

David Owen
12 Bushby Avenue

Rustington
West Sussex
BN16 2BZ

Your Ref: OWPC16444

Our Ref: R/248/17/T 06-11-2017

Please ask for:
Amber Willard

27th November 2017

Dear Sir/Madam

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

Various surgery to 1No. Sycamore tree.
Rear of 10-12 Bushby Avenue Rustington

Thank you for your internet representation made on 26th November 2017 which has been recorded as '**an objection**' with the comments as follows:

PART 1 - HARD COPY OF FULL OBJECTION PROVIDED SEPARATELY

SUMMARY 1. Overall the application: 1.1 fails to specify clearly the precise scope of works and nature of their proposed performance; 1.2 fails to evidence any objective justification for the requested works; and 1.3 proposes works which will interfere with an adjacent bat roost.

REPETITIOUS APPLICATIONS 2. This application is the third application in relation to this tree this year by Mr John either in his personal capacity or through the medium of companies in which he is the principal shareholder and director and the controlling party. These applications are: R/157/17/T - to remove suckers; R/205/17/T - to undertake pruning work; R/248/17/T - the current application to undertake additional pruning work and sucker removal. 3. It is unclear as to: 3.1 why the applications have all been made separately; 3.2 any need for the newly proposed works; and 3.3 the existence of any identifiable plan or purpose in relation to the aggregate of the various works. 4. Similar applications were also made in 2009 and 2014 by or at the apparent instigation of Mr John: 4.1 2009 - R/24/09/T- application for similar works. This was refused on the following basis: "The tree is a significant feature in the local landscape and appears to be in adequately sound and healthy condition. The tree surgery proposed in the application would result in excessive reduction of the tree's landscape impact and undue detriment to the visual amenities of the locality, in conflict with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan." Nothing has materially changed since that refusal

4.2 2014 - R/207/14/T - application for similar works. In this case approval was only given retrospectively after the works were undertaken. Such works were undertaken by Arun District Council without any explanation or notice to residents. It is not clear at whose request or on what basis the works were requested as Arun District Council has neither any interest in the tree nor any adjoining property. Nor is it explicable as to why Arun DC carried out the works at all. However the records on file indicate that these works were again requested by Mr John. ***NO CLEAR ENVIRONMENTAL OR OTHER EVIDENCED REQUIREMENT FOR THE PROPOSED WORKS***

5. The tree continues to be a significant feature in the local landscape and to be in adequately sound and healthy condition. 6. The current application does not make clear the nature of any problem caused by tree which justifies any interference with it and thus the proposed works appear wholly unnecessary.

VAGUENESS OF PROPOSED WORKS

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