

App.No: 160475	Decision Due Date: 28 June 2016	Ward: Meads
Officer: Neil Holdsworth	Site visit date: Many	Type: Planning Permission
Site Notice(s) Expiry date: 29 May 2016		
Neighbour Con Expiry: 29 May 2016		
Press Notice(s): 31 May 2016		
Over 8/13 week reason: Within date		
Location: Devonshire Park, College Road, Eastbourne		
Proposal: Demolition of the existing Fitness Centre adjacent to College Road (incorporating former bandstand). Erection of a Tennis Players Village Building (666m ²), Plant Room, PV Panels and Associated Hard & Soft Landscaping Works.		
Applicant: Mr Graham Cook		
Recommendation: Approve conditionally		

Executive Summary:

This application relates to the demolition of an existing fitness suite and changing rooms within the western cluster of buildings within the Devonshire Park complex, and its replacement with a new two storey timber clad building which will primarily provide new dual gender changing room facilities for tennis players during tournaments taking place within Devonshire Park.

The application is being brought forward as part of a co-ordinated programme of regeneration of the Devonshire Park Area, and following the resolution last year to grant permission for works comprising the construction of the Welcome building adjacent to the Congress Theatre, and works of adaptation and improvement to the listed buildings and their curtilage. Internally, the space has been designed to be adaptable, and outside of the tennis tournament season it is envisaged that it will be used by Eastbourne Borough Council as part of the conference and events offer within Devonshire Park.

Comments have been received from Historic England and the Eastbourne Society expressing concern about the contemporary timber cladding and the need to preserve the remaining heritage within the Park area. Overall and for the reasons set out in detail in this report it is considered that the contemporary timber clad structure has an acceptable relationship with the

buildings that surround it, the historic boundary of Devonshire Park, and the broader setting of the Congress Theatre, Winter Gardens and Devonshire Park Theatre. The application is therefore recommended for approval subject to the conditions set out in this report.

Planning Status:

The existing buildings on the site currently form part of the ancillary sports and fitness facilities within the Devonshire Park Complex.

Relevant Planning Policies:

National Planning Policy Framework

Achieving Sustainable Development

Presumption in favour of Sustainable Development (Para 14, Para 15)

Core Planning Principles (Para 17)

Delivering Sustainable Development (Para 19)

Ensuring vitality of Town Centres Para (Para 23)

Promoting Sustainable Development (Para 30, Para 32, Para 35, Para 36)

Requiring Good Design (Para 56, Para 57, Para 60, Para 61)

Promoting Healthy Communities (Para 69 Para 70, Para 73)

Conserving and Enhancing the Natural Environment (Para 111, Para 117)

Conserving and Enhancing the Historic Environment (Para 126, Para 131, Para 132, Para 134, Para 137)

Decision Taking (Para 186, Para 187)

Eastbourne Core Strategy Local Plan Policies 2013

B1: Spatial Development Strategy and Distribution

B2: Creating Sustainable Neighbourhoods

C1: Town Centre Neighbourhood Policy

D1: Sustainable Development

D2: Economy

D3: Tourism and Culture

D7: Community, Sport and Health

D8: Sustainable Travel

D9: Natural Environment

D10: Historic Environment

D10A: Design

TC9: Development Quality

TC10 Building Frontage and Elevations

TC12 Servicing and Access

TC13: Public Realm Quality and Priorities

TC24: Potential Areas of Change Devonshire Park

Town Centre Local Plan 2013

TC9: Development Quality

TC11: Building Heights

TC13: Public Realm Quality and Priorities

TC15: Parking in the Town Centre
TC24: Potential Areas of Change

Eastbourne Borough Plan Saved Policies 2007

NE3: Conserving Water Resources
NE4: Sustainable Drainage Systems
NE5: Minimisation of Construction Industry Waste
NE6: Recycling Facilities
NE14: Source Protection Zone
NE28: Environmental Amenity
UHT1: Design of New Development
UHT4: Visual Amenity
UHT5: Protecting Walls/Landscape Features
UHT6: Tree Planting
UHT7: Landscaping
UHT8: Protection of Amenity Space
UHT9: Protection of Historic Parks and Gardens
UHT10: Design of Public Areas
UHT 13 External Lighting
UHT14: Public Art
UHT15: Protection of Conservation Areas
UHT16: Protection of Areas of High Townscape Value
UHT17: Protection of Listed Buildings and their Settings
UHT18: Protection of Buildings of Local Interest
HO20: Residential Amenity
TR2: Travel Demands
TR6: Facilities for Cyclists
TR7: Provision for Pedestrians
TR11: Car Parking
TR12: Car Parking for Those with Mobility Problems
US3 Infrastructure Services and Foul and Surface water Disposal
US4 Flood Protection and Surface Water Disposal
LCF2: Resisting loss of playing fields
LCF6: Significant Area for Sport
LCF10: Location of Major Leisure Developments
LCF11: Major Leisure Developments

Site Description:

The site comprises a group of buildings on the Western Fringe of Devonshire Park, adjacent to College Road which are referred to as the 'western cluster'. They comprise 1980's office buildings in use by Eastbourne Borough Council, alongside former squash Courts and storage facilities in use by the Towner Art Gallery. This application specifically relates to the demolition of a former squash court (now in use as changing room facilities) and a 1930's building which envelops the original Devonshire park bandstand and its replacement with a larger modern building. There is an

existing access path running along the side of the building which facilitates public access into the Devonshire Park complex from College Road.

Relevant Planning History:

Devonshire Park Regeneration

150903, 150904 (LBC)

Demolition of Congress Suite, Devonshire Park Halls, first floor offices at front, catering lift, bistro and kitchen, and north east portico at rear of Winter Garden. Construct 3 storey conference (Welcome) building linked to Congress and Winter Garden with a service ramp to rear. Internal refurbishment repairs to the Congress and Devonshire Park Theatres. Internal refurbishment repairs to Winter Garden and remodelling of its front entrance to include reintroduction of a double pitched roof. Redecoration of tennis pavilion and creation of new show court. Provision of new public realm to south to include access to the Welcome Building with landscaping.

Committee resolved to grant planning permission subject to completion of S106 agreement, 24th November 2015.

Western Cluster

EB/1988/0849

Erection of a three-storey administrative building (for the Council's Tourism & Leisure Dept.) and new public W.C.s, and the conversion of 2 squash courts into changing rooms.
Approved under Regulation 4, with conditions.

EB/1979/0033

Extension to existing squash courts building to provide a third court.
Approved under Regulation 4.

EB/1978/0054

Extension to existing squash courts building to provide a third court.

Approved under Regulation 4, with conditions.

1978-03-07

Approved conditionally

Proposed development:

The proposal involves the erection of a 666 Sqm new two storey building with plant room, PV panels and associated landscaping works for use as a tennis player changing room and fitness facility during tennis tournaments,

and flexible space to be used by Eastbourne Borough Council and the Tennis club outside of the major tournament season.

Consultations:

Internal:

Specialist Advisor (Waste): No objection to proposed development

Specialist Advisor (Arboriculture): No objection to proposal following revisions to design of western maintenance path. Recommended conditions to ensure tree protection.

Specialist Advisor (Conservation) : Proposal is acceptable subject to conditions relating to recording of the bandstand, materials of the replacement building the materials to be used in the landscaping.

External:

Historic England

Letter received 26th May 2016. In summary;

- Historic England is supportive in principle of the provision of a new contemporary designed player's village at Devonshire Park.
- Consider that the proposed cedar cladding is not contextual and should be reconsidered.
- Mitigation measures recommended to compensate for the loss of the bandstand and the historic lighting columns.
- Recommend that landscaping scheme incorporates measures to make the park more welcoming to public visitors.

Southern Water: No response received

County Archaeologist – Consultation response received dated 31st May 2016 requesting standard condition requiring a written scheme of investigation relating to the development prior to the commencement of works.

Eastbourne Society: Letter received on 27th May 2016. In summary;

- The Eastbourne Society support the provision of new facilities as part of the Devonshire Park Complex and accept that there is no alternative site within the park suitable for the tennis players village building.
- Support for the principle of the design of the new building: "its glazed front elevation presents a modernity in sympathy to the proposed welcome building", but there is concern that the cedar cladding adds yet another variety to the line up of exterior cladding treatments.
- Recommend that the building is reduced in size to allow for a 2.2 metre wide path from College Road and the creation of an arched entrance to the College Road elevation.

- Recommend that an alternative material is considered for the cladding of the proposed building, as brick, profile metal cladding, or a completely naturalistic approach using Virginia Creeper to blend the building in with the natural vegetation behind.
- Recommend that the bandstand is salvaged to create a new pergola at the far end of the long walk on the Eastern side of the park.
- Recommend reinstatement of the miniature Grecian style temple within south-east corner of the site.
- Recommend the provision of interpretation boards outlining the historic value of the park to the town.
- Recommend the retention and relocation of the existing lampposts that were part of the original electric lighting of the park.
- Recommend that - in respect of College Road - an arched entrance feature is constructed to attract footfall to the site.

South East Water: No response received

Lead Local Flood Authority SUDS: The proposals are supported as they reduce the impermeable area on the site and utilise existing connections to the combined sewer on the site. Recommended condition that groundwater monitoring is undertaken prior to finalisation of the design of the soakaway.

Neighbour and other Representations received:

Letters of support received from

Director of Major Events: Lawn Tennis Association.

- Letter of support dated 25th April 2016.
- States that the reintroduction of men's event in 2017 after two years absence will significantly increase size of tournament and provide a platform for further growth.
- Existing facilities are inadequate for type of event. Proposed facilities will provide permanent, high quality dressing room for men and women, will also provide necessary support services for players.
- Overall LTA supports new player accommodation which will help move event forward in the eyes of players and governing bodies.

Secretary of Seniors Tennis GB:

- Letter of support dated 21 April 2016.
- Comment that the provision of good facilities could assist in any case put forward to the ITF to grant an upgrade to the Men's and Women's 35's Inter County Championships at Eastbourne.

Chairman Devonshire Park Lawn Tennis Club:

- Letter of support dated 25th April 2016.
- Proposal will support tourism in town and will help ensure that the tournament remains in Eastbourne.

President & Chief Executive of Eastbourne District Chamber of Commerce
(Separate letters with identical content:

- Letter of support dated 11 May 2016.
- Tennis Tournaments generates an estimated 36,000 visitors per annum to Eastbourne spending over £9 million in local business.
- 44% of visitors stay overnights (65,000 bed nights per annum)
- Estimated media value for Eastbourne associated with Tournament at £14 million.
- Existing tennis players facilities are inadequate and the proposal is a crucial component in successfully retaining an developing international tennis tournament.

No other representations have been received from local residents.

Appraisal:

The item was presented to the planning committee at pre application stage on 17th April 2016.

Following feedback from the committee, the applicant has provided more detail on the proposed uses of the site outside the main tournament season. Consideration has been given to the construction of a roof terrace/balcony area, unfortunately at this moment in time these changes are considered to be out of scope of this scheme.

The overall bulk and height of the scheme have not changed and the building remains clad in timber. Regarding the exact type of timber to be used in the cladding, the applicant suggests that this is a matter that can be left to condition. Further consideration to these issues is set out in this report.

Principle of development:

This application relates to the replacement of an existing changing room/players facility within the Devonshire Park complex with a new, larger building which will be used both within the tennis tournaments as modern dual gender changing rooms and as a flexible, adaptable space for other to be used for the remainder of the year. In land use terms the small increase in the footprint of the building would not result in a material loss of public amenity space.

As reflected in the letters of support from the Eastbourne Chamber of Commerce, the LTA and other specialists the existing changing rooms and players facilities are widely perceived as inadequate. By addressing this concern the proposed new facilities will therefore help secure the long term viability and competitiveness of the Devonshire Park complex as a major international tennis venue. As such, the development accords with the objectives of adopted national and local planning policies as set out in the NPPF, the Core Strategy (adopted 2013), and the saved policies of the local

plan (adopted 2007) relating principally to the promotion of sustainable economic development, tourism and the regeneration of Eastbourne Town Centre. This is a significant material consideration in favour of the proposed development and as such should be given significant weight in the assessment of this application.

Design issues

1. Loss of existing building

The existing building is not listed and the site does not fall within a conservation area. The structures are not regarded as falling within the curtilage of the listed buildings within the Devonshire Park Complex (The congress theatre and Devonshire Park Theatre), however they may be regarded as falling within their wider setting. The area falls within a designated area of high townscape value and is directly adjacent to the College Conservation Area, the boundary of which falls on College Road.

The consultation responses from Historic England and the Eastbourne Society draw attention to the historic importance of the original late 19th Century park bandstand designed by local Architect J.W Woolnough. This is currently incorporated in to the structure of the fitness centre in a 1930's conversion, with some of its decorative features and pointed roof still partially visible. These conversion works are considered by all parties to have fundamentally compromised the integrity of the bandstand as a structure, although it has meant that some of its original architectural detail has been encapsulated into the retained fabric of the existing buildings.

The application site also comprises two historic decorative lampposts. These were originally part of a series of lampposts within Devonshire Park, however these are now the only two that remain. They are considered to have historic significance as they were part of the first set of electric lampposts on the south coast.

It is common ground amongst all the interested parties that retaining the bandstand and lampposts in situ is not possible if the other objectives of the project are to be achieved. In light of this, and in line with the heritage statement submitted in support of this application, the applicant has agreed to a condition requiring the recording of the structures and a demolition method statement. This will enable any salvageable parts of the structure to be retained for future reuse or reinterpretation within the wider Devonshire Park complex. This is as far as the matter can be taken within the context of the decision currently before the committee.

2. Design of replacement building

The proposed building is a contemporary structure clad in timber with large expanses of glazing which facing outwards to the park and also addresses

the boundary of College Road. The main entrance to the building is on its north face (in a similar position to the entrance to the existing building). Its sides are faced in slatted timber with a maintenance access path around the perimeter of the building. The building is conceived as a pavilion style structure which addresses Devonshire Park and will, particularly outside of the tournament season, be read as a landmark pavilion style building in views around the Devonshire Park complex.

To enable the completion of its construction prior to the 2017 tournament season the building is to be of modular construction. This imposes some design constraints on the construction process and the extent to which amendments can be accommodated. The individual modules are designed to be weathertight and will be craned in to place, with the timber cladding providing an aesthetic lightweight rain-screen to dress the external wall.

Materials

3rd party concern has been raised about the use of timber cladding for the building in question and for them it is considered inconsistent with the other materials used within the Devonshire Park Complex which are predominantly faced in stucco and render, and brick. The applicant justifies the use of timber as a distinctive material for a distinguished, landmark building. The use of timber is inspired by its wider park setting including the periphery of Holm Oak trees. The use of timber cladding is a common amongst similar buildings located within parks and public gardens.

The building is to be clad in natural timber with small gaps between the fitted joists which, following initial UV and anti-fungal treatments, will weather naturally and take on a silver appearance over time. The timber will be fixed on to the building on a sub-frame allowing natural ventilation to the timber and help ensure its longevity.

It is acknowledged that due to the choice of materials the timber building will contrast with the brick buildings that surround it. However, the surrounding buildings are functional and utilitarian in nature, have no historic value and are of little architectural interest. Given the modular construction of the proposed building any planning requirement for a brick appearance would result in the use of brick style cladding on this modular building, and significant details of the scheme would also need to be revisited. This would include the base and parapet details, window reveals and lintels and all associated fixing details. Such changes would be considered to compromise the overall architectural integrity of the proposal and its underlying design concept, which should be considered on its merits.

On balance it is considered that the use of timber cladding is an effective solution for a modular building of this nature, enabling the building to be distinguishable from those that surround it, and fitting in well within its parkland setting and reflecting the underlying design concept of a 'pavilion in

the park'. As Historic England and the Eastbourne Society both note, the long term success and durability of the building will depend on the choice of timber cladding this is accepted by the applicant and it is anticipated that high quality timber that will weather appropriately and therefore reducing the requirement for ongoing maintenance. The precise choice of timber to be used in the construction of the building will be determined post this decision.

College Road Access

In terms of its immediate setting, the building follows the existing building line facing College Road and currently occupied by the extended bandstand structure. At present there is an existing access route through the side of the building from College Road to Devonshire Park. This access path is to be retained but reduced in width from the current 2.7 metres to 1.6 metres. The Eastbourne Society are concerned that this would be too narrow. Whilst it is agreed that the reduction in width is not ideal, it is considered that 1.6 metre depth is sufficient for its ongoing use as a public access point and would not result in any significant loss of permeability or legibility for the park as a whole. A condition has been recommended requiring additional detail to be submitted of the revised boundary wall detail to College Road, to ensure an acceptable relationship between the site and the adjoining conservation area.

Siting

Facing the park more broadly, the building is one metre further forward than the existing building. Whilst Historic England are concerned that this makes the building appear more dominant in views of the park from the south, it is considered in response that its position also helps to define the building in relationship with those that surround it. Whilst it is acknowledged that the building will be prominent in views around the park, this is not unusual or unexpected in a landmark building. It is not considered that the siting of the proposed building would lead to the loss of any important views within the park complex.

Overall it is considered that the proposal is acceptable on its own merits as a modern, contemporary building which is both functional and attractive. It responds well to the constraints imposed upon it by the tight construction timeline and modular construction which are essential if the benefits of the proposal are to be realised. The building has an acceptable relationship with the conservation area to the rear, and would not result in any significant harm to the setting of the Congress or Devonshire Park Theatres, and an acceptable amount of space is left between the building and those that surround it. For these reasons the proposal is considered acceptable in principle in design and conservation terms, and in accordance with the relevant national and local policies relating to conservation and design.

Impact of proposed development on amenity of adjoining occupiers and surrounding area:

The proposal is located within a complex of functional buildings relating to the tennis club. The slight increase in bulk and height beyond the existing building would not result in any material loss of amenity for the occupiers of the surrounding buildings.

Impacts on trees:

The proposed building is located in close proximity to a holm oak tree on the boundary of College Road. The building follows the established building line and as such it should not impact on the root protection area of this tree. Following advice from officers, the applicant has amended the design of the proposed maintenance path surrounding the western perimeter of the building to create a permeable surface that will not result in harm to this tree. Conditions as recommended by the Specialist Advisor (arboriculture) have been added to the decision.

Impacts on highway network or access:

The modernisation of the existing player facilities will not result in any adverse impact on the public highway through additional traffic movements. The site is located in close proximity to an existing area of established parking with separate access from two points along College Road. As such, the proposal is considered acceptable in transportation and highways terms.

Planning obligations:

Not relevant on this occasion

Sustainable development implications:

None relevant on this occasion

Other matters:

In terms of drainage the proposals reduce the impermeable area on the site and utilise existing connections to the combined sewer on the site. Following feedback from the County Councils Sustainable Urban Drainage team the applicant is undertaking groundwater monitoring to influence the proposed design of the soakaway.

Human Rights Implications:

The impacts of the proposal have been assessed as part of the application process. Consultation with the community has been undertaken and the impact on local people is set out above. The human rights considerations have been taken into account fully in balancing the planning issues; and

furthermore the proposals will not result in any breach of the Equalities Act 2010.

Conclusion:

The proposed development is considered acceptable in land use, conservation, design, arboricultural, amenity and all other terms.

Recommendation: Approve conditionally.

Conditions:

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of permission.

Reason: To comply with Sections 91 and 92 of the Town and County Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2) You must implement this planning permission in accordance with the following plans approved as part of this planning permission:

(TBC)

Reason: For the avoidance of doubt.

- 3) The following details must be submitted to and approved by the local authority:

- A) A demolition method statement shall be submitted to the Local Planning Authority demonstrating how the two existing heritage electric lampposts located on the site are to be dismantled and how the bandstand will be recorded prior to the clearance of the site in advance of redevelopment.

You must not start work on any demolition of the site or existing buildings connected to the implementation of this planning permission until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

B) A schedule of the salvaged material (from the bandstand) shall be forwarded to the Local Planning Authority as soon as is practicable following the demolition of the structure and no later than the first occupation of the building hereby approved.

C) Any salvaged material shall be donated to the Eastbourne Society

for their potential re-use or reinterpretation elsewhere (either on or off site).

Reason: To ensure the conservation of these non-designated historic assets in line with the approved Heritage statement.

4) The following details must be submitted to and approved by the local authority:

- Samples of the proposed timber cladding.

You must not occupy any of the relevant parts of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure that the appearance of the development is satisfactory in terms of its impact on the area of high townscape value, the adjoining conservation area and listed buildings within the Devonshire Park Complex.

5) The following details must be submitted to and approved by the local authority:

- Detailed plans showing hard and soft landscaping surrounding the proposed building and its relationship with the surrounding area.

You must not occupy any of the relevant parts of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure that the appearance of the development is satisfactory in terms of its impact on the area of high townscape value, the adjoining conservation area and listed buildings within the Devonshire Park Complex.

6) The following details must be submitted to and approved by the local authority:

- Detailed drawings showing the boundary treatment adjacent to College Road.

You must not occupy any of the relevant parts of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure that the appearance of the development is satisfactory in terms of its impact on the area of high townscape value, the adjoining conservation area and listed buildings within the Devonshire Park Complex.

- 7) Drainage – The applicant shall submit details of the foul and surface water disposal from the site. If soakaways are to be used then the applicant is required to provide evidence of their appropriateness in terms of function (given ground conditions/geology). You must not start work on any relevant parts of the development until we have approved what you have sent us. The details as approved shall be implemented at the site and retained as such thereafter.

Reason In the interest of the prevention of localised flooding

- 8) The applicant shall implement the programme of archaeological works in accordance with the written scheme of archaeological investigation reference N.G.R TV 6104598442 by Christopher Greator BA MCIFA, which has been approved in writing by the Local Planning Authority. A written record of the archaeological works undertaken shall be submitted to the Local Planning Authority within 3 months of the completion of any archaeological investigations unless an alternative timescale for submission of the report is first agreed in writing with the Local Planning Authority.

Reason: To ensure that the archaeological and historical interest of the site is safeguarded and recorded to comply with the National Planning Policy Framework.

- 9) The following details must be submitted to and approved by the local authority;
 - details of the design of the retained wall design and building foundations and the layout, with positions, dimensions and levels, of service trenches, ditches, drains and other excavation on site, insofar as they may affect tree number 1075 of the applicants arboricultural report.

You must not start work on any part of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure the protection of tree 1075 of the applicants arboricultural report, and in particular to avoid unnecessary damage to their root systems.

10) The following details must be submitted to and approved by the local authority;

- Detailed landscaping plans including a plan at not less than 1:200 scale, showing the position of any trees proposed to be retained with root protection areas plotted, and the positions and routes of all proposed and existing pipes, drains, sewers, and public services, including gas, electricity, telephone and water. No services shall be dug or laid into the ground in the course of this development other than in accordance with the approved details. This shall ensure any proposed routes shall not be within the root protection area of tree 1075 of the applicants arboricultural report.

You must not start work on any part of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure the retention of trees on the site in the interests of visual amenity.

11) All existing trees shall be retained, unless shown on the approved drawings as being removed. All trees on and immediately adjoining the site shall be protected from damage as a result of works on the site, to the satisfaction of the Local Planning Authority. This should be in accordance with its Supplementary Planning Guidance and relevant British Standards (BS 5837: 2012) for the duration of the works on site. In the event that trees become damaged or otherwise defective within five years following the contractual practical completion of the development, the Local Planning Authority shall be notified as soon as reasonably practicable and remedial action agreed and implemented. In the event that any tree dies or is removed without the prior consent of the Local Planning Authority, it shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with trees of such size, species and in such number and positions as may be agreed with the Authority.

Reason: To ensure the continuity of amenity afforded by existing trees.

12) The following details must be submitted to and approved by the local authority;

- An Auditable Arboricultural site monitoring system shall be approved prior to any works on site and implemented for all works undertaken

within the Root Protection Areas of trees 1075 of the applicants arboricultural report.

You must not start work on any part of this development until we have approved what you have sent us. You must implement the planning permission in accordance with the details that we have approved under the terms of this condition.

Reason: To ensure the continuity of amenity afforded by existing trees.

Informatives:

Appeal:

Should the applicant appeal the decision the appropriate course of action to be followed, taking into account the criteria set by the Planning Inspectorate, is considered to be **written representations**.