

REPORT UPDATE

Application no: BN/17/21/PL
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Location: The Cottage Highground Lane Barnham
Description: 1 No. new dwelling. This application is a Departure from the Development Plan & is in CIL Zone 3 & is CIL Liable as new dwelling.

UPDATE DETAILS

This item is no. 6 on the agenda for the Development Control Committee on 28th April 2021.

Reason for Update/Changes:

Arboricultural information has now been submitted and the Council's Tree Officer has provided updated comments based on this additional information. They have confirmed there is no longer any objection on grounds of impacts on trees, subject to planning conditions. The Council's Landscape Officer has also provided a comment on the application since the original Committee Report was produced.

Officers Comment:

Under 'Summary of consultation responses' section of report add -

TREE OFFICER:

An arboricultural Method Statement, including a Tree Survey and Tree Protection Plan, has now been submitted. The applicant has demonstrated that, by employing the recommended suite of Tree Protection Measures and under adequate supervision by the project arboriculturist, retained trees can survive the construction and thrive post-development. There would be no undue detriment to retained on-site and off-site trees. Previous issues have now been resolved, objection removed, and now recommend approval, subject to planning conditions as follows: prior to works on site written confirmation from the project arboriculturist must be provided confirming all protective fencing and ground protection measures are inspected and erected as per the approved Tree Protection Plan, and that all works must be undertaken in strict accordance with the approved Arboricultural Method Statement.

Planning comment -

The application, subject to planning conditions as follows, would protect the visual amenity of the area and trees in accordance with Arun Local Plan policies D DM1 and ENV DM4 and British Standards:

Tree Condition 1:

Before the site is occupied or any machinery is introduced to the site or demolition work or construction work or alterations to existing ground levels takes place, written confirmation is

required from the Arboricultural Expert representing the site owner(s), confirming that all protective fencing and ground protection has been inspected and found to be 'Fit for Purpose' as required under British Standard 5837:2012 and been erected and positioned exactly as shown on the Tree Protection Plan, dwg no. TIP 01, April 2021.

Reason: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policies D DM1 and ENV DM4 of the Arun Local Plan. It is considered necessary for this to be a pre-commencement condition as the protection and retention of trees goes to the heart of the planning permission.

Tree condition 2:

All activity at the site is to be carried out in strict accordance with: - Arboricultural Method Statement, David Archer Associates, April 2021.

- 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.

Reasons: 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 in accordance with Policies D DM1 and ENV DM4 of the Arun Local Plan and British Standards.

LANDSCAPE OFFICER:

No landscape objection to the proposals in general, subject to the submission of landscape details to include native and ornamental improvements and potential net biodiversity gain.

Planning comment -

For a scheme of this size (1 dwelling only) it is not considered necessary or reasonable to require a detailed Landscape and Planting Plan so a planning condition will not be added to secure this.

Note: The changes to recommendation (no change - recommend approval), conditions (additional conditions, nos. 18 & 19) and/or reasons are attached on the amended replacement recommendation sheet.