

DAVID M OWEN
12 BUSHBY AVENUE
RUSTINGTON
BN16 2BZ

Your Ref: OWPC15851
Our Ref: R/205/17/T 18-09-2017
Please ask for:
Zac Denton

16th October 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Tree Preservation) (England) Regulations 2012

Prune back branches overhanging north boundary wall & roofing by 300-500mm to 1 No. Sycamore tree.

R/O 10 - 12 Bushby Avenue Rustington

Thank you for your internet representation made on 14th October 2017 which has been recorded as '**an objection**' with the comments as follows:

Objections to application:

- 1. The application does not identify any necessity for the works:
 - a. no safety issues has been identified;
 - b. no access restrictions have been evidenced; and
 - c. no environmental or arboreal reasons have been set out or validated*
- 2. The proposed works are not adequately specified to identify the scope of the proposed pruning or the proposed manner of execution.*
- 3. The photos accompanying the application do not assist in identifying these works.*
- 4. The application and supporting plan and photos imply that all branches growing naturally over the boundary of the property at 7 Waverley Road AND extending into Waverley Court AND Waverley Road are to be cut flat to a straight line up to half a metre outside the northern side wall of 7, Waverley Road.*
- 5. This is a considerable reduction of the tree as a whole which will distort completely the shape, look and environmental impact of the tree. It is also very likely to imbalance the stability of the tree.*
- 6. Any proposed works require proper assessment by a professional independent arboriculturist.*
- 7. The applicant has intimated restriction on access for emergency vehicles. No evidence has been provided of any concerns on such access by the emergency services, West Sussex County Council or any other permitted user of the vehicular access into Waverley Court.*
- 8. Any alleged restriction to vehicular access to Waverley Court is not caused by the trees but by the development of the buildings and walls on the adjoining land by the applicant and/or limited companies within the control of the applicant. Such development has been undertaken in full awareness of the prior existence and protection of the sycamore tree (as evidenced by previous applications made by the applicant in respect of the tree).*
- 9. The applicant has not identified any legal or beneficial interest in 7 Waverley Court, nor the nature of his interest in the tree: the property at 7 Waverley Road is vacant and owned*

by a limited company.

10. The tree is a significant feature in the local landscape. The tree is an important element of the natural environment for the local residents. It is mature and has a good natural shape. It is sound and healthy. Any change to the tree above the height of 2 metres is likely to have a detrimental impact on the immediate environment.

11. The proposed works would result in a great reduction of the tree's beneficial landscape impact and undue detriment to the visual amenities of the locality in conflict with policies DEV1 of West Sussex Structure Plan and GEN7 of Arun District Local Plan.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning