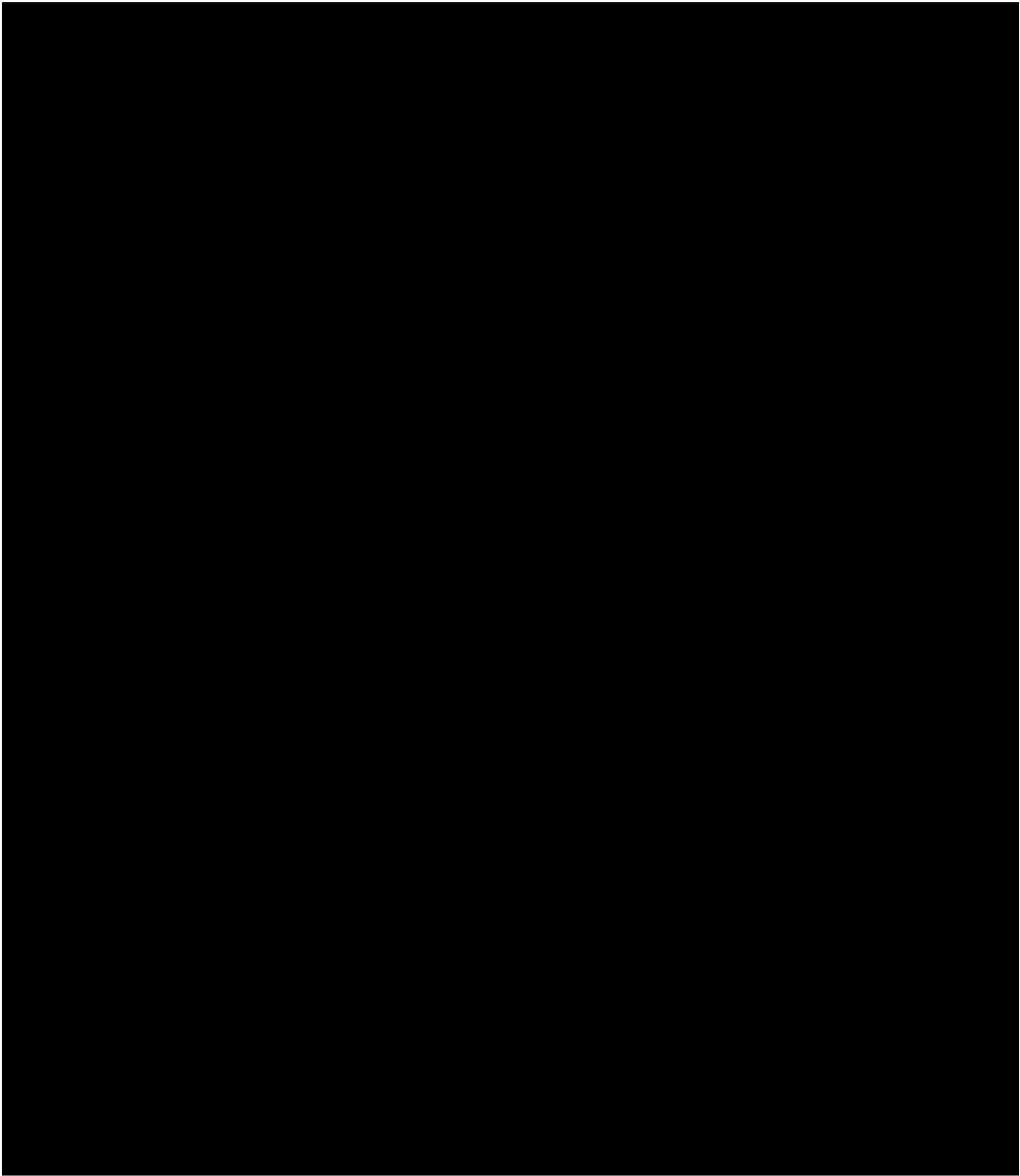




From: [REDACTED]

Sent: 19 May 2022 11:38

To: Planning [REDACTED]

Cc: Hannah Kersley [REDACTED]

Subject: Objection to Planning Application WA/35/22/HH

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

From: [REDACTED]

[REDACTED]

[REDACTED]

Re: Planning Application WA/35/22/HH

We are concerned that the proposed extension may damage the roots of the healthy Blue Atlas cedar tree in our garden, which is protected by a Tree Preservation Order (TPO/WA/1/07).

Having resubmitted their application, the arboriculturalists are still using an incorrect dimension for the diameter of the trunk in their survey (25% less than the actual diameter), although confusingly their drawings show an increased Root protection Area.

Furthermore, on the Proposed Floor Plan the tree is shown some 90cm further away from the building than in reality, so they are basing all their subsequent calculations on that faulty data. Even with the data they are presenting the Root Protection Area already extends into more than a third of the proposed extension. Rectifying the 90cm measuring error takes the Root Protection Area over half way into the extension.

Their diagrams show precautions for fencing-in the trees and safeguarding the Root Protection Area during construction, which of course come to naught if they sever a root. They say they will use hand tools for the digging and if they do come across any roots they will be carefully cut.

This is far from reassuring or acceptable. Damage will be caused to the tree if roots have to be cut, and, since approved Planning Permission takes precedence over TPOs, now is the time to ensure that every precaution is taken to protect the tree. That starts with a set of plans using the correct data, which is not much to ask.

In their report the arboriculturalists indicate:

"Limitations: The survey was made at ground level using visual observation only. Detailed examinations, such as climbing inspections and advanced decay detection equipment were not employed, though may form part of the survey's management recommendations. Measurements were taken using specialist tapes, laser, and GPS devices. Where this was not possible, measurements are estimated."

We would have thought that using the correct dimensions is fundamental to any planning application. Still no surveyor has asked to measure the tree, so we assume all the measurements are estimated.

They also say:

"Existing dwelling(s), retaining wall(s), road(s) and structures are likely to be partial or complete root barriers. We currently do not have enough information with regards to the existing and surrounding properties and structures, foundations, soil types etc. to definitively determine the root barriers."

If existing structures are barriers to the roots then surely the roots will find a different path, free from obstructions, making it much more likely that a root will grow in the direction of the proposed extension.

The arboriculturalists say that they have no data about the soil type on site, but there is nothing to stop them digging a sample hole elsewhere on the site to do a soil analysis.

We understand that Blue Atlas Cedar trees have shallow root systems, also the prevailing wind is from west to east, so we are concerned that if roots are cut it may affect the stability of the tree.

We have maintained the tree for some seventeen years, including managing the canopy spread, so clearly the root spread will be larger than the current canopy spread suggests.

On the subject of dimensions we also note that the Block/Site Plan indicates that the edge of the extension is 3.5m from the boundary. This is not the case, as the actual boundary is defined by the yew hedge, meaning that Midway almost touches the boundary. The 3.5m dimension is misleading.

As we said in our previous letter we are not opposed in principle to an extension. We just want to make sure the TPO tree is protected. Surely as a compromise the garden room can be moved to the western end of the existing conservatory, further away from the tree (subject to an accurate arboricultural survey).

Yours faithfully,

A solid black rectangular box used to redact a signature.