

Simon Davis

From: Simon Davis
Sent: 19 June 2013 17:19
To: 'Richard Ostler'
Subject: RE: Trees affected by AW/91/13

Dear Mr Ostler,

I am aware that block paving is shown on the application and that this is a change to the existing situation (and that permission is required for this change). This new paving was not listed on the application form and I assume that either (a) the owners are not aware that permission is required or (b) that they were going to seek consent for the new wall first and then submit an application for the paviers separately.

With regard to the application, I have an objection from the Arboriculturist and also anticipate an objection from the Conservation Officer. If these objections were not present, then it might be the case that we'd either seek an amendment to the application to add in the paving or ask that the plans were amended to remove the paving shown.

I trust this helps

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Richard Ostler [REDACTED]
Sent: 17 June 2013 16:08
To: Simon Davis
Cc: Ian Brewster; Martyn White
Subject: Trees affected by AW/91/13

Gentlemen

Attached is a view, looking south in The Drive and showing the entrance to No. 22 on the right with the 3 trees on the small grass patch close to the entrance drive and The Drive spur itself.

We get the impression that the applicant intends to lay '*impervious block paving*' but is either oblivious to or is ignoring the Article 4 Direction!

Regards,

Richard Ostler, Chairman, CHECAA

The message is ready to be sent with the following file or link attachments:
006.JPG

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Simon Davis

From: 
Sent: 18 June 2013 17:03
To: Simon Davis
Subject: RE: Trees affected by AW/91/13

Dear Simon,

Further to my response the 450mm below ground depth foundations for the wall within the RPA would impact directly upon the tree group and therefore the application should be refused consent.

Yours sincerely

Ian Brewster

COMMENTS TO BE FINALISED.

Simon Davis

From: Ian Brewster
Sent: 18 June 2013 16:38
To: Simon Davis
Subject: FW: Trees affected by AW/91/13

Hi Simon,

On reflection tree roots are likely to be encountered and damaged within their root protection area (x12 diameter as measured at 1.5m of main stems) if the new surface will be built below the original depth (no details of depth has been provided) where roots have grown and established. If the driveway surface can be kept to original depths and the disturbance restricted to a 'minimum width' and depth of 600mm. It is good to hear that the applicant is willing to re-locate should significant roots be encountered. I would suggest that the foundations should not be built any closer than 1.5m of a tree stem due to the significant size differences between closer growing anchor roots when compared to lesser sized and slender feeder roots.

Regards

Ian

Simon Davis

From: Ian Brewster
Sent: 18 June 2013 15:59
To: Simon Davis
Subject: FW: Trees affected by AW/91/13
Attachments: 006.JPG

Dear Simon,

Please find attached a picture showing the three trees. One has a stem cavity. Are we concerned that these trees will be affected by the proposal. Are they worthy of retention seen as high 'visual' amenity. Apart from the 600mm foundations for the pillars how deep will the new surface be and will the removal of the old surface cause damage to underlying roots?

Ian

From: Richard Ostler
Sent: 17 June 2013 16:11
To: simon.davis@arun.gov.uk
Cc: Ian Brewster; Martyn White
Subject: Fw: Trees affected by AW/91/13

Photo. follows.

----- Original Message -----

From: Richard Ostler
To: simon.davis@arun.gov.uk
Cc: [Brewster Ian](#) ; [Martyn WHITE](#)
Sent: Monday, June 17, 2013 4:07 PM
Subject: Trees affected by AW/91/13

Gentlemen

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Simon Davis

From: Richard Ostler [REDACTED]
Sent: 17 June 2013 16:08
To: Simon Davis
Cc: Ian Brewster; Martyn White
Subject: Trees affected by AW/91/13
Attachments: 006.JPG

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Simon Davis

From: Simon Davis
Sent: 06 June 2013 15:35
To: Ian Brewster
Subject: AW/91/13

Chand Fr by email 14/06/13 3:50 pm

Hi Ian,

Re this application for front wall/gates and hard standing which I consulted you on due to concerns over proximity to the trees, I've now got some further details which are now on Ccube/online.

Please see the docs "Tree Survey", "Foundation Details" and the "Agent Letter Re: Supplementary Plans 05/06/2013".

I look forward to your comments.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

From: Simon Davis
Sent: 20 May 2013 17:11
To: Ian Brewster
Subject: Planning Consultations - Photos

Dear Ian,

I started in Planning last Thursday but already have a number of apps. I've visited a few this morning with Dan and I have some photos to send you for a few of them.

AW/100/13/T – photos DSCN1475 & 1476. I thought perhaps if we allowed removal of the tree closest to the house that might alleviate the issues of shading/overhang over n'bours driveway. But then you might be ok with removal of both or not see a reason for removal at all.

AW/106/13/T – photo DSCN0262. We would ask that you visit this one to confirm the tree is dead.

Also I'm going to consult you on AW/91/13 "Front boundary wall and gates" @ 22 The Drive, Aldwick. The reason being that the wall appears to cut right in front of one tree near the neighbours hedge and then cuts close to a second tree near the garage. I will also ask the agent to mark the trees on the plan and for details of foundations. Please see photos DSCN0259, 0260, 1482 & 1485.

Kind Regards

Simon

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk

ACTION SHEET

APPLICATION NUMBER AW/91/13

OFFICER NAME Simon DALLS

SUBSTITUTE PLANS/FORMS YES/NO DATE RECEIVED

SUPERSEDE PREVIOUS PLANS (please give details e.g. plan number or type)

MINOR AMENDMENT YES/NO DATE RECEIVED

SUPPLEMENTARY PLANS YES/NO DATE RECEIVED 05/06/13

ADDITIONAL PLANS YES/NO DATE RECEIVED

LANDSCAPING YES/NO DATE RECEIVED

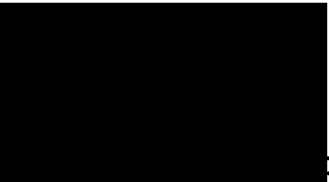
RE-ADVERTISEMENT YES/NO
If YES, reason for re-advertisement

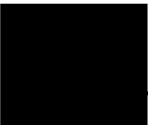
LIST No.

CHANGE DESCRIPTION/ADDRESS TO READ:-

NOTIFY PARISH COUNCIL YES/NO

NOTIFY REPS YES/NO if yes, No. of days to reply

SIGNED  DATED 06/06/13

ACTIONED:- SIGNED  DATED 6/6/13 SCANNED RP

06 JUN 2013



Aldwick Parish Council
O
Aldwick Parish Offices
88 Pryors lane
Aldwick
PO21 4JF

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWQC285
Our Ref: AW/91/13/
Please ask for:
Simon Davis

29th May 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Front boundary wall and gates
22 The Drive Aldwick

Thank you for your internet comments made on 29th May 2013 which has been recorded as 'no objection' with the comments as follows:

Members have no objection to the application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

20/05/13

SITE VISIT DETAILS

● ADDRESS:

- * LOOKS LIKE WILL DMG TREES - ASK FOR PLAN WITH TREES ON ✓
- TREE CONSULT ✓

TOPOGRAPHY:

- * IF APPROVE RENDER WALL WHITE!

TREES:

- * @ PLOTS WANT PRESERVE ENTRANCE CONSU AREA BUT AWAIT CON. OFF. COMMENTS.

BOUNDARY TREATMENT:

SITE CHARACTERISTICS:

Storeys: 1/2/3

Semi-/ Detached/ Terraced

Walls:

Roof:

Other:

CHARACTER OF LOCALITY:

Residential/ Rural

Main Road/ Residential Road/ Cul-de-sac

Style of Dwellings:

Size of Plots:

Neighbouring windows:

Other:

READ RECEIPT 10:38am, 21/05/13.

Simon Davis

From: Simon Davis
Sent: 20 May 2013 17:28
To: 'davidjbrookwell@uwclub.net'
Subject: 22 The Drive, Aldwick - Erection of Front Boundary Wall & Gates

Dear Mr Brookwell,

I am the case officer for this application (Ref AW/91/13/). I visited the site today and I have concerns over the impact on the nearby trees. I have today consulted the tree officer but I require you to provide us with an accurate scaled plan showing the position of the trees in the front garden area and their relationship to the position of the proposed wall/gates/hard surfacing. I would also ask that you specify how your clients would propose to erect the wall without damaging these trees. It would be helpful to know the details of any foundations inc the depth of such.

Please do not hesitate to call to discuss on the number below. I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)
Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.

30/05/13 - Chased by phone and left message.
31/05/13 - He rang me, will provide info next few days.

Simon Davis

From:  Simon Davis
Sent: 20 May 2013 17:11
To: Ian Brewster
Subject: Planning Consultations - Photos
Attachments: DSCN0259.JPG; DSCN0260.JPG; DSCN1482.JPG; DSCN1485.JPG; DSCN1476.JPG; DSCN1475.JPG; DSCN0262.JPG

Dear Ian,

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AW/100/13/T – photos DSCN1475 & 1476. I thought perhaps if we allowed removal of the tree closest to the house that might alleviate the issues of shading/overhang over n'bours driveway. But then you might be ok with removal of both or not see a reason for removal at all.

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Kind Regards

Simon

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Telephone: +44 (0)1903 737874
Visit Arun's web site at www.arun.gov.uk
P Save the environment - think before you print.



Mr D Brookwell
Tulip Tree Cottage
99 Westminster Drive
Aldwick
West Sussex
PO21 3RG

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: AW/91/13/

Please ask for:

Mr S Davies
01903 737500 x 37314

Dear Mr Brookwell

13 May 2013

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for Planning Permission for Works or Extension to a Dwelling

Development Front boundary wall and gates.

Location 22 The Drive Aldwick,,

Receipt:

Mr L P Norman & Mrs E I Norman

Receipt No. P92449

Amount £ 172

Thank you for your application received on 24th April 2013. I am writing to acknowledge that it was accepted as a valid application on 9th May 2013. On receipt of this letter if you have any concerns about the way that the Council has described your application you should contact the Case Officer: Mr S Davies, who will be dealing with your application, to discuss the matter.

The Council will publicise this application by means of a site notice on or near the application site and on our website. The notice needs to be displayed for not less than 21 days. During this time I hope you will do all that you can to ensure that it is not removed or defaced and that it is removed at the end of the specified period. If there are any problems with regards to the site notice (e.g. vandalism), please contact your Case Officer.

Your application cannot be determined until the end of the statutory publicity and consultation periods which is 13th June 2013.

You can follow how your application is progressing on the Council's website:

www.arun.gov.uk/planning.

The Council aims to make as many decisions as possible before the end of the statutory determination period, which in this case will be 4th July 2013. However, this is not always possible for a number of reasons, including on-going negotiations or the scheduling of Planning Committees.

If you have not received a decision by 4th July 2013 or agreed in writing to extend the time in which the Council make a decision, you have 12 weeks in which to appeal to the Secretary of State. Your appeal (under Section 78 of the Town & Country Planning Act 1990) would be that the Council has failed to make a decision and you would be asking a Government Planning Inspector to make the decision instead. You can do this on a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Or from the planning portal website www.planningportal.gov.uk/planning/appeals/.

[Handwritten signature]

pack

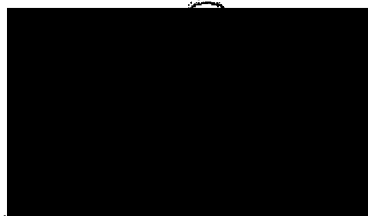
If you allow the Council extra time to make a decision on your application, and you disagree with the decision, you will still be able to appeal within 12 weeks from the date the decision was issued.

This acknowledgement only relates to this application and not to any other applications you may have made, or may need to make to the Council, for example Building Regulations approval. You will need to carry out your own checks to determine whether any other consents or permissions are required.

For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk or seek your own professional advice. If, in general, you wish to know more about Building Regulation approval and the Building Control Services offered by Arun District Council please see www.arun.gov.uk/buildingcontrol/

Please do not hesitate to contact the case officer if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

Please note: When an application is submitted online or with an email address in the agent details, most correspondence, including the decision notice will be sent by email. It is therefore important that you inform us if you make any change to your email address during the course of this application.

99 Westminster Drive Aldwick Bognor Regis PO21 3RG

[REDACTED]

DJB/VB

22 April 2013

Head of Planning Services
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

ARUN DISTRICT COUNCIL

24 APR 2013

RECEIVED

Dear Sir

**Front boundary treatment
22 The Drive Aldwick**

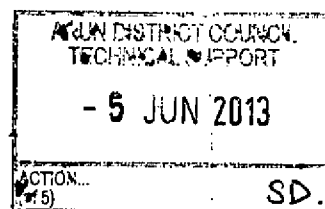
Herewith my Town Planning application for the above together with the appropriate proscribed fee.

Yours faithfully

[REDACTED]

David J Brookwell

99 Westminster Drive Aldwick Bognor Regis PO21 3RG



DJB/VB

4 June 2013

SCANNED

06 JUN 2013

Mr S Davis MRTPI
Planning Services
Arun District Council
Civic Centre
Littlehampton
BN17 5LF

Dear Mr Davis

application no AW91/13
22 The Drive

In response to your e-mail I attach two copies of my tree survey and two copies of the same plan with the foundation detail provided by Mr Hilton.

I would confirm tha the foundations will be hand dug and if any evidence is found of potential dramage to the trees is found either a bridging arrangement will be made or if necessary the wall will be repositioned to a suitable alternative position.

I have Ian Brewster's telephone number and will liaise with him if we have to invoke either of the above situations.

Your sincerely

A large black rectangular redaction box covering the signature of Mr L P Norman.

cc Mr L P Norman FRICS