

[REDACTED]

From: Hannah Kersley
Sent: 12 April 2022 15:59
To: Planning.Responses; Planning Scanning
Subject: FW: WA/9/22/HH - Midway (Withdrawal email)

Hi,

[REDACTED]

Thanks,

Hannah Kersley
Planning Officer, Planning Department

[REDACTED]



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From: Nicholas Moss [REDACTED]
Sent: 12 April 2022 15:50
To: Hannah Kersley [REDACTED]
Subject: Re: WA/9/22/HH - Midway

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Dear Hannah,

It seems we have little choice but to take a chance on a reapplication being turned around in lightning speed.

Would you please withdraw the current application, I will re-submit with the new paperwork straight away.

With kind regards

Nick Moss

ARCHITECTURAL DESIGN
Saxon End, Bordean, Petersfield, GU32 1EP

[REDACTED]

[REDACTED]

From: Hannah Kersley [REDACTED]
Sent: 12 April 2022 14:31
To: Nicholas Moss [REDACTED]
Subject: RE: WA/9/22/HH - Midway

Dear Nick,

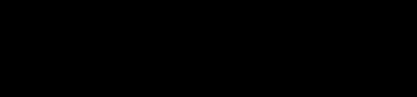
Thank you for sending over the documents.

I appreciate your clients situation in regards to the proposed works and understand the stress withdrawing may cause. However I'm afraid we are unable to offer extensions of time.

As there are only two days left until the application expires, we do not have enough time to consider these additional documents. They will need to be fully assessed by the council's Tree Officer in order to ensure there will be no harm to the protected tree, but due to his own work commitments, we cannot expect a reply from him within these two days. Therefore a decision will have to be made based on the documents which have already been sent to us, and as we do not know how much harm the proposal may cause to the tree, we will have to refuse the application.

Kind regards,

Hannah Kersley
Planning Officer, Planning Department



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From: Nicholas Moss [REDACTED]
Sent: 12 April 2022 14:18
To: Hannah Kersley [REDACTED]
Subject: Re: WA/9/22/HH - Midway

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Dear Hannah,

Please find attached the additional tree reports as requested by the council's tree officer. We hope these suffice but if there are any queries please let us know.

If you are able to consider these without the need to withdraw the application I would be extremely grateful, as would my clients blood pressure.

With kind regards

Nick Moss

ARCHITECTURAL DESIGN
Saxon End, Bordean, Petersfield, GU32 1EP

From: Hannah Kersley [REDACTED]
Sent: 12 April 2022 12:43
To: Nicholas Moss [REDACTED]
Subject: RE: WA/9/22/HH - Midway

Dear Nick,

I hope you are well and thank you for your email updating the situation.

As the application is due to expire in a couple days, I'm afraid we no longer have enough time to consider any of the additional information requested, especially as it has still not been received. We therefore recommend withdrawing the application, as we will have to refuse it otherwise.

Would you and the client be willing to withdraw?

Kind regards,

Hannah Kersley
Planning Officer, Planning Department



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From: Nicholas Moss [REDACTED]
Sent: 05 April 2022 16:32
To: Hannah Kersley [REDACTED]
Subject: Re: WA/9/22/HH - Midway

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Dear Hannah,

Just to keep you updated. Our arboriculturist has promised to supply the additional documentation by the end of the week. I fully realise this is pushing your schedule but we would request your patience in this matter.

Our clients are due to start fostering in August but this will not be allowed if building works are underway on site. Consequently, if we are forced to withdraw this application, the delay will be such that the work simply cannot go ahead.

Thank you in advance for your understanding.

With kind regards

Nick Moss

ARCHITECTURAL DESIGN
Saxon End, Bordon, Petersfield, GU32 1EP
[REDACTED]

From: Hannah Kersley [REDACTED]
Sent: 01 April 2022 10:40
To: Nicholas Moss [REDACTED]
Subject: RE: WA/9/22/HH - Midway

Dear Nick,

Thank you for your email and the attached documents. I'm sorry I haven't been able to get back to you sooner and thank you for your patience.

I have spoken to our Tree Officer and he has agreed that both options you have suggested could be acceptable. He has said however that we must first understand the true extent of RPA incursion before encouraging either. The method(s) should also first be promoted by your project arboriculturist, based on their considered assessment of the tree's influence over ground conditions.

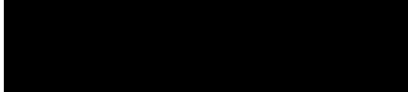
An accurate plan with the tree RPA overlayed on the proposed layout will help us to understand the extent better, which I appreciate you have sent a copy of. I believe he wishes this to be more detailed. The RPA on the proposed plans should be presented in polygon form (it does not have to be circular) of commensurate area showing where ground conditions/features heavily influence root morphology (e.g. deep footings, ditches, other trees). This should be similar (but slightly more detailed) to the plan in the revised report, but over the proposed plans rather than existing. There is a possibility that the extent of the RPA incursion is acceptable without any special construction methods but we will need a better understanding of RPA first.

We would also ask for an Arb. Impact Assessment, Method Statement and Tree Protection Plan to be commissioned, as advised in the revised report. The latter two are most important for small scale developments such as this. I appreciate time pressures so if you could get these two at least submitted to us it would be most helpful.

Kind regards,

Hannah

Hannah Kersley
Planning Officer, Planning Department



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From: Nicholas Moss [REDACTED]
Sent: 28 March 2022 17:17
To: Hannah Kersley [REDACTED]
Subject: Re: WA/9/22/HH - Midway

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Dear Hannah,

Thank you for your patience. It would appear our arboriculturist made significant error in estimating the diameter of the tree trunk and the root protection area is somewhat larger than we first thought.

I have attached the revised report and proposed plan, showing the larger protection area. Would either hand excavation / investigation or pile foundations be acceptable to the tree officer?

With kind regards

Nick Moss

ARCHITECTURAL DESIGN
Saxon End, Bordean, Petersfield, GU32 1EP
Landline: 01730 268719
Mobile: 07878 068787

From: Hannah Kersley [REDACTED]
Sent: 23 March 2022 12:49
To: [REDACTED]
Subject: WA/9/22/HH - Midway

Dear Mr Moss,

I hope this email finds you well.

I am contacting you regarding the application for a rear extension at Midway, Avisford Park Road (WA/9/22/HH). We have come across a few issues with the documents submitted as part of the application. It appears that the measurements provided by the Arboricultural Survey for tree 1 (Deodar Cedar, protected by a TPO) are incorrect and underestimate the potential harm to the tree. We have consulted our Tree Officer, who believes the root protection area to be much larger than shown by the survey and the Tree plan, and will need more information from you in order to understand the scale of potential harm.

From the Arboricultural Survey, it appears that the tree's size has only been estimated from the garden of Midway, and as a result there has been no accurate measurements taken of the tree from its location on the neighbouring land. We would request that a full inspection is carried out on this tree from the neighbours property, so that the correct measurements can be recorded. We will also need you to submit an accurate Root Protection Area and Tree Protection Plan, in addition to the existing Tree Plan and Arboricultural Survey. These existing documents may also need to be updated and re-submitted if it is found that the existing measurements of the tree are incorrect.

This will need to be done ideally as soon as possible so that we have time to consider the additional information. If this is not possible, we suggest withdrawing and re-submitting the application once these documents are available.

Kind regards,

Hannah Kersley
Planning Officer, Planning Department



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