

Application for removal or variation of a condition following grant of
planning permission. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) 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	

2. Applicant Details

Title	Mr
First name	Matthew
Surname	Parry
Company name	Brackley Investments
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. Description of the Proposal

Please provide a 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

Arun District Council planning application ref: CM/16/18/PL

PINS ref: APP/C3810/W/19/3227374

Date of decision (date must be pre-application submission)

21/01/2020

Please state the condition number(s) to which this application relates

Condition number(s)

2, 3, 4, 5 and 9

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

See attached cover letter but summarised below:

Condition 2 - Variation of the approved plans and drawings in order to introduce: an electricity substation onto the site, installation of air source heat pumps on the roof of the building, a reconfiguration of the car parking, and a change to the approved roofing material on the care home building.

An electricity substation is required in order to ensure the care home building is served by an all-electric supply of energy (heating and power) in the interests of energy efficiency. Air source heat pumps are to be installed as part of improving the energy efficiency of the building and facilitating the switch to an all-electric energy supply. Changes to the roofing material propose an alternative of similar appearance (Merayo Natural Slate) due to difficulties in sourcing the approved slate (Winchcombe grey roof tile). Changes are also proposed to the car parking layout to enable a more efficient use of the car parking area for the operator of the care home.

Variations to the wording of other conditions (3, 4, 5 and 9) are proposed in order to ensure that the conditions imposed on the new s73 planning permission take account of the details previously approved pursuant to the requirements of pre-commencement conditions associated the current planning permission. A variation to the wording of condition 9 is also proposed so that it takes account of the amendments to the site plan.

Condition 3 - Variation to specify that the development will be carried out in the accordance with the Construction & Environmental Management Plan approved under application reference CM/48/20/DOC.

Condition 4 - Variation to specify that the development will be carried out in accordance with the tree retention and protection details approved under application reference CM/48/20/DOC.

Condition 5 - Variation to specify that the development will be carried out in accordance with surface water drainage scheme approved under application reference CM/21/21/DOC and shall be maintained as approved thereafter in accordance with the maintenance manual approved as part of application reference CM/21/21/DOC. Immediately following full implementation of the approved surface water drainage system and prior to occupation of any part of the development, the developer/applicant shall provide the Local Planning Authority with as-built drawings of the implemented scheme together with a completion report prepared by an independent engineer that confirms that the scheme was built in accordance with the approved drawing/s and is fit for purpose.

Condition 9 - Variation to require the car parking to be laid out in accordance with the site plan (dwg no. M9316-APL003 Rev. E) prior to the first occupation of the development and be retained as such thereafter.

5. Condition(s) - Removal/Variation

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location plan dwg. APL001
- Proposed Site plan dwg. APL003 Rev. E
- Proposed Refuse & Recycling floors & Elevations plan dwg. APL004
- Proposed Ground Floor plan dwg. APL005
- Proposed First Floor plan dwg. APL006
- Proposed Substation dwg no. M9316-HUN-02-SL-DR-A-13-0022
- Proposed Northern Elevation NN plan dwg. APL008 Rev. B
- Proposed Eastern Elevation EE plan dwg. APL009 Rev. B
- Proposed Southern Elevations SS plans dwg. APL010 Rev. B
- Proposed Western Elevation WW plans dwg. APL011 Rev. B
- Proposed True Elevations plans dwg. APL012 Rev. B
- Site Sections plans dwg. APL013 Rev. A
- Landscape Strategy plan dwg. 11423/PO8c
- Proposed Highway Improvements dwg no. 025 Rev. P7

Condition 3 - The construction of the development shall be carried out all times in full accordance with the Construction & Environmental Management Plan approved under application reference CM/48/20/DOC.

Condition 4 - The development shall be carried out in accordance with the tree retention and protection details approved under application reference CM/48/20/DOC.

Condition 5 - No occupation of the development shall take place until the surface water drainage scheme (approved under application reference CM/21/21/DOC) has been fully implemented. Thereafter the surface water drainage scheme shall be maintained in accordance with the details approved pursuant to application reference CM/21/21/DOC. Immediately following full implementation of the approved surface water drainage system and prior to occupation of any part of the development, as-built drawings of the implemented surface water drainage scheme together with a completion report prepared by an independent engineer (that confirms that the scheme was built in accordance with the approved scheme and is fit for purpose) shall be submitted to the Local Planning Authority.

Condition 9 - No part of the development shall be first occupied until the car parking has been constructed in accordance with that set out in the approved site plan (dwg no. APL003 Rev. E). These car parking spaces shall thereafter be retained at all times for their designated purpose.

6. 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

7. 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)

29/06/2021

Details of the pre-application advice received

Confirmed that a s73 application to vary conditions attached to the planning permission is the appropriate mechanism by which to make the proposed amendments.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

8. Ownership Certificates and Agricultural Land Declaration

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	Marion Ruth Wright
Number	7
Suffix	
House Name	
Address line 1	May Close
Address line 2	Horsemere Green Lane
Town/city	Climping
Postcode	BN17 5TF
Date notice served (DD/MM/YYYY)	27/07/2021

Name of Owner/Agricultural Tenant	George Basil Baird
Number	9
Suffix	
House Name	
Address line 1	Hazel Grove
Address line 2	
Town/city	Arundel
Postcode	BN18 9JD
Date notice served (DD/MM/YYYY)	27/07/2021

8. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	Alison May Baird
Number	32
Suffix	
House Name	
Address line 1	Rodney Crescent
Address line 2	
Town/city	Ford
Postcode	BN18 0DB
Date notice served (DD/MM/YYYY)	27/07/2021

Person role

- ☒ The applicant
☐ The agent

Title	Mr
First name	Matthew
Surname	Parry
Declaration date (DD/MM/YYYY)	09/08/2021

☒ Declaration made

9. 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)	09/08/2021
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