

From: Juan Baeza
Sent: 13 June 2018 10:53
To: Planning.Responses
Cc: Timothy Bloomfield
Subject: FW: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Can this be scanned in please

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Mark Warwick
Sent: 13 June 2018 10:05
To: Juan Baeza
Cc: Timothy Bloomfield
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Juan

The provision (and subsequent agreement by the LPA) of a suitable Tree Protection Plan (TPP) is not of itself sufficient to discharge the condition. This has always been MY approach and one I am familiar with having been followed by experienced practitioners of BS5837:2012.

Any tree protection measures must be in place before heavy plant access, soil movement, demolition or construction occurs. The prior installation of an effective 'Construction Exclusion Zone' and any specified ground protection measures must be inspected by and be to the satisfaction of the LPA (Tree Officer) before the appropriate condition can be discharged. Anything less and we are facilitating the occurrence of potentially irreversible damage to those trees identified for retention.

I do not understand why the developer would seek a DOC at this stage (a first for me), as I see no practical benefit to discharging it at this stage. Furthermore, I see no additional constraint on them arising from waiting until the TPP measures have been correctly installed.

I have read the condition (19) several times. It is clear and instructive from the outset but does become a little contradictory the more you read. This is somewhat unfortunate as conditions should be explicit and not leave any room for doubt as to what is being demanded. That said, I do not feel there is sufficient ambiguity to successfully challenge the essence of it, nor justification to do so.

I refer back to Bernie Harverson's report to Ross Leal (A/23/18/DOC), dated 15th March 2018. Following my site inspection yesterday I can confirm there has been no progress on site since Bernie's visit. I therefore stand by his report in full and would now place emphasis on his ADVISORY notes.

Once those measures are in place, I would be happy to make a prompt inspection and then hopefully be in a position to promptly 'sign off' their application for a DOC.

Kind regards,

Mark

Mark Warwick | Tree Officer, Greenspace, Arun District Council | Location: Bognor Regis Town Hall, Clarence Road, Bognor Regis, West Sussex, PO21 1LD

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From: Juan Baeza
Sent: 12 June 2018 10:12
To: Mark Warwick
Cc: Timothy Bloomfield
Subject: FW: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Mark

As you can see Brian provided a very literal comment on this DOC. Can you please take a look at it please addressing the applicants comments about their interpretation of the condition.

Look forward to hearing back from you.

Thanks

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From: Neil Crowther
Sent: 12 June 2018 09:20
To: Juan Baeza
Subject: FW: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Over to you for this one.

Bearing in mind the history of this, we need to be sorting this one out positively.

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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condition has not be complied with.

A tree protection plan was submitted which has been considered acceptable by the tree officer but is required to be implemented with a follow up pre-commencement meeting to take place on site (see attached comments). While the client is agreeable to erecting the fencing and organising a pre-commencement meeting, this is not a requirement of the condition. The wording of the condition only requires it to be agreed in writing and there is no requirement for the fencing to be inspected on site. In any case, the wording of the condition also seems to prevent site access, and therefore access to the site to erect protective fencing, prior to any agreement in writing, would breach the condition. However, your clarification on this point would be appreciated.

You will note that I have agreed a time extension until 13th June but in the interim I would very much appreciate a conversation with Officers, to determine a positive way forward. I look forward to hearing from you.

Kind regards

Anna Gillings

Managing Director
Gillings Planning



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From: Anna Gillings
Sent: 08 June 2018 19:07



Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Tim

As you will appreciate this is frustrating for my client on the basis of the length of time the conditions have been submitted.

I therefore agree an extension until next Wednesday 13th June, but please could you contact us to discuss in advance of that. My colleague Emma will be available if I am not.

We look forward to speaking.

Regards

Anna Gillings

Managing Director
Gillings Planning



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From: [REDACTED]
Sent: 07 June 2018 12:10
To: [REDACTED]
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Emma,

Further to my email to Anna Gillings dated 23/5/18 condition 19 has not been complied with at this stage and the Consultant Arboriculturalist is unable to sign it off.

I have chased highways on condition 7 and asked them to expedite their response.

I suggested an extension of time to 29/6/18 which represents a more realistic timescale to discharge the relevant conditions.

Kind regards,
Tim Bloomfield
Senior Planning Officer
Arun District Council
(01903 737598)

From: [REDACTED]
Sent: 07 June 2018 10:42
To: Timothy Bloomfield
Cc: Sam Rous; Anna Gillings
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Timothy

Further to my previous email of 31st May, Anna's email of 25th May and my telephone message this morning. Please could you advise of any update regarding the status of the conditions? I understand from Anna's previous email that a time extension has been agreed but only until Friday 8th June.

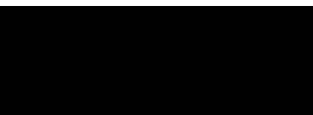
The condition details have been submitted for some time and so it would be good to resolve as quickly as possible please.

I look forward to hearing from you.

Kind regards

Emma Patchell
Senior Planner

Gillings Planning





Please note that my working days are Monday – Thursday

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From: Emma Patchell

Sent: 31 May 2018 15:11

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Tim

Further to Anna's email below, are you able to please provide an update to the queries raised?

Kind regards

Emma Patchell

Senior Planner

Gillings Planning



Please note that my working days are Monday – Thursday

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From: Anna Gillings

Sent: 25 May 2018 14:59

To: [REDACTED]

Cc: [REDACTED]

Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Hi Tim

Thanks for picking this up.

I attach an email train between myself and Ross, and the tree officer. Our reading of the condition was that if the details are acceptable, they do not need to be inspected on site, and the revised details submitted on the 26th April should resolve any detailed concerns. Ross indicated he had re-consulted the Tree Officer. Do you know this the case?

On the CMP, could you chase the highways team again please? Its not a controversial document and they have had it since submission back in March so Im hopeful it should be a quick response now.

Would it be possible to chase them along please? As they conditions have been in for some time, I suggest we

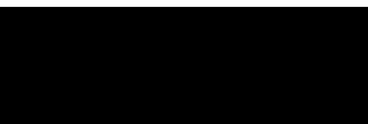
agree an extension until Friday 8th June 2018.

Please do give either myself or my colleague Emma a call with any queries. We look forward to hearing from you.

Kind Regards

Anna Gillings

Managing Director
Gillings Planning




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From: 
Sent: 23 May 2018 14:27
To: Anna Gillings 
Subject: RE: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Anna,

Thank you for your email. I have recently taken over this application and can provide the following update.

With regard to condition 19 the following comments have been received from the Council's Consultant Arboriculturist:

“ This site is overgrown and in a wild and impenetrable state with dense vegetation surrounding many of the trees that are to be retained.

At the present time NO vegetation clearance has taken place and NO protective fencing has been erected.

Conclusions:

In the absence of general vegetation clearance and erection of Protective Fencing the Condition has not been complied with and I am therefore unable to sign it off at this time.

ADVISORY:

I note that the applicant has submitted a Tree Protection Plan Ref: Plan 3A – the measures set out on this plan are acceptable but will need to be implemented and then a Pre-Commencement Meeting can take place [at a mutually convenient time] between the applicants representative and the Arun DC Tree Officer to agree that the Protective Fencing complies with BS5837 recommendations and is 'Fit For Purpose' and that it has been erected exactly as shown on Plan 3A”.

You may wish to contact the Arboriculturist direct to discuss in more detail.

Regarding condition 7 the highway authority has been consulted and their comments are awaited.

As the application has gone beyond the 25/4/18 deadline I would be grateful if we could agree an extension of time to 29/6/18.

Kind regards,
Tim Bloomfield

Planning Officer
Arun District Council
(01903 737598)

ARUN DISTRICT

From: [REDACTED]
Sent: 23 May 2018 10:29
To: Timothy Bloomfield
Cc: Sam Rous
Subject: A/23/18/DOC - Broadlees, Dappers Lane, Angmering

Dear Mr Bloomfield

I understand you are now the case officer for the above conditions, and would be grateful if you could give me a quick call to discuss?

The conditions have been in for a little while – and have now gone beyond the 25th April 2018 deadline so it would be good to resolve as quickly as possible please.

I look forward to hearing from you

Kind Regards

Anna Gillings

Managing Director
Gillings Planning



Gillings
Planning

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