

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 September 2019 12:56
To: Planning Scanning
Subject: FW: Planning Application BR/227/19/PL - 3 Southdown Road, Bognor Regis

From: Simon Davis <[REDACTED]>
Sent: 18 September 2019 11:25
To: Planning.Responses <[REDACTED]>
Subject: FW: Planning Application BR/227/19/PL - 3 Southdown Road, Bognor Regis

Bognor Town Council Consultation Response

From: Joanne Davis <[REDACTED]>
Sent: 18 September 2019 11:16
To: Simon Davis <[REDACTED]>
Subject: RE: Planning Application BR/227/19/PL - 3 Southdown Road, Bognor Regis

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Good morning Simon,

Whilst I appreciate that you were unable to grant a formal extension to the time period for planning application BR/227/19/PL, I write to update you on the outcome of discussions held at the Town Council's Planning and Licensing Meeting held yesterday evening.

Members were minded to object to the application. Having regard for ADC's Tree Officer's comments, in the decision notice dated 18th July 2019 in respect of Planning Application BR/193/19/DOC, Members object to the loss of trees and consider that measures to protect them should remain in place.

Kindest regards,

Jo

[REDACTED]
Civic & Office Manager / Planning and Licensing Committee Clerk
Bognor Regis Town Council
Town Hall
Clarence Road
Bognor Regis
West Sussex PO21 1LD
[REDACTED]

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From: Simon Davis <[REDACTED]>
Sent: 02 September 2019 11:50
To: Joanne Davis <[REDACTED]>
Subject: RE: Planning Application BR/227/19/PL - 8 Southdown Road, Bognor Regis

Dear Joanne,

Our decision notice for the refusal to discharge condition 5 (on BR/193/19/DOC) stated that:

"The Councils Tree Officer commented on 04/07/19 that:-

Comments on Application:

Condition 5 - 'trees/bushes/hedges to be retained' was imposed under APP/C3810/W/16/3153767 (BR/84/16/OUT) and not (BR/153/17/RES). As such, I have considered Condition 3 - imposed under the Reserved Matters application which supersedes and greatly expands upon the earlier condition 5 at Outline stage.

A retrospective application (as submitted after completion of the construction work) for the discharge of a condition relating to ground/tree protection measures can never be satisfactorily discharged in the absence of a pre-commencement site meeting with the local authority tree officer to inspect the same and/or an auditable trail of site monitoring (with photographic evidence) at key stages of the development by an arboricultural expert.

Conclusions:

I am not aware of any pre-commencement site inspection having been undertaken nor detailed site supervision and monitoring at key stages of the development. The project arboriculturist is a landscape architect; that would not usually satisfy the requirements of BS5837:2012 for the undertaking of such an exercise.

Furthermore, it was evident from my site visits of April 26th and May 1st 2018 when investigating an alleged breach of this condition, that there had been little regard for implementation of the required ground/tree protection measures and while attempts were made (at my instruction) to correct the situation in accordance with the approved plan, it was too late for any visiting officer to be confident that no significant damage had occurred to the ongoing health and vitality of retained trees both on and off-site. It is highly likely that the opposite is the case which I expect to bear-out over time.

Recommendations:

Regrettably I am unable to recommend we 'sign off' this condition nor can envisage ever being able to do so."

Hence, the applicant has instead applied to remove the condition so that it's presence does not affect the sale/future ownership of the houses.

I hope this explains the situation.

I am unable to formally grant an extension to the time period. However, it is very unlikely that a decision will be made before the 18th September.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Joanne Davis

Sent: 29 August 2019 16:08

To: Simon Davis

Subject: Planning Application BR/227/19/PL - 3 Southdown Road, Bognor Regis

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Dear Simon,

I hope this email finds you well.

At the Town Council's Planning and Licensing Committee Meeting, held on 27th August 2019, Planning Application BR/227/19/PL was considered. Unfortunately, despite our best efforts to interpret the documents available on the planning portal, the Committee were unable to make a decision on the application as they had a couple of questions that I would like to put to you.

Could you please provide any information as to the grounds on which the applicant's Retrospective Application for Discharge of this Condition was refused?

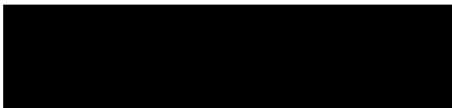
Do we know why the applicant wants the condition removed when, in their own words, "The trees are thriving under our protection"?

Finally, to allow time for a response to these questions and in order that I can report back to the Committee when they meet, could I please request an extension to the deadline for comments until 18th September (with the decision due by 20th September)?

Kindest regards,

Jo

Civic & Office Manager / Planning and Licensing Committee Clerk
Bognor Regis Town Council
Town Hall
Clarence Road
Bognor Regis
West Sussex PO21 1LD



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