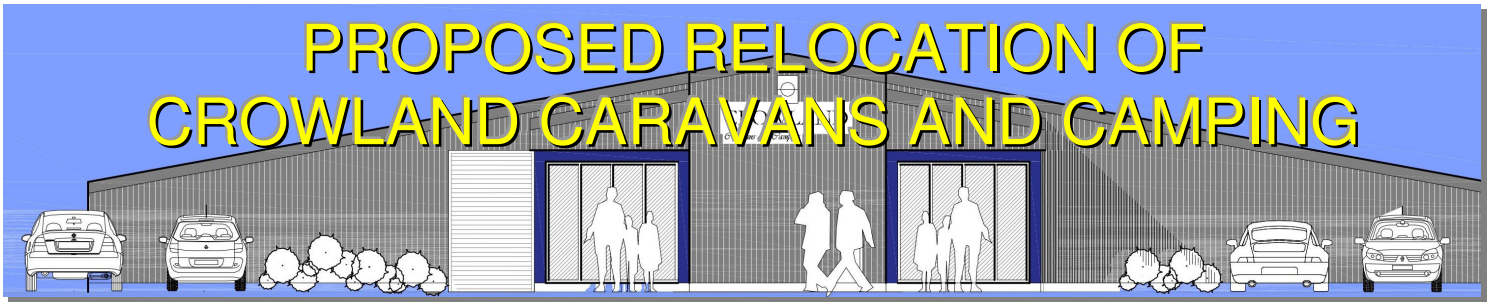


NON MATERIAL AMENDMENT APPLICATION
Planning ref: H02-0241-23

1. Brief History

1.1. Full Planning Permission for the conversion of a Poultry Shed to a Caravan and Camping business was granted on 07 September 2023 under reference H02-0241-23.

1.2. One element of the overall proposals consisted of the specification of security fencing to the site perimeter and the Caravan Display Area. Crowland Caravans and Camping have considerable experience of burglary and theft of very expensive caravans and it was proposed to erect a 2400mm high wire lattice security fence and to introduce concrete highway barriers internally to the fence, together with a comprehensive CCTV system throughout the site. This element of the proposals formed part of the overall plans.

2. Present Situation

2.1. It is now apparent that insurance underwriters are increasingly alarmed by the increasing losses sustained by businesses such as that which is intended within this proposal, where expensive and very mobile goods are necessarily located external to secured buildings. They are conscious of an ever-increasing rate of crimes of theft. Perpetrators are using ever more determined and ingenious methods of stealing caravans.

2.2. It is now virtually impossible to obtain insurance cover at any price unless security measures are taken in compliance with insurer's demands. This imposes a great financial burden upon business owners if they are to satisfy insurers in this respect.

3. Proposed Changes to Approved Fencing Specification.

3.1. It is necessary to introduce a more robust fencing system, which is not only a stronger construction, but that also lessens direct visibility and temptation to

potential criminals. The site is in flat arable countryside with a major road conveniently adjacent for both the law-abiding public but also for the criminals. It is visible from all points of the compass from considerable distances across the fields.

3.2. The decision has been taken to replace the approved fencing specification with a timber, close-boarded construction of the same height as the approved fence, with the addition of a further internal fence to totally protect the Caravan Display Area. The revised drawing which indicates this is included with this Planning Application.

4. Impact on Approved Overall Proposals.

4.1. The current Planning Approval allows for views into the internal spaces and the buildings themselves which although they have always been visible across the countryside will now take on, to some extent, a more commercial presence. The intention to screen the site now becomes more appropriate, in addition to security being created at a sustainable level. A close boarded fence will not only screen temptation to criminals, but will be a more attractive view for the passing public and the rural environment generally.

4.2. A further positive effect of a boarded fence will also be one of shelter and the resultant reduced maintenance requirement for the property itself, in the interests not merely of costs, but also the effects of potential dilapidation on the character of the area generally.

5. Conclusions.

5.1. It is considered that the minor amendment proposed is beneficial to both the environment and the sustainability of the business and would enhance rather than detract from the approved fencing solution.