

Amber Willard

From: Mark Warwick
Sent: 09 September 2020 12:55
To: Amber Willard
Subject: Application Ref : AW/161/20/HH

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Hi Amber

I sustain my recommendation for REFUSAL (see previous comments in my report of 2nd September 2020).

On the specific points raised by Mr Blumer below, I have added my reply in blue font where I think it can be helpful.

Hope this helps you progress the application.

Kind regards,

Mark

Mark Warwick
Tree Officer, Greenspace Team

T: [REDACTED]
E: [REDACTED]



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From: Amber Willard <[REDACTED]>
Sent: 08 September 2020 07:46
To: Mark Warwick [REDACTED]
Subject: FW: Application Ref : AW/161/20/HH

Hi mark

I received an email from the Ivon Blumer agent for Wakefield Way. AW/161/20/HH.
You provided comments last week, thanks for that.

However he has attached a plan to show the RPA won't be affected.

Just wanted to see whether you still object and that's not enough info.

Thanks

Amber

Amber Willard
Planning Officer

T: [REDACTED]



E: [REDACTED]

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From: Ivon Blumer <[REDACTED]>
Sent: 07 September [REDACTED]
To: Amber Willard <[REDACTED]>
Cc: Trish Paul <[REDACTED]>
Subject: Application Ref : AW/161/20/HH

Dear Amber

I would be grateful if you could please give me an update on the above planning application.

I see that Mark Warwick has recommended refusal due to the impact on the Oak tree located off site on the highway verge.

We have previously carried out an arboricultural survey on this site for the previous application, I would be happy to forward this but do not see it as necessary.

Whilst this application relates to the same site (previous application AW/246/19/PL) and appears to be less intrusive and potentially damaging to established trees, it is a separate proposal. Not only do we require appropriate and tailored arboricultural submissions (reports and plans) to properly consider the application; the British Standard 5837:2012 recommends (and reminds us of a statutory duty to consider the protection and planting of trees when granting planning permission for proposed development) we seek that level of information. I refer Mr Blumer to p38 (Annex B) of the above Standard. It should be a straightforward exercise for the project arboriculturist to amend their report and plans on the applicant's behalf.

The footprint of the proposed extension does not impact on the RPA, as shown in green on the site plan, this is based on the Lizard Landscapes Tree Constraints drawings also attached and complies with current BS recommendations.

The use of circular Root Protection Areas is typical and usually adequate but in truth is rarely an informative representation in the built environment. In this case it clearly does not reflect the likely area which contains sufficient roots and rooting volume to maintain the tree's viability. A revised polygon which abandons the inclusion of carriageway/footway and captures much more of the existing garden and verges would be a realistic representation. It follows that this proposal would involve intrusion into the root protection area of the important off-site oak (their ref. T05) and that needs to be properly considered in a Arboricultural Impact Assessment & Method Statement and illustrated on a Tree Constraints/Protection Plan.

In the light of the above I do not agree with Mark's, recommendation for refusal, as the development will have no impact on the oak tree.

Also the ownership of the land in front of the garage in the parking court has been queried, please see the land registry proving ownership by the applicant.

As for the other issue of parking raised by the 2 REP letters, as this is a domestic extension I don't really see this as a reason for refusal.

In the meantime I look forward to your comments on the above.

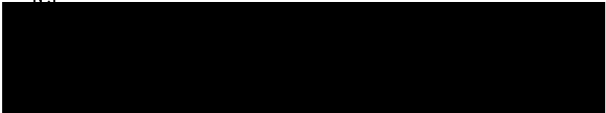
Kind Regards

Ivon

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