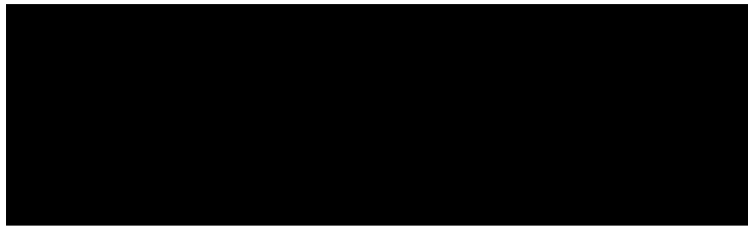
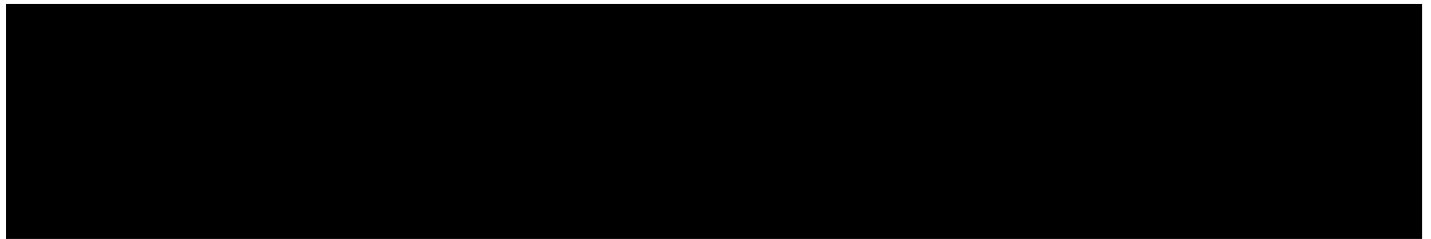




Planning Responses – Please see Action Sheet

Mark – Can you consider their further submissions in response to your objection and let me know if your position changes at all/provide me with further comments. Thanks

Kind Regards



Hi Simon

I now have Lizard's considered professional response to Mark Warwick's arboricultural assessment, as attached. I have also included my previous comments in respect of Mark's statement in this e-mail.

If Mark is still of the opinion that the scheme should be refused after consideration of this e-mail and Lizard's reply, can I ask that a site meeting is organised with yourself, Mark, Lizard Landscapes and myself to look at the reality of the situation on the ground.

There also appears to be some disagreement on whether TO5 is a grade B or C tree which perhaps needs clarifying. As Lizard state this tree has lost a large bow in the past which to my mind has reduced the visual quality and the impact of the canopy over the garden.

It is agreed by Mark Warwick that the AIA & MS as submitted comply with BS5837:2012, so I am not sure why he has recommended refusal to the scheme.

I would state that my client has no intention to carry out works that may damage the mature Oak tree TO5. I would propose that during the construction phase the garden area within the TO5's RPA is adequately protected to the approval of Mark Warwick. To this end we would propose to protect the whole of the RPA within our land ownership with Ground Guard panels laid over 150 mm wood chip, to protect any roots below, all to be removed at completion.

Mark Warwick's comments on the inadequacy of the normal circular RPA can only be subjective assumption, in any case BS5837 caps the RPA at a radius of 15 m which is what has been shown. I would also point out that the intrusion into the RPA is a very small percentage of plotted RPA and would normally be considered acceptable given the limited impact into the outermost part of the RPA.

The comments by Mark Warwick in respect of the pressure to prune in the future and future intensification of the garden under the RPA will be no different from the existing situation at the moment, as the land is garden area to No 34, so perhaps this should be discounted.

Any cellular soakaway can be located in the front garden outside of any RPA's, or in the rear garden of No 34 as this is in the same ownership.

Finally, the applicant will undoubtedly appeal any refusal based on arboricultural grounds as we feel we have a strong case in our favour, having complied fully with BS5837 and relevant recommendations.

Kind regards

Ivon

Ivon Blumer Architects Ltd

