

Planning Officer: Simon Davis

Planning Application Ref: BN/52/18/DOC

Location: Land East Of Toll Cottage, Lake Lane, Barnham, PO22 0AD

Description of works: Application for approval of details reserved by conditions imposed on planning permission BN/69/16/PL relating to conditions 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15 & 16

Comments on Application:

• This report relates specifically to the application for discharge of condition 3 – *‘No development, groundworks or demolition processes shall be undertaken until an agreed scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. The supervision and monitoring shall be undertaken in strict accordance with the approved details. The scheme shall include details of:*

a) A pre-commencement meeting between the retained arboricultural consultant and the local authority Tree Officer and personnel responsible for the implementation of the approved development - primarily to inspect the erected Protective Fencing to verify that it is as shown on the submitted Tree Protection Plan and is also of the desired quality and 'fit for purpose' in accordance with BS5837:2012 recommendations; and

b) Timings, frequency & methods of site visiting and an agreed reporting process to the Local Planning Authority.

Reason: To adequately protect all trees worthy of retention from development harm and to provide for their amenity contribution thereafter in accordance with Policy GEN7 of the Arun District Council Local Plan and the National Planning Policy Framework. This is required to be a pre-commencement condition because it is necessary to protect the trees prior to commencing any building works.’

• I have relied on the following document to provide us with the reassurances sought within this condition: **Arboricultural Impact Assessment and Tree Protection - Method Statement, Lizard Landscape Design, 31st August 2018, Rev: 03.**

Para.4.16 of the above report partially addresses part a) but importantly omits any mention of the Local Authority Tree Officer being required to attend the pre-commencement meeting to inspect the installed tree protection measures.

Para.5.4 of the above report partially addresses part b) but omits any mention of the agreed reporting process. This ought to take the form of an auditable system of monitoring with supporting photographs where necessary and to be sent (preferably by electronic mail) to the local planning authority.

Conclusions:

• As it stands, I am unable to recommend ‘signing off’ for this condition.

Recommendations:

• The small but essential omissions identified above should be included in a revised document and submitted once again for our approval.

Mark Warwick

Tree Officer / Parks and Greenspace Team