

BAIRD'S FARM SHOP LTD
CROOKTHORN LANE CLIMPING LITTLEHAMPTON WEST SUSSEX BN17 5SN

Web Site: www.bairdsfarmshop.co.uk

Mrs D Johnson
Arun District Council
Planning Department

Your Ref: CM/7/17/PL

10th March 2017

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015 Application for Planning Permission
Development Change of use of permitted office building (B1 Business) to 4 No.
Visitor residential accommodation units (C1 Hotels)
Location The Old Piggery The Street Climping

Q1. Please confirm change to the office building has been implemented

The Planning Permission would have expired on 29th June 2014 had it not been implemented before then. In order "save it" for completion beyond June 2014 we have carried out "material operations comprised in the development". In addition all "pre-commencement" conditions have been discharged before the work commenced.

s.56(2) of the Town and Country Planning Act 1990 a "material operation" means:

- (a) Any work in the course of the erection of a building;*
- (aa) Any work of demolition of a building;*
- (b) The digging of a trench which is to contain the foundations, or part of the foundations, of a building;*
- (c) The laying of any underground main or pipe to the foundations, or part of the foundations, of a building or to any such trench as is mentioned in paragraph (b).*
- (d) Any operation in the course of laying out or constructing a road or part of a road.*
- (e) And change in the use of any land which constitutes material development.*

Along with this letter, we provide evidence and photographs that demolition and trench digging works took place that constitute a "material operation", by carrying out these works we have "saved" the permission.

CM/4/11 Renewal of unimplemented planning permission **CM/1/08** for change of use of Piggery (and building conversion works) from agriculture to offices, laundry, stores/archives, toilets & associated facilities. (Departure from the Development Plan)
CM/1/08 approved conditionally 23.06.2008
CM/4/11 approved conditionally 30.06.2011

Directors: A M Baird, M R Wright
Registered Office: Springpark House, Basing View, Basingstoke, RG21 4HG
Registered No. 06431712
VAT Registration 924 5147 29

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There were two pre-commencement Conditions; both have been satisfactorily discharged by Arun Council.

Application to discharge Conditions 3 Materials, 4 Landscaping
CM/5/13/DOC

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external roofs of the proposed building and part rebuild gables have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Condition 3 Materials – Approved 28.05.2013

Condition 4 Landscaping – Approved 28.05.2013

There is one pre-use Condition, we are not required to satisfy this Condition pre-commencement; notwithstanding this, we have made progress in discharging this condition. We will write to you seeking formal discharge of this Condition pre-use.

Condition 6 Lighting

Before the use of this building hereby permitted commences, details of the type and siting of external floodlighting/security lighting shall be submitted and approved in writing by the local planning authority. The approved lighting shall be erected in accordance with the approved details. – Refused 28.05.2013

The details submitted are not satisfactory in that the proposed lights are of an inappropriate design and too excessive in this rural location.

Subsequent E mails 16,17 April 2013 and 7 May 2013 sought agreement for a reduced number of smaller down lights agreed in principle with Mrs Gardner. Please see accompanying document detailing these lights and revised elevation plan for approval.

Works carried out which implement the change

JHAI sent an Initial Notice to Arun District Council on 26th September 2013

Acknowledgement letter sent by Arun District Council on 1st October 2013

An Acceptance letter sent by Arun District Council on 3rd October 2013

Ref: CM/13/13/IN

Copies of these documents accompany this letter.

Please see accompanying letter from Jack O. Durdle Ltd, NHBC Registered Housebuilder. Detailing the works he has carried out on our behalf to convert the Piggery building to Offices.

He commenced these works on 6th May 2014.

JHAI carried out a site inspection of the commencement of works on 9th May 2014.

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Please see accompanying document, Site Inspection Sheet 48772/SX/13.

Q2. Please complete the date the notice was served on Certificate B.

I can come to visit your offices on Monday 13th March 2017 to complete these dates.

Q3. Please provide the Local Validation Requirements Checklist.

I have completed this and will bring copies to your offices.

Kind regards,



Alison Baird (Miss)

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