

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form 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.

1. Site Address

Number	
Suffix	
Property name	Bairds Farm Shop
Address line 1	Crookthorn Lane
Address line 2	
Address line 3	
Town/city	Climping
Postcode	BN17 5SN
Description of site location must be completed if postcode is not known:	
Easting (x)	499956
Northing (y)	101760

Description	
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2. Applicant Details

Title	Mr
First name	Matthew
Surname	Parry
Company name	Brackley Investments Ltd
Address line 1	6 Lower Farm Barns
Address line 2	
Address line 3	
Town/city	Bucknell

2. Applicant Details

Country

Postcode

OX27 7LT

Are you an agent acting on behalf of the applicant?

☐ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

No Agent details were submitted for this application

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates?

☐ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given?

☐ Yes ☐ No ☐ Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Development of a 64-bed specialist dementia care centre together with access, parking and landscaping (Use Class C2)

Reference number:

CM/16/18/PL

Date of decision

21/01/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original application type?

- ☐ Householder development: Development to an existing dwelling-house or development within its curtilage
- ☐ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The following amendments are sought to the planning permission that in turn necessitate amendments to plans and drawings listed in condition 2 and the wording of condition 6 of the planning permission.

- The raising of the ground and finished floor level of the approved building by 300mm in order to provide a suitable drainage system for the development as agreed in email correspondence with Arun District Council's drainage engineer.
- Incorporation of the approved highway works (as shown in the proposed highway improvements plan dwg no. 025 Rev. P7) into the proposed site plan in the interests of consistency between approved plans and drawings;
- Inclusion of proposed new hard and soft landscaping details within the amended proposed site plan together with an associated amendment to condition 6 of the planning permission so that it states:

The approved scheme of hard and soft landscaping as shown in drawing no. APL003 Rev. B shall be fully carried out in the first planting and seeding season following the first occupation of the building or the substantial completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years from the completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Are you intending to substitute amended plans or drawings?

☐ Yes ☐ No

If yes please complete the following

Old plan/drawing numbers

APL003 Site Plan
APL008 Northern Elevation

6. Non-Material Amendment(s) Sought

APL009 Eastern Elevation
APL010 Southern Elevation
APL011 Western Elevation
APL012 True Elevations
APL013 Sections

New plan/drawing numbers

APL003 Rev. B Site Plan
APL008 Rev. A Northern Elevation
APL009 Rev. A Eastern Elevation
APL010 Rev. A Southern Elevation
APL011 Rev. A Western Elevation
APL012 Rev. A True Elevations
APL013 Rev. A Sections

Please state why you wish to make this amendment

The building is propose dto be raised by 300mm in order to provide a sufficient gradient for gravity drainage from the building in light of the results of winter monitoring of groundwater levels which demonstrated a higher water table than previously found. The results of the winter groundwater monitoring and the consequent amendments to the surface water drainage scheme have been agreed in principle in email correspondence with the Council's drainage engineer. The amendments proposed to the site plan are to ensure that the site plan is consistent with changes made to the proposed highway improvements plan during the course of determination of the planning application. This was previously overlooked and so the currently approved site plan and proposed highway improvement plan are not consistent with each other. This application provides an opportunity to correct this. The amended site plan also includes details of the soft and hard landscaping proposed within the site. This satisfies the requirements of condition 6 of the planning permission. Rather than apply to discharge the condition, this application provides the opportunity to amend the wording of condition 6 so that it requires the development to be carried out in accordance with the detailed landscaping scheme now shown in the site plan.

7. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

8. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	Ms
First name	Anita
Surname	Gardner
Reference	

Date (Must be pre-application submission)

27/05/2021

Details of the pre-application advice received

To re-apply for a non-material amendment to the planning permission having omitted the previously proposed air source heat pumps and substation elements.

9. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

9. Authority Employee/Member

It is an important principle of decision-making that the process is open and transparent. ☒ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)