

From: Mark Warwick <Mark.Warwick@arun.gov.uk>

Sent: 28 January 2021 12:14

To: Ian Johnson [REDACTED]

Cc: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: FW: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Dear Ian

Thank you for your email.

I understand you are disappointed with a Refusal and while clearly not the outcome anyone would prefer; I have to say that ought not to be unexpected given the shortcomings I identified. The measures taken on site fall short of those which have been promoted. The reason(s) for this are unclear to me, but I would recommend you speak with your project arboriculturist and any appointed fencing contractor to understand why that occurred.

On the question of timing, it is clearly regrettable and aggravating not to have an opportunity to make things right in good time. Nobody wants to see that amount of inefficiency occurring, however, the onus is on the applicant/agent to ensure the approved measures are correctly located and installed. Those must endure not only the application determination period, but also remain 'fit for purpose' throughout the construction phase.

That said, while it is obvious to me there is a lot of pressure in the planning system nationally I shall be more conscious of providing my colleagues in the planning department with more timely advice, particularly in relation to /DOC applications for pre-commencement Tree Protection Measures.

I believe I have provided adequate observation and guidance in my report, to ensure those responsible can make the necessary refinements.

Yours sincerely,

Mark Warwick
Tree Officer, Greenspace Team

T: 01903 737974

E: mark.warwick@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk





Sign up to our newsletter [here](#)

From: Ian Johnson [REDACTED]
Sent: 27 January 2021 16:12
To: Mark Warwick <Mark.Warwick@arun.gov.uk>
Subject: FW: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Dear Mark

Further to validation of the above application on 3rd December we understand you issued your formal comments today and as a result the application has been immediately refused. We have been monitoring the application for the last 8 weeks and without sight of any consultee comments, until this afternoon. Whilst I appreciate you are no doubt very busy, the matters you have raised could have been easily addressed if we had received your comments earlier than the day before the 8 week determination period expiry date.

This is extremely frustrating and costly to both our client and the Council as we are now having to resubmit the planning application, requiring another 8 week determination period and further consultant and officer time.

To avoid a similar situation arising again would it be possible to mark-up the attached plan to show exactly where you would like the extra anti-tamper couplers, the all-weather notices and additional rigid scaffold framework, referred to in reasons 2 to 4 respectively?

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
30 Carlton Crescent
Southampton
Hampshire SO15 2EW

[REDACTED]

LinkedIn: [Linkedin](#)
Website: www.lukenbeck.com



From: Ian Johnson [REDACTED]
Date: Wednesday, 27 January 2021 at 14:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Neil Crowther <Neil.Crowther@arun.gov.uk>, Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: Re: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Simon

I approached you last week offering our assistance to address any issues. To then to receive the tree officer comments the day before the expiry date, all of which could be easily addressed with a modest extension of time, and for you to refuse the application is fundamentally unreasonable behaviour and certainly not in the spirit of positively and proactively approaching this application.

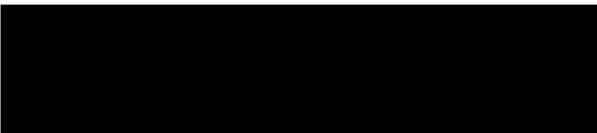
I also understand planning authorities are not assessed on their performance for discharging planning conditions within the 8 week period so there is no imperative to refuse this application.

I ask you to reconsider your decision. I have copied Neil and Karl into this email as this is a matter of service delivery.

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



LinkedIn: [Linkedin](#)
Website: www.lukenbeck.com



From: Ian Johnson [REDACTED]
Date: Friday, 22 January 2021 at 17:28
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Simon

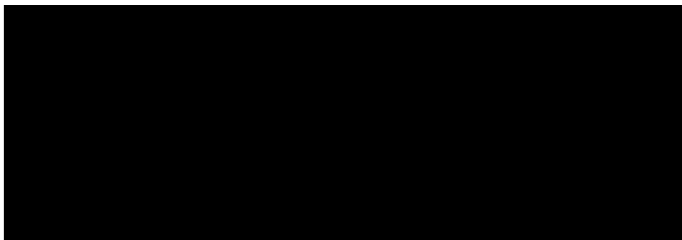
Thank you for the update.

Please do not hesitate to contact me if there are any additional requirements for our client to address further to Mark's site visit.

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Friday, 22 January 2021 at 16:45
To: Ian Johnson [REDACTED]
Subject: RE: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Dear Ian,

I believe that Mark Warwick was going to assess on site today. I have given him until the 27th to respond as I will be making the decision on the 28th.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place



T: 01903 737874
E: simon.davis@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

To register to receive notification of planning applications in your area please go to
www.arun.gov.uk/planning
Arun is a CIL Charging Authority, for more information go to www.arun.gov.uk/cil
Sign up to our newsletter [here](#)



From: Ian Johnson [REDACTED]
Sent: 22 January 2021 16:38
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Condition No 8 - tree protection and ground protection measures (Y/138/20/DOC)

Hi Simon

I have been monitoring the webpage for this application and can see there has been very little feedback, as expected. The tree protection measures have implemented as required in Condition 8 to the outline consent (Y/17/OUT) and hopefully the photographic evidence is sufficient for your purposes.

Are you able to confirm whether a decision will be made by 28th January?

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



LinkedIn: [LinkedIn](#)
Website: www.lukenbeck.com



<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
