

Bluestone Planning
Suite 5 Enterprise Centre
41-42 Shrivenham 100 Business Park
Majors Road
Watchfield
SN6 8TZ

Date: 19th November 2019

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/42/19/DOC

Dear Miss Redford,

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under ref Y/53/16/PL relating to Condition Nos 3 - surface water drainage, 4 - maintenance & management of SuDs system, 5 - site set up and 7 - protective fencing/site monitoring.

Yapton Metal Company Burndell Road Yapton BN18 0HP

Notification regarding the above application:

Condition Number 7

Prior to any demolition or construction works taking place or the introduction of machinery and plant to the site the following issues must be resolved to the complete satisfaction of Arun District Council:-

* A pre-commencement site meeting is to take place between the Arun DC Tree Officer and the Arboricultural Consultant representing the site owners - at this meeting all protective fencing will be inspected along with ground protection measures - they will be assessed to verify that they are 'Fit for Purpose' as required under British Standard 5837:2012 and have been erected and positioned exactly as shown on the Tree Protection Plan J20438_Arb_TPP-06.07.17.

* A schedule of Site Monitoring/Supervision visits and Reporting Procedures prepared by an Arboricultural Expert will be required and their extent will be agreed on at the site meeting to the satisfaction of the Arun DC Tree Officer.

* If there is deemed to be a need for any Utility Service Route connections to bisect retained tree Root Protection Areas/Zones then prior to their installation a Method Statement prepared by an Arboricultural Expert must be submitted that stipulates how this can be achieved without adverse impact on tree roots. Written approval and confirmation of acceptance of this Methodology must be issued before any works are commenced out on site.

Reason: To comply with policies GEN7 & GEN28 of the Arun District Local Plan and BS5837 and to

ensure that retained trees are afforded due respect and appropriate levels of protection such that their ongoing health and vitality is not compromised and they can continue to enhance the landscape and amenity of the area. This is required to be a pre-commencement condition because otherwise development commencement might compromise those existing trees to be retained.

Decision:

Arun District Council have decided to **REFUSE details reserved by condition for the following reasons:**

This condition required that no development commence unless/until a the proposed tree and ground protection measures have been agreed and that a schedule of Site Monitoring/Supervision visits is also to be agreed to allow monitoring of the development.

The development commenced without the approval of these details and has since been largely completed.

Our tree officer has visited the site and is not confident from the information submitted that the trees to be retained were adequately protected during the construction process.

On this basis, it is not possible to discharge the condition and I would recommend that prior to making any further application, you first obtain informal agreement to the discharge from our tree officer. Alternatively, you could apply to remove the condition entirely.

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