricultural use since erection. ✓

(ii) for buildings first brought into use after 3rd July 2012, for ten years; Not Applicable

(b) the cumulative floor space of buildings which have changed use under Class M within an original agricultural unit exceeds 500 square metres; The building is 54 sq M ✓

(c) the site is or forms part of a military explosives storage area; Which it does not N/A ✓

(d) the site is or forms part of a safety hazard area; Which it does not N/A ✓

(e) the building is a listed building or a scheduled monument. Which it isn't N/A ✓

Paragraph M.3 of the GDPO goes on to state;

Before changing the use of the site under Class M, and before any subsequent change of use to another use falling within one of the use classes comprising the flexible use, the developer shall—

(b) where the cumulative floor space of the building or buildings which have changed use under Class M within an original agricultural unit exceeds 150 square metres

and does not exceed 500 square metres, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to-

(i) transport and highways impacts of the development;

The proposal to change the existing agricultural building at Hobbs Farm into A3 use has been considered by ourselves and an assessment of the developments transport and highway impact is as follows;

The change of use from agricultural use to A3 will lead to a minimal intensification of the use of the existing access, this access is over specification for the adjacent Farm shop use and can easily accommodate a small increase. The existing access onto the A259 has a visibility splay of in excess of 100 metres in either direction, is used by the adjacent Farm Shop and is wide enough for two vehicles to pass each other and as such we are satisfied this is a suitable access point.

According to Arun District's own Supplementary Planning Guidance "Parking Standards" one space is required for every 4.5 sq metres of public area; on that basis, parking for an additional 12 vehicles is required, this can easily be accommodated within the curtilage.

Car parking will take place to the West of the building within the site's existing curtilage. Our desktop study of the site showed there to be sufficient space within the site which could be used for parking and turning, there will be no detrimental impact on the highway network through offsite parking.

(ii) noise impacts of the development;

The site is adjacent to the busy A 259 main road beside a Garden Centre and Farm Shop and a second home weekend cottage that is behind a substantial fence and hedging. The A3 use is not expected be any more noise impactful than the existing agricultural use.

(iii) contamination risks on the site;

The site has had no hazardous uses that would lead to a contamination risk.

(iv) flooding risks on the site;

According to the Environment Agency's flood risk mapping, the site is entirely within Flood Zone 1. I confirm that the site has no history of flooding and there are no critical drainage problems.

and the provisions of paragraph N shall apply in relation to any such application.

Paragraph N states;

(1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.

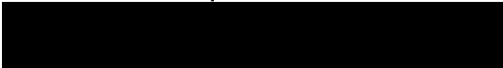
(2) The application shall be accompanied by—

(a) a written description of the proposed development;

Description -- the change of use of part of an agricultural building at Hobbs Farm to use Class A3 (restaurants and cafes).

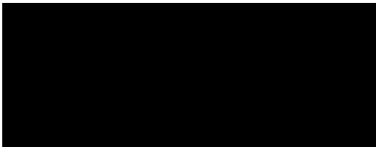
(b) a plan indicating the site and showing the proposed development; **is attached**

(c) the developer's contact address; **No 2 Atherington Cottages, The Street, Climping, Littlehampton, West Sussex, BN17 5RN.**

(d) the developer's email address if the developer is content to receive communications electronically; 

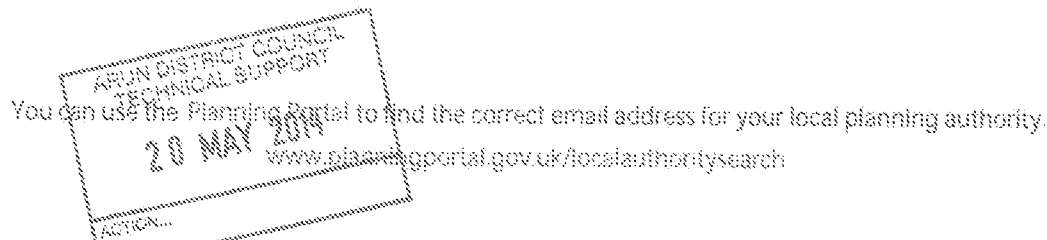
together with any fee required to be paid. **Cheque for £80 is enclosed.**

If you have any further queries or need further information to consider this, please let me know.



Yours sincerely,

Alison Baird



Prior Approval of Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure*

Town and Country Planning Act 1990

Town and Country Planning (General Permitted Development) Order 1995 (as amended)

*Development is not permitted where the building exceeds 500 square metres or is a listed building or Scheduled Ancient Monument or is or forms part of a safety hazard area or military explosives storage area.

Publication of notifications on planning authority websites

Please note that the information provided on this notification and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please note: you need to download the form to complete it electronically. Please complete using block capitals and black ink if sending by post.

1. Developer Name and Address

Title:	Miss	First name:	Alison
Last name:	Baird		
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:	No 2 Atherington Cottages		
Address 1:	The Street		
Address 2:	Climping		
Address 3:			
Town:	Littlehampton		
County:	West Sussex		
Country:	UK		
Postcode:	BN17 5RN		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Building number:		Building suffix:	
Building name:	Polytunnel building				
Address 1:	Hobbs Farm				
Address 2:	The Street				
Address 3:	Climping				
Address 4:	Littlehampton				
Postcode:	BN17 5SN				

4. Details of proposal

What was the use of the building immediately before 3 July 2012?

Agricultural

If the building was built before 3 July 2012, give details of all uses since then, including current use:

Agricultural

If the building was built after 3 July 2012, give the dates of construction and subsequent uses since 3 July 2012:

Not applicable

What is the floor space of the building where the change of use is proposed?

54

m²

What is the cumulative floor space of any buildings on the original agricultural unit which have changed use under these provisions?

54

m²

Please describe the proposed development, including relevant information covering transport and highways impacts of the development, noise, contamination and flooding risks on the site:

Adequate parking and turning provision; use of adequate existing access onto highway, therefore no material negative impact is envisaged. No material noise impact from the change of use. There is no contamination issues with the site. The site is in flood zone 1 and has no history of flooding.

5. Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required could result in your notification being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted. Please note that as part of this procedure, if any objections are received the Local Planning Authority may require submission of further information at a later date.

All sections of this notification completed in full, dated and signed (typed signature if sent electronically).



The correct fee



A plan indicating the site and which buildings are to change use. A plan drawn to an identified scale will assist the authority in assessing your development proposal. Plans can be bought from one of our accredited suppliers using our Buy-a-Plan service (www.planningportal.gov.uk/buyaplan)

6. Declaration

I/we hereby apply for prior approval as described in this notification and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Signed - Developer:

Or signed - Agent:

Date (DD/MM/YYYY):

20/05/2014

(date cannot be pre-application)

7. Developer Contact Details

Telephone numbers

Country code: National number:

Extension number:

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Country code: Mobile number (optional):

Country code: Fax number (optional):

Email Address (optional) - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.

8. Agent Contact Details

Telephone numbers

Country code: National number:

Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email Address (optional) - If this is given then it will be assumed that the applicant consents to all correspondence being done electronically.