

Planning Officer: Mr S Davis

Planning Application Ref: Y/61/19/PL

Location: Yapton Metal Company, Burndell Road, Yapton, BN18 0HP

Description of works: Application for variation of condition imposed on planning permission Y/53/16/PL relating to condition no.2 - amendment to site layout. This application affects the setting of a Listed Building

Comments on Application:

- The original application provided for a soft landscaped buffer zone between the parking spaces north of Block A and a blockwork wall boundary to the adjoining plot. In theory, this allowed for the retention of sycamore (T6) – a Category B mature tree.
- The applicant draws attention to an error within the plans approved in permission Y/108/15/PL, in respect of the inaccurate plotting of trees in relation to the site. This appeared to have been resolved to our satisfaction (Y/53/16/PL).
- It is not clear to me how exactly that error had arisen, although it is clearly disappointing to have now lost significant tree cover which may have made a significant contribution to both the new development and surrounding area.

Conclusions:

- The removal of numerous trees (T4, T6, T8, T9, T10 and T11) has occurred, most of which were originally identified for retention. T4 (approved) and T6 appear to be the only trees removed to directly facilitate the development although in the case of the latter this could probably have been avoided with adequate engineering input and tree protection measures.
- At this late stage, post-tree removal and with little confidence in the arboricultural submissions associated with the site to provide me with a historical perspective; I am unable to make a positive recommendation in response to the application other than to suggest a detailed scheme for tree planting be submitted for our consideration, to compensate for uncontrolled loss of tree cover.

Recommendations:

- This application in respect of trees which have previously existed on site is subsequent to the event and so it is not possible for me to make a recommendation.

Mark Warwick
Tree Officer / Parks and Greenspace Team