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5th May 2022

JJF/22024

Dear Anita

Application for Variation of Planning Condition No. 1 of Planning Permission FG/62/21/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. 1 of the above permission which was granted on 7th June 2021.

Condition No. 1 reads as follows:

"Within 12 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"

Planning History relating to Barn/Workshop Buildings

To assist in the consideration of this application I set out below a brief summary of the planning history of most relevance to the current application.

- **FG/161/14/PL** - Demolition of three buildings and erection of replacement workshop and machinery store. Approved 22nd January 2015. The new buildings were to be located adjacent to the railway line on the northern boundary. This permission was not implemented.
- **FG/85/15/PL** - Demolition of three buildings and erection of replacement workshop and machinery store (Amendment to FG/161/14/PL). Refused 29th July 2015. The proposed buildings were relocated to a more central part of the site.
- **FG/37/17/PL** - Demolition of three buildings and erection of replacement workshop and machinery store (Resubmission following FG/161/14/PL with amended design and siting). Approved 8th May 2017. The proposed workshop/store was relocated to the south eastern corner of the caravan park. This permission has been partly implemented.



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- **FG/121/18/PL** - Variation of Condition 2 imposed under FG/37/17/PL relating to approved site plan. Approved 24th September 2018. This permitted a minor change to the siting of the workshop/store permitted under FG/137/17/PL.
- **FG/22/18/DOC** - Application for approval of details reserved by conditions imposed under planning permission FG/37/17/PL relating to condition No. 3 (schedule of materials), 4 (surface water drainage), 6 (construction management plan) and 8 (landscaping scheme). Approved on 1st May 2018.
- **FG/29/20/PL** - Variation of Condition 2 imposed under FG/121/18/PL relating to proposed amendments to the site plan, floor plan, elevations and roof plan approved under FG/37/17/PL and FG/121/18/PL. Withdrawn 15th April 2020.
- **FG/127/20/PL** - Retrospective application for the demolition of 3 No. existing buildings & erection of replacement workshop and machinery store building (amended design and siting to FG/37/17/PL). Approved on 7th January 2021. This permission has been partly implemented.
- **FG/14/21/DOC** - Approval of details reserved by condition imposed under ref FG/127/20/PL relating to Condition No. 5 - Landscaping to water storage tanks. Approved on 25th February 2021.
- **FG/62/21/PL** - Variation under Condition 4 imposed under FG/127/20/PL relating to approved landscaping around the workshop/store. Approved on 7th June 2021

Current Proposals

At the time the most recent application **FG/62/21/PL** was approved, the applicant Island Meadow Parks was in the process of trying to resolve various issues in respect of obtaining Building Control approval for the building following the grant of planning permission FG/127/20/PL in January 2021. Unfortunately progress on this has become protracted and a decision on how best to proceed has yet to be made. Clarification and the desired approach on this should be made shortly.

Based on the investigations conducted by the Structural Engineer (Alun Blow of abmh Structures Limited) as summarised in an e-mail dated 16th March 2021 (copy attached) at the very least it will be necessary to carry out considerable work to the footings of the building to meet Building Control requirements. This will involve digging out at the base of each of the main columns which support the building (ten in total). These will then have to be reformed with a more substantial concrete pad measuring a metre square. This will require digging up a large area around 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. 8 of FG/22/18/DOC and more recently Condition No. 1 of FG/62/21/PL (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 building. As a result, the approved landscaping scheme has not been implemented.

At the time of the submission of FG/21/62/PL last year, it was estimated that the works could be completed within about six to seven months. This, however, depended on the weather and the availability of contractors and materials as the COVID 19 Pandemic started to ease.

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 for an additional 12 months up until 7th June 2023.

Should the remedial works be completed before the requested 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”

In addition to the contents of this covering letter, the following information forms part of this submission:

1. Site Location Plan (Drawing No. 11)
2. The approved Landscaping Scheme that formed part of FG/22/18/DOC submitted in respect of the Condition No. 8 for Planning Permission FG/37/17/PL.
3. E-mail from Alun Blow 16th March 2021

Please note that pages 3 and 4 of the Landscaping Scheme contain Drawing Nos OCP-LS01-02-Rev A - Landscape Scheme and OCP-PP01-02-Rev A - Planting Plan, respectively. These details were approved under FG/22/18/DOC on 1st May 2018 in respect of the original planning permission for the workshop/store which was granted under FG/37/17/PL. The original permission was amended under permission FG/127/20/PL on 7th January 2021.

The purpose of the current application is to vary the implementation date set out by Condition No. 1 of FG/62/21/PL approved on 7th June 2021. It is not to change the approved landscaping scheme but merely to seek an extension of time to implement it. As such the existing and proposed landscaping schemes are identical to those already approved and shown on Drawings Nos OCP-LS01-02 Rev A and OCP-PP01-02 Rev A in the Landscape Scheme document.

I trust the approach set out above and the attached Section 73 Application are acceptable to you.

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

Yours faithfully

for Genesis Town Planning Ltd

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