



Arun District Council
Arun Civic Centre
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Mr P Dudley
Vivid Design Studio Ltd
The Barn
Calcot Mount Business Park
Calcot Lane
SO32 2BN

Your Ref: BR/138/18/DOC

Please ask for:

Mr S Davis

01 October 2018

Dear Mr Dudley

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
Application for approval of details reserved by conditions imposed on planning reference
BR/270/16/PL relating to condition no. 3 (Drainage), 4 (Arboricultural Protection Measures) & 6
(Materials & Finishes)
Villa Maria Campbell Road, Bognor Regis,

Notification regarding the above application:

Condition Number 4

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

Reason: To adequately protect all protected trees worthy of retention and protection 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.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition required that no development commence unless/until a scheme of supervision for the arboricultural protection measures has been agreed. The development commenced without the approval of these details and has since been completed.

Our tree officer has assessed the scheme that has now been submitted but is not confident from the information submitted that work within the root protection area of the off-site protected trees was undertaken in a satisfactory manner.

On this basis, it is not possible to discharge the condition and I would recommend that prior to making a further application, you obtain informal agreement from our tree officer.

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Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning