WEST SUSSEX

ADUR DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1990: section 191,
as amended by section 10 of the Planning and Compensation Act 1991.
Town and Country Planning General Development (Amendment) Order 1992

All measurements are to be given in metric (89/617 EEC Directives)

For the Council's use only
Application No ADC001208
Date received 04 JAN 2008

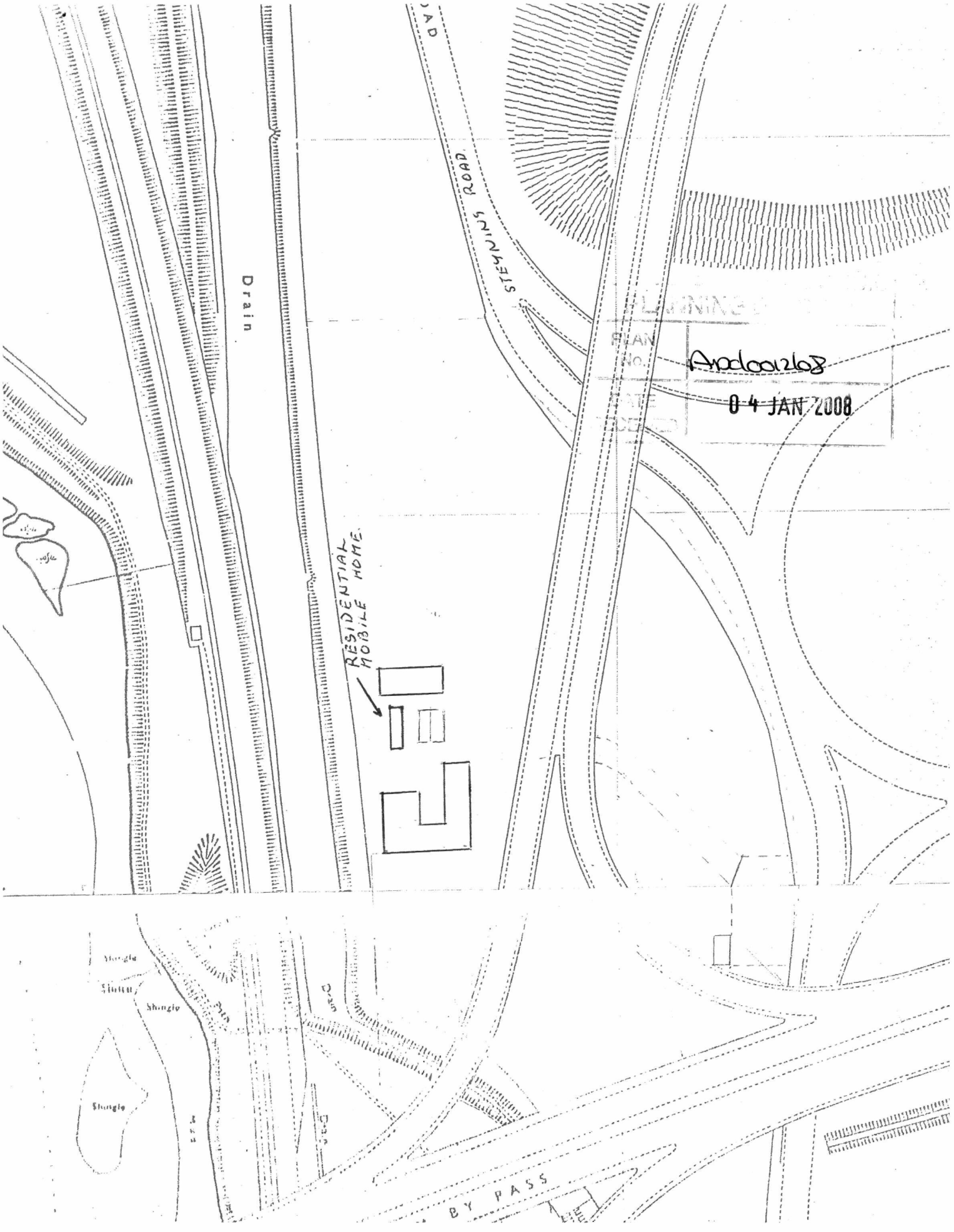
APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN ***EXISTING*** USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION

1.	Applicant (in block capitals) DAVID ALAN DAWSON Name: DAVID ALAN DAWSON Address: 60 THE MEADWAY SHOREHAM-BY-SEA, SUSSEX Post Code: BN43 5RP Tel. No. [redacted]	Agent (if any) Name: Address: Post Code: Tel. No.
2.	(1) Nature of applicant's interest in the land, eg owner,lessee, occupier. (2) If you do not have an interest:- (a) give name(s) and address(es) of any one you know who has an interest in the land; (b) state the nature of their interest (if known); (c) state whether they have been informed about this application. YES/NO	OWNER
3.	Address or exact location of the land to which this application relates: Describe here and enclose 4 copies of an OS-based plan showing the boundary of the land edged in red.	LONG ACRES FARM STEYNING ROAD SHOREHAM-BY-SEA SUSSEX BN43 5FD
4.	This application is for * (a) an existing use; (b) an existing operation; (c) an existing use, operation or activity in breach of a condition; being a use, operation or activity subsisting on the date of this application. (* delete as appropiate)	Give description of use, operation or activity for which a certificate is sought:- EXISTING USE RESIDENTIAL MOBILE HOME
5.	If there is more than one subsisting use of, or operation or activity on, the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.	RESIDENTIAL FARMING EQUESTRIAN
6.	When was the use or activity begun, or the operation substantially completed?	PRIOR TO 1988
7.	Under what grounds is the certificate sought? (Delete those not applicable) (1) The use began more than ten years before the date of this application; or (2) The use, operation or activity in breach of condition began more than ten years before the date of this application; or (3) The use began within the last ten years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last ten years; or (4) The operations were substantially completed more than four years before the date of this application ; or (5) The use as a single dwellinghouse began more than four years before the date of this application; (6) Other—specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).	RESIDENTIAL USE THE USE WAS ESTABLISHED MORE THAN TEN YEARS AGO
8.	If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.	NONE
9.	Give any additional information you consider necessary to substantiate your claim (continue on a separate sheet if necessary)	LISTED IN STATUTORY DECLARATION ENCLOSED WITH APPLICATION
10.	List here all the documents, drawings or plans which accompany this application.	23

I/We hereby apply for a lawful use or development certificate under section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £. NONE.

Signed: [redacted] Date: 3-1-2008

D A Dawson



Drain
STEYNINGS ROAD
RESIDENTIAL MOBILE HOME
PLAN No.
Ard0012608
04 JAN 2008
Shingle
Shingle
Shingle
Drain
BY PASS

This is the exhibit marked "DAD1" referred to in the Statutory Declaration of David Alan Dawson dated the 19th day of December 2007

Before me 

.....

Solicitor/~~Commissioner for Oaths~~

D.A.DAWSON.
62 THE MEADWAY.
SHOREHAM-BY-SEA.
SUSSEX.
BN4 5RP.

Date.13-2-93

Adur District Council

Civic Centre.
Shoreham-by-Sea.
Sussex.

Dear sir,

Re.your letter of the 29-1-93 and our telephone conversation of the 8th inst.

The unauthorised storage of a caravan,timber,paving slabs and chippings and a quantity of wood.

CARAVAN.

This caravan is used as part of the agricultural holding and has been on the land for several years.
If you check your records you will fined it has been subject of planning discussions along with existing buildings which met agricultural planning requirements at the time.Therfore they are permanent and not subject of any further planning.

Paving slabs,chippings and part of the timber.

These materials are to be used in the construction of the new farm buildings for which planning has already been approved.
Steels and purlins are also on site.

REMAINING TIMBER.

This timber is for the construction ofnew fencing and the replacement and repairs of existing fencing.

All materials and plant on this land is for the purpose of carrying out our agricultural work and business.

Signed

D.A.Dawson.

This is the exhibit marked "DAD2" referred to in the Statutory Declaration of David Alan Dawson dated the 19th day of December 2007

Before me [redacted]

.....

Solicitor/~~Commissioner for Oaths~~

DELIVERED BY HAND

D.A.DAWSON.
60 THE MEADWAY
SHOREHAM.BY.SEA.
SUSSEX.
BN43 5RP.

Adur Council.
Civic Centre.
Ham Road.
Shoreham.by.Sea.
Sussex.
BN43 6PR

Date 2.1.2008

LONG ACRES FARM.STEYNING ROAD.APPLICATION FOR CERTIFICATE OF LAWFULNESS FOR RESIDENTIAL MOBILE HOME.

Dear sir,

Re. your letter of the 10th Jan.2007,a copy of which is enclosed.
Also enclosed are five statutory declarations proving that the mobile home sited on this property has been in residential use for more than ten years.

There are eight pages of documentation exhibits DAD 1/DAD 2/DAD3/ relating to the existence of the mobile home on site.The documentation also confirms the existence of a mobile home on site prior to the Article 4 Direction.

I have enclosed two full copies of the planing applications as instructed by Mr Morgan in our telephone conversation of the 19th Dec 2007.Also enclosed are two planing application forms and two maps of the area as stated on forms.

PLANNING D...
PLAN No. Ad0012/08
DATE RECEIVED 04 JAN 2008

Yours sincerely

[redacted]

D.A.Dawson.

ADUR
DISTRICT COUNCIL

Head of Division
Peter Davies

Direct Dial: 01273 263239
Facsimile: 01273 263203
keith.morgan@adur.gov.uk
DX 59765, Shoreham-by-Sea

Planning and Community

Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex BN43 6PR

David Dawson
60 The Meadway
SHOREHAM-BY-SEA
BN43 5RP

Contact: Keith Morgan

Our ref: ADC/0435/06

Your ref:

Date: 10 January 2007

PLANNING DIVISION
PLAN No. Adc/0012/08
DATE RECEIVED 04 JAN 2008

Dear Mr Dawson,

Shoreham-by-Sea: Long Acres Farm, Steyning Road: Application for Certificate of Lawfulness for standing a residential mobile home (ADC/0435/06)

I refer to the above application and enclose the decision notice.

I regret that is not considered that the evidence you have submitted with the application is sufficient for the Council to be satisfied, on the balance of probability, that the residential use of the mobile home on this site has taken place for more than 10 years.

The fact that the Valuation Office did not give a residential assessment until 2004 undermines the very brief statements made by the other persons.

The burden of proof with applications of this type is with the applicant. Should you be able to submit further, more detailed evidence, then it may be that a further application would be worthwhile. No fee is required provided it is submitted before 10 January 2008.

The evidence from yourself and the other persons with a knowledge of the site would carry more weight if it is the form of Statutory Declarations made in front of an independent solicitor.

The clear setting out of the chronology of events regarding the various caravans/mobile homes, including their dates of arrival/removal, residential occupation and exact siting, would also be of assistance.

Yours sincerely,

Keith Morgan

Keith Morgan
Planning Services Manager

DATED 19th December 2007

PLANNING DIVISION

PLAN No.	A0600268
DATE RECEIVED	04 JAN 2008

STATUTORY DECLARATION

OF

DAVID ALAN DAWSON

fitzhugh gates
solicitors and notary

STATUTORY DECLARATION

I, David Alan Dawson of 60 The Meadway, Shoreham by Sea, West Sussex BN43 5RN solemnly and sincerely declare as follows:-

1. In 1988, my wife, Vivien Dawson, and myself bought some land to the north and west of the Shoreham bypass flyover. It formed part of the Old Shoreham Farm, and I renamed the land, Long Acres Farm.

2. I was aware that prior to our purchase of the land a lady named Ruby Clarke lived in a van on part of the land, and had done so for many years. Following her death, Raymond Beech took up residence in a mobile caravan which was at that time located near to the northern boundary of the land. Mr Beech was in residence when my wife and I bought the land in 1988.

3. Not long after we acquired the land – I would say probably in late in 1988 or early 1989 – Mr Beech was attacked at night, tied up, and robbed by three travellers. As a result of Mr Beech's age, health and vulnerability, my wife and I allowed him to move into a different caravan which I had installed on the current farm yard and which I had previously used as a shelter during lambing. This mobile home was located near the barn which I had erected for lambing purposes and which still exists on the site.

4. Mr Beech did not pay me any rent, but he always told me that he paid the Community Charge, and, subsequently, Council Tax. As these were the liability of the occupier, I did not consider it necessary to obtain evidence of this.

5. On two occasions during Mr Beech's occupation, the mobile home was substituted by a different one due to deterioration in the condition of the one that was replaced. Occasionally, it's location was changed slightly when resurfacing work was carried out. It has, however, always been located within the yard, save for one brief period when it was sited under the slip road bridge, as remedial works were to be carried out to my land by the Ministry of Transport. These works were deferred, so the caravan was returned to its original site.

6. An Article 4 Direction dated 22 March 1990 came into force on 12 September 1990. The caravan had been on site for some time before the Article 4 Direction came into force. Mr D Ponting, authorised by the Secretary of State, advised me in his letter dated 5 December 1990 at the Article 4 Direction had no effect on buildings or structures placed on the land before 12 September 1990.

7. In 1991, I was asked whether my application for Planning Permission for an agricultural building would enable me to remove the caravan, and I confirmed it would not.

8. In January 1993 I was served with a Planning Contravention Notice alleging, amongst other things, the unauthorised storage of a caravan. In my letter in response to that notice dated 13 February 1993, a copy of which is produced to me and marked "DAD 1" I stated that "This caravan is used as part of the agricultural holding and has been on the land for several years. If you check your records you will find it has been subject of planning discussions along with existing buildings which met agricultural planning requirements at the time. Therefore they are permanent and not subject of any further planning"

I made verbal representations to the hearing on 22 February 1993, at which the council's representative stated that the council had no authority to require the removal of the caravan as it was on site prior to the Article 4 Direction.

9. In Adur District Council's written statement (a copy of which is produced to me and marked "DAD2") in connection with an appeal dated 21 January 1994 against the imposition of a condition on Planning Permission numbered SU/133/93, the Council clearly stated, at paragraph 4.4, that "...the site had already been developed with three small buildings and was extensively use for standing a caravan and..." and "The buildings...were erected as "permitted development" before the Article 4 Direction came into effect in September 1990. The caravan and materials, etc appeared to be related to agricultural use."

10. In December in 1997, I allowed Miss Carlie Scott to move into a small touring caravan I kept on the site that I used for holidays. This was initially intended to be a temporary arrangement but, when Mr Beech died in 1999 or 2000, Miss Scott moved into the caravan that he used to occupy and she continues to live there today.

11. Adur District Council claimed, in its letter of 6 May 2005, that the caravan was demolished in 1999. No demolition or removal took place at that time, as I informed the council in my letter of 10 May 2005. In a later letter of 12 September 2005, the council stated that it's records showed that a caravan had been located "...in a similar location to the caravan in question as far back as 30 November 1992..." These three letters are produced to me and marked "DAD 3".

12. In fact, as a consequence of the above, to my personal knowledge, a caravan has been occupied as a residence on my land and, more specifically, within the yard of the farm, from about 1989 following Mr Beech being attacked, until the present day.

C

And I make this solemn declaration conscientiously and believing the same to be true by virtue of the Statutory Declarations Act 1835.

DECLARED by David Alan Dawson)
at [redacted])
in the county of [redacted])
this 19th day of [redacted] 2017)
)
Before me)



Solicitor/~~Commissioner of Oaths~~

STATUTORY DECLARATION

I, Carlie Jacqueline Scott of Long Acres Farm, Steyning Road, Shoreham by Sea, West Sussex BN43 5FD *solemnly and sincerely declare as follows:-*

1. In December 1997 I was unfortunately homeless. David Dawson who owned a farm at Steyning Road, Shoreham by Sea, West Sussex allowed me to stay in a small caravan which was situated in a yard at Long Acres Farm. I moved in on 17 December 1997.

2. When I moved into the small caravan there was another mobile home in the yard at the farm near the flyover which was occupied by a Mr Beech.

3. Mr Beech died in about 1999 or 2000

4. After he died I moved into the mobile home previously occupied by him and have continued to occupy that mobile home since 2000

And I make this solemn declaration conscientiously and believing the same to be true by virtue of the Statutory Declarations Act 1835.

DECLARED by Carlie Jacqueline Scott)
at Bank House, Southwick)
in the county of West Sussex)
this 10th day of December 2007)
)
Before me)

Susan Bothell

PB LAW, SOLICITORS
Bank House
Southwick Square
Southwick
West Sussex BN42 4EY

Solicitor/~~Commissioner of Oaths~~

STATUTORY DECLARATION

I, William Thomas Norman Smith of 235 Hartington Road, Brighton, East Sussex BN2 3PA solemnly and sincerely declare as follows:-

1. From the beginning of 1994 until 2001, I kept a horse at Long Acres Farm, Steyning Road, Shoreham by Sea, West Sussex

2. In the course of riding and caring for the horse throughout that period, I frequently visited the farm. The horse was kept in a field next to the yard by the flyover.

3. I can confirm that from 1994 until 1999 or 2000, a man who I knew as Mr Beech lived in a mobile home in the yard by the flyover. Mr Beech died in about 1999 or 2000.

4. There was another small caravan on the same site which was occupied from December 1997 by a girl called Miss Scott. After Mr Beech died, Miss Scott moved into the mobile home previously occupied by him. Miss Scott continued to occupy the mobile home and was still in occupation when I moved our horses to stables closer to my home in 2001.

5. Since 2001, I have visited David Dawson's yard fairly frequently due to both of us having an interest in restoring horse drawn carriages. I can confirm that whenever I visited, Miss Scott was living in the caravan in the yard, and she continues to do so. In 2005, David Dawson's son, James, moved in to the caravan with Miss Scott.

And I make this solemn declaration conscientiously and believing the same to be true by virtue of the Statutory Declarations Act 1835.

DECLARED by William Thomas Norman Smith
at Brighton
in the county of East Sussex.
this 4th day of December



Before me

Solicitor/Commissioner for Oaths

Griffith Smith
Farrington Webb
Solicitors
47 Old Steyne
Brighton
BN1 1NW
Tel: 01273 324041

STATUTORY DECLARATION

I, Ben Fraser Patterson of 144 Harbour Way, Shoreham by Sea, West Sussex BN43 5HJ solemnly and sincerely declare as follows:-

1. From 1993 to 1996 I had a horse that was on loan to me. I kept the horse in a field near the flyover at Long Acres Farm, Steyning Road, Shoreham by Sea.

2. Near the field was a yard, in which there was a mobile home.

3. In the course of looking after the horse, I visited the farm on a daily basis. During that time the mobile home was occupied by a man I believe to be called Mr Beech. Mr Beech lived there with two dogs. He also had other dogs, cats and a goat in kennels and a shed on the land just to the north of the field where the horse and sheep were kept.

4. I confirm that throughout the time my horse was kept in the field, Mr Beech continued to live in the mobile home in the yard.

5. After 1996 and until his death, which I believe was in 1999 or 2000, I took food to the field for Mr Beech's dogs. Throughout the period 1993 to 1999 or 2000 I can confirm from my own knowledge that Mr Beech lived in the caravan in the yard by the flyover.

And I make this solemn declaration conscientiously and believing the same to be true by virtue of the Statutory Declarations Act 1835.

DECLARED by Ben Fraser Patterson)
at 31 High Street Shoreham by Sea)
in the county of West Sussex)
this 11th day of December 2017)
)
Before me)

[redacted]

[redacted]

Solicitor/~~Commissioner of Oaths~~

[illegible]

[illegible]

[illegible]

Appeal by Mr D A Lawson against the decision of the Local Planning Authority to impose Condition 4 on permission SU/[illegible] for a farmbuilding (amended size and siting) at [illegible] Acres Farm, Steyning Road, Shoreham-by-Sea.

Department of the Environment Ref: APP/[illegible]
Local Planning Authority Ref: SU/[illegible]

WRITTEN REPRESENTATIONS OF THE LOCAL PLANNING AUTHORITY

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1. THE SITE AND ITS LOCATION

1.1 The site is located on the west side of the [illegible], Steyning Road, immediately to the north-west of its intersection with the A27 trunk road, which crosses the land on a flyover (which is an eastward extension of its bridge over the adjacent river Adur). It lies in the narrow flood plain of the river valley where it cuts through the Sussex Downs (within the AONB).

1.2 The site consists of part of a narrow field which extends partly beneath the flyover. The field forms part of a holding totalling approximately 43 acres (of which the appellant currently owns 26 acres, has an agricultural tenancy of 7 acres and has a licence to use a further 10 acres). There are currently three buildings on the field, which, apart from an extension, were erected before an Article 4 Direction (removing "agricultural permitted development rights") came into force in September 1990.

2. RELEVANT PLANNING HISTORY

2.1 The Site

2.1.1 In January 1990, an application for an agricultural building (for sheep/lambing and a hay barn) was refused on grounds of being detrimental to the character and appearance of the Sussex Downs AONB and because the need for the building was insufficient to over-ride the objection (SU/229/89).

2.1.2 In December 1990 an appeal against non-determination of a Section 64 application (as to whether planning permission was required) for an agricultural building (not exceeding 3 metres high) was dismissed by the Secretary of State. It was determined that planning permission was required owing to an Article 4 Direction (approved on 12 September 1990). The Inspector expressed the view that the proposal would otherwise have been "permitted development" (DoE ref. APP/G/90/Y3805/001; LPA ref. SU/260/89).

[illegible] permission was granted for a [illegible] building, approximately [illegible] shaped [illegible] dimensions of [illegible] long and [illegible] wide with a [illegible] height of partly [illegible] and partly [illegible] (SU/[illegible]).

[illegible] In October 1991 conditional permission was granted for a larger farmbuilding (being an amendment to SU/[illegible] to increase its size and amend its siting). Condition 4 of this permission forms the subject of the present appeal (SU/[illegible]).

2.1.5 Also in October 1991, conditional permissions were granted to vary three other conditions (Nos. 4, 5 and 6) imposed on SU/[illegible]/91 (SU/134, 135 and 136/93).

2.2 THE SITE TO THE EAST OF THE ROAD INTERSECTION

2.2.1 A number of applications have been submitted in respect of the holding comprised of a single [illegible] acre field on the East and North-East side of the roundabout/intersection. A free-range chicken house was refused in 1985 and again in 1989.

2.2.2 Notwithstanding the above refusals, the building was partly erected, resulting in an Enforcement Notice being served. An appeal against the Notice was dismissed in October 1988, following a local inquiry (DoE ref. APP/C/89/Y3305/[illegible]).

2.2.3 In August 1991 temporary permission (expiring 31 August 1996) was granted for a lambing shed with haybarn (now erected) (SU/91/91).

2.2.4 In November 1991, an application for 4 polythene greenhouses was refused and was also dismissed on appeal in April 1992 (DoE ref. APP/Y3305/A/92/199734) (SU/134/91).

Copies of the above appeal decisions are attached as Appendices I and II

3. POLICIES

3.1 The Shoreham-by-Sea and Southwick Town Map, approved by the Minister in 1958, shows the site as being within an area of "white land" unsuitable for building and liable to flood and of great landscape value.

3.2 The Sussex Downs Area of Outstanding Natural Beauty was designated by the Government in 1966.

3.3 The Replacement West Sussex County Structure Plan was approved by the Secretary of State in 1993. Policies G1, G3, G5, G6, C1, C2, C6, C7 and C12 are relevant.

3.4 The Adur District Local Plan was placed on deposit on 25th February 1994. Policies AG1, AC1, and AC2 are relevant.

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

This is the exhibit marked "DAD3" referred to in the Statutory Declaration of David Alan Dawson dated the 19th day of December 2007

Before me [redacted]

.....

Solicitor/Commissioner for Oaths

D.A.DAWSON.
60.THE MEADWAY.
SHOREHAM.BY.SEA.
SUSSEX.
BN43 5RP.

Date 10 May 2005

Ben Daines.
Planing Office.

Adur Council.
Ham Road.
Shoreham.by.Sea.
Sussex.

CARAVAN AND CONTAINERS AT LONG ACRES FARM.STEYING ROAD SHOREHAM.

Dear sir,

You state that the caravan was demolished in 1999.Please could you provide evidence to this statement.I am the owner of the land and the caravan on site and have never informed you or made a statement to this effect.The caravans being lived in were never removed or demolished at this time.

There has been some one living on this land to my knowledge since the early 1970s.A lady named Ruby lived on the land 1970/80s Ray Beech then lived on there untill he die,I believe in 2000. Miss Carlie Scott.has lived there since 1998.Prior to the land being occupied by Rubypart of the land was used as a scrap yard and part as a piggery.

A letter from Miss Scott is enclosed providing evidence as to the fact that the caravan were on site in 1999.

John Knight your enforcement officer visited the site in early 2000/2001.the caravans were on site when he visited the area.

I stated in our site meeting that photographs in a report from the ministry lodged with the council clearly show the caravan on site in 2000.Angel productions made film using the caravan in a Television production shown on channel 4.You clearly have not bothered to check these facts.

DEPT.ENVIRONMENT ROOM TX110 Dated 5th Dec 1990.
STATEMENT BY D.PONTING.AUTHORISED BY THE SECRETARY OF STATE.

Approved article 4 Direction as approved i.e.12 Sep 1990.

(THIS DETERMINATION,AND THE APPROVED ARTICLE 4 DIRETION PRIOR TO ITS DATE OF SEVICE,HAVE NO EFFECT UPON BUILDINGS OR STRUCTURES PLACED ON THE LAND BEFORE THAT DATE.

Please find enclosed photograghs of the canavan in place prior to the article 4 direction.

RE CONTAINERS.

I have been informed that the containers are non permanent stru s. The planing Clearly states that storage can be kept out side but shcuid be kept with in the yard area as far as possible,which we have complied with.
The containers will be painted brown so as to blend in with th rest of the buildings.One container has replaced a delapidated container that was sign written. This has been on site for many years

ADUR
DISTRICT COUNCIL

Planning and Policy

Head of Division
Peter Davies

Direct Dial : 01273 263232
Facsimile : 01273 263203
ben.daines@adur.gov.uk
DX 59765, Shoreham-by-Sea

Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex BN43 6PR

Mr DA Dawson
62 The Meadway
Shoreham-By-Sea
West Sussex

Contact: Ben Daines
Our ref: 13.50
Your ref:
Date: 06 May 2005

Dear Mr Dawson

RE: UNAUTHORISED CARAVAN AND STRUCTURES AT 'LONG ACRES FARM', WEST SIDE OF STEYNING ROAD (NORTH OF FLYOVER), SHOREHAM-BY SEA

I refer to our meeting at the above address on 3 February 2005 where we discussed the unauthorised caravan and containers at 'Long Acres Farm'.

I must advise that it is my opinion that both the metal containers and caravan require planning permission. The caravan is currently being used as a dwelling. Although I note that you stated during the meeting that a previous caravan at the farm had been occupied for more than 10 years, the Council's records indicate that this caravan was demolished in 1999. I note that you claim that another residential caravan was sited on the property during the period from 1999 up until its replacement with the existing caravan at the property. If this is the case, I would be grateful to receive any written evidence supporting this.

'Long Acres Farm' is subject to an Article 4 Direction restricting agricultural permitted development rights and is located within the Area of Outstanding Natural Beauty (AONB) where development is only permitted in compelling circumstances. It is considered that both the caravan and the metal containers are inappropriate for such an area and retrospective planning permission is unlikely to be granted.

If you have any queries please contact the Enforcement Officer, John Knight on 01273 263215.

Yours sincerely

B T Daines

Ben Daines
Planning Officer

ADUR
DISTRICT COUNCIL

Planning and Policy

Head of Division
Peter Davies

Direct Dial : 01273 263232
Facsimile : 01273 263203
ben.daines@adur.gov.uk
DX 59765, Shoreham-by-Sea

Civic Centre
Ham Road
Shoreham-by-Sea
West Sussex BN43 6PR

Mr DA Dawson
60 The Meadway
Shoreham-By-Sea
West Sussex
BN43 5RP

Contact: Ben Daines

Our ref: 13.50

Your ref:

Date: 12 September 2005

Dear Mr Dawson

RE: UNAUTHORISED CARAVAN AND STRUCTURES AT 'LONG ACRES FARM', WEST SIDE OF STEYNING ROAD (NORTH OF FLYOVER), SHOREHAM-BY-SEA

I refer to my previous letter concerning the above, dated 6 May 2005, and your response to this letter, received 13 May 2005.

Although I note from our records that a caravan has been located at the property in a similar location to the caravan in question as far back as 30 November 1992, there is no evidence that it was a residential caravan. I would be grateful to receive evidence from you showing how long this caravan has continuously been used for residential purposes. You state that Miss Carlie Scott has occupied a caravan in this location since 1998 but you make no mention of whether this caravan was used for residential purposes up until 1998.

With regard to the containers at the property, under the planning legislation, there is no exemption from control on the basis that they are temporary structures. Moreover, I understand that you intend to retain them on a long-term basis. Therefore the metal containers require planning permission which is unlikely to be granted due to their industrial appearance and the fact that 'Long Acres Farm' is located within the Area of Outstanding Natural Beauty (AONB).

Please ensure you reply in writing to this letter within the next 21 days, otherwise enforcement action may result

If you have any queries please contact me on the above telephone number.

Yours sincerely

B. T. Daines

Ben Daines
Planning Officer