



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

Your Ref: BR/208/17/DOC

Please ask for:

Mr S Davis

31 January 2018

Dear Mr P 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 condition imposed under planning permission
BR/270/16/PL relating to condition No, 3 (surface water drainage), 4 (arboricultural protection
measures), 5 (construction site set up), 6 (materials of external walls and roofs), 7 (landscaping
scheme) & 10 (lighting)
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:**

The Councils Tree Officer commented on 02/11/17 that:

"The Proposed Site Plan received from VIVID design studio states that the existing foundations will be retained to protect tree roots - but I note that it also bears an annotation that the ground bearing floor slab will be removed and replaced - thus roots could be exposed and damaged in the process.

In order for me to be able to sign off on this Condition I will need to see a mini method statement report submitted from a Consultant Tree Expert stating how this will be carried out without damaging any tree roots + details of their intentions to be there when the slab is removed to satisfy the monitoring & supervision aspect of this Condition + a written report submitted with photographs to show that no harm came to tree roots."

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No response has been received in response to the requests for further information and so it is not currently possible to approve the discharge of the condition. It is also noted that work has already commenced on the site and has been completed such that the building is now occupied.

It is therefore not possible to discharge this condition at the current time and given that the constructions works have been completed, it may not be possible to discharge this condition at all.

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