Horsham District Council

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If calling please ask for:	Gary Peck	Date:	28th November 2006

Dear Sirs

Re: Arun Feeds, Sincox Lane, Shipley

Thank you for your letter of 13 November.

I have now spoken further to the Chief Building Control Officer who has advised that an initial commencement inspection was undertaken in March 2004 with regard to the excavation carried out at the site which related only to a small section of the corner of the south western part of the proposed building. The Chief Building Control Officer requested that a trial hole was increased in size, which was done, although only to a minimum standard. If works recommence, then the excavation will need to be checked for suitability and if so be jointed to the rest of the foundation concrete which is understood to have been poured on the line of the foundation for the intended building. The Chief Building Control Officer also advises that the longer the concrete is left, the greater the chance that it will become unstable and therefore may need to be removed or replaced.

Having regard to the provisions of Section 56 of the Town and Country Planning Act 1990, I consider that a material operation has taken place and that development has commenced within the time limit set down by condition 1 of the permission granted permission under reference SP/48/98 which required development to commence prior to 26 March 2004. However, I must stress that having particular regard to the comments of the Chief Building Control Officer in respect of the concrete foundation, this determination may be subject to review if the foundations are left unaltered and subsequently found to be unsuitable.

While I appreciate your frustration regarding the amount of time taken to investigate this matter, I must reiterate as stated in my letter of 6 October, that in April 2004 the Chief Building Control Officer requested that confirmation be sought from the Development department as to whether the works carried out constituted a material commencement of operations. I have no record of any such information being sent to this department.

Please contact me should you require further information.

Yours sincerely

GP

Gary Peck
Principal Planning Officer

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