

Objection to K/15/18/CLE

Kingston Parish Council (KPC) objects to the Certificate of Lawfulness being granted for the 2 No. 'Domestic sheds' included in this application for the following reasons:

KPC is not convinced that these particular sheds have been on site for 4 years – even more so if you take in to account the extended (and extended again) delay in the owner submitting this CLE and work to the date the owner was first notified of concerns that they were in breach of planning regulations. KPC is very concerned that these extensive delays by the owner are prejudicing the way this application may be considered.

History:

- a. KPC first reported concerns about new buildings on this site in November 2015 (planning Compliance case 409/15). We understood at this time the owner had been written to regarding the breach.
- b. KPC again reported problems with the site in September 2016
- c. Arun DC September 2017 letter to KPC advising that owner had been written to re breach of planning and asking for an application within 28 days.
- d. Arun DC June 2017 letter to KPC stating that "The owners have advised that architects/planning consultants have been engaged but that the process is taking longer than anticipated. Therefore, the period for submission of an application has been extended to the 13th October 2017."
- e. Arun DC October 2017 email to KPC advising receipt of "an email from Planning Consultants who have been employed to submit an application(s) on behalf of the land owners in respect of the above. The consultants have been advised today that an application(s) should be submitted within 28 days."
- f. Arun DC November 2017 email to KPC advising "that the Council has now been challenged by the owner's agent in respect of the structures/works carried out on the land. Therefore, I am now carrying out a degree of permanence exercise and, a letter has been despatched to the agent today for a response to be made within 21 days."
- g. Arun DC December 2017 letter to KPC advising that "In order to regularise the situation relating to the aggregate hardstanding, large wooden building, independent concrete base & 2 No. domestic sheds, there are 2 options open to the owners as follows:
 1. Submit an application for a certificate of lawfulness for existing use/development for any part of the development which has been on the site for more than 4 years in respect of any buildings/operation, or, 10 years in respect of the change of use of the land.
 2. Alternatively, submit a planning application for change of use of the land & the retention of the large wooden building & 2 No. domestic sheds, aggregate hardstanding & independent concrete base."

Council therefore believes that the 2 No. 'Domestic sheds' should be the subject of a planning application.

Furthermore, it is important that any elements of this CLE which are allowed should be clearly restricted to be retained in connection to the grazing of horses only. In the same way that planning permission for application K/7/18/PL relating to this site (including horse shelters and other sheds) has conditions applied.

Regards

Mrs Val Knight
Clerk of Kingston Parish Council
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14 June 2018