

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 May 2017 08:42
To: Planning Scanning
Subject: FW: Application P/22/17/PL Bowley Farm
Attachments: 170517 S Davis.pdf

From: Simon Davis
Sent: 17 May 2017 14:19
To: Planning.Responses
Subject: FW: Application P/22/17/PL Bowley Farm

Pls upload as supporting letter from the Applicant. Copy pls.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Graham Beck [redacted]
Sent: 17 May 2017 14:02
To: Simon Davis
Subject: RE: Application P/22/17/PL Bowley Farm

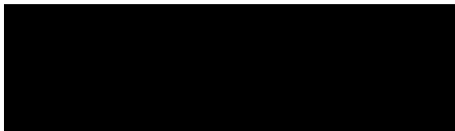
Simon,

Further to your email and my response, please find correspondence which may be of assistance.

Many thanks.

Graham

Graham Beck JP., MBA, LLB (Hons), BA (Hons), Dip TP, MRTPI, MCMI
Luken Beck
30 Carlton Crescent,
Southampton SO15 2EW



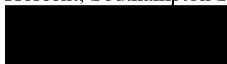
<http://www.lukenbeck.com>



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30 Carlton Crescent, Southampton SO15 2EW



Mr Simon Davis,
Principal Planning Officer,
Arun District Council,
Maltravers Road,
Littlehampton,
West Sussex BN17 5LF

17th May 2017

Our Ref: GB/16092

Your Ref: P/22/17/PL

Dear Mr Davis,

**Application to vary Condition 2 of Planning Permission LPA Ref: P/72/09
dated 5th January 2010 on land at Bowley Farm, South Mundham, Pagham
PO20 1NB
LPA Ref: P/22/17/PL**

I refer to the recent correspondence prepared by North Mundham Parish Council in which they have objected to the variation of Condition 2 of planning permission P/72/09.

The initial supporting letter accompanying the application explains the reasons for the submission for which reason there is little to be gained by repeating same. The Parish Council's objection is based upon the notion that to vary the condition, this would be tantamount to making "*an application for permanent residential development.*"

As the application describes, the proposal is to vary an existing permission P/72/09. By the very nature of the wheeled caravans, they cannot be considered permanent. Equally the occupants of each caravan are transitory depending upon the seasonal work occasioned by the agricultural / horticultural requirement for workers. The main purpose of the variation is to secure accommodation for workers engaged in countryside activities offering maximum flexibility to obtain short term and temporary accommodation. When planning permission was granted originally by Arun DC all the key national and local planning policies applicable to the proposal were considered as evidenced in the Officer's Report. At that time, the Council's decision was based upon the fact, "***there is no significant harm as a result of the development either visually or impacting on residential loss of amenity or highway safety***" and whilst it is accepted that permission was granted for occupation subject to Condition 2 for nine months of the year, the current application to vary the condition to allow occupation for a further 12 weeks of the year is what is being considered. The question that arises therefore is, "What harm, if any, would arise from the occupation of the caravans for a further 12 weeks?" The caravans themselves are 'permanent' in the sense they are located within the countryside for 12 months of the year and have been in



RTPI

mediation of space - making it place

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position now for seven years without any problems already, albeit they are well located and screened and cause “*no significant harm*” to use the words of the planning officer when granting planning permission.

Whilst it is considered by the applicant is that the proposal is necessary to provide on-going flexible and temporary accommodation for an additional 12 weeks a year to support the evolving agricultural / horticultural industry without which it would be difficult to employ workers.

Depending upon how the local planning authority view the application, it is open to the LPA to apply further conditions if required, such as to allow occupation for only 50 weeks a year for example thus ruling out 52 week occupation across the year. Other conditions particularly Condition 3 is already very restrictive to ensure occupation is limited to those working in agriculture and employed within Bowley Farm. By no definition can the caravans be considered permanent dwellings occupied by anyone.

The Parish Council also refer to Reg 61 of the Conservation of Habitats and Species Regulations 2010 but given the nature of the application to vary a condition on an existing planning permission, and where the LPA have not requested any further information, it is not considered appropriate in this case because the occupation of the caravans for an additional 12 weeks of the year would not be “likely to have a significant effect on a European site.” Regulation 61(1)(a).

We trust the above information is of assistance but should you have any further questions please contact us.

Yours sincerely

Graham Beck
Company Secretary