



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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19th August 2021

Susan Olford
16 Crophthorne Dr, Climping
Climping
BN17 5GG

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/38/21/PL
Site Address: The Arundel Gardener and Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN
Description of works: Retention of timber cladding to side (west) & rear (south) of main building, Laying new shingle to existing made ground, lychgate to west of main building, timber cladding to generator housing & laying block paving and concrete slabs/replacement concrete slabs. This site may affect a listed building & is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 18th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39690

This is a retrospective application for work and site already in operation. The previous Garden Centre on the site was only approved on a Certificate of Lawfulness having operated for many years without Planning. Now we have the second Garden Centre operating on the back of that Certificate. At the time the Site was used only by 2 businesses, A Farm Shop and a Garden Centre.

1. We now have 6 businesses operating or about to operate on the Site. Density of businesses on one site, and one entrance to the highway is too great and a problem for the highway safety.
2. The plot has been extended from the original garden centre site and it appears it has encroached onto grassland in a rural area. This work has already been done before Planning.
3. Maidenhead Aquatics who bought the site agreed - in a Document signed by them and ADC - that they would keep the Site as existing, i.e. not to expand it. They have done just that.
4. Generator housing (south side)- these units should not be housed so close to a dwelling, a Listed Building. There is no indication of running hours Noise issue) of the generators or their purpose. (Pls note there are also generators on the east side of the building).Query 2 lots of generators required?.
5. Timber cladding on west side will be near the Drive Through Cafe with its inherent Fire Risks. Fire Officer has already stated that the nearest Fire Hydrant is further away than it should be for commercial premises. This needs to be rectified before this permission is granted.
6. The ugliness of the rear of this garden centre will affect a Listed Building. Generators housing, shingle instead of grass fields, bright yellow trolleys in full view of the property, Climping Street, and the main A259
7. As the Local Authority, ADC is responsible for the Guardianship of Listed Buildings and thus any

amendments the residents wish to make to the property, thus upholding the rules for Listed Buildings. It follows that that Guardianship falls on ADC to exercise due care and follow rules in what others do to the surrounding area of a Listed Building. At the moment there appears to be no due care or Guardianship towards the Climping Street Listed Building.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>