

Mrs A Gardiner
Principal Planner
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

26 Chapel Street
Chichester
West Sussex
PO19 1DL

31st March 2021

By Planning Portal

JJF/20032

Dear Anita

Application for Variation of Planning Condition No. 4 of Planning Permission FG/127/20/PL in respect of the Onslow Caravan Park, Onslow Drive, Ferring, BN12 5RX

I write on behalf of Island Meadow Parks to request a variation for the timing of the implementation of the landscaping works required by Condition No. 4 of the above permission which was granted on 7th January 2021.

Condition No. 4 reads as follows:

"Within 3 months of the date of this permission the landscaping scheme approved under FG/22/18/DOC shall be carried out and any trees or plants which, within a period of five years from completion of development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation."

As I mentioned in my e-mail to you of 10th March 2020 the owners of the Caravan Park (Island Meadow Parks) have been trying to resolve various issues in respect of obtaining Building Control approval for the building following the grant of planning permission in January 2021.

Initial investigations carried out by the Structural Engineer (Alun Blow of abmh Structures Limited) indicated that there was a need to carry out considerable work to the footings of the building to meet Building Control requirements. This involved digging out at the base of each of the columns which support the building (ten in total) which will then have to be reformed with a more substantial concrete pad measuring a metre square. This will mean digging a large area up at the foot of each base. Some remedial works are also likely to be required for elements of the roof. In carrying out these remedial works it is likely that a significant proportion of the new landscaping required under Condition No.4 (which would be in close proximity to the building works) would be damaged and need replacing as a result of the remedial works to the barn.



RTPI
Chartered Town Planners



At that time, it was estimated that the works could be completed within about 6 months. Upon more detailed investigations by the Structural Engineer (please see attached e-mail from Alun Blow to me of 16th March 2021 setting out in more detail the extent and timing of the required works) it is now estimated that the building works themselves are likely to take approximately 6 to 7 months to complete and this is dependent on the weather and availability of materials due to lockdown measures etc. Given that a contractor has yet to be appointed and a start made on-site it is requested that the deadline for carrying out the approved landscaping scheme is extended to between 9 and 12 months. Ideally it would be good to have a 12 month time extension as it should provide adequate flexibility should there be unexpected delays in starting and/or carrying out the remedial works to the building.

Should the remedial works be completed before the 12 month extension period is reached the condition could be worded to require the implementation of the approved landscaping scheme within three months of the remedial works being completed. As such the reworded condition could be as follows:

"Within 12 months of the date of this permission or within 3 months of the completion of the development, whichever is the sooner, the landscaping scheme approved under FG/22/18/DOC shall be carried out and any trees or plants which, within a period of five years from completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan."

I trust this approach and the attached Section 73 Application is acceptable to you.

Genesis Town Planning Limited will pay the application fee [REDACTED] directly upon the submission of this application.

Should you need to clarify matters further or require additional information please do not hesitate to contact me.

Yours sincerely

[REDACTED]

Jeremy Farrelly BA (Hons) UPS DUPI MRTPI
Director of Planning