

From: peter jacobs
Sent: 28 July 2023 18:29
To: Planning
Subject: Planning proposal 2023/2820/T

Good evening;

As when, submitting an objection to this planning proposal on line vis the link in the proposal, my attempt to submit it resulted in a screen notice

"Server Error in '/Northgate/PlanningExplorer' Application."

I am submitting the objection also by e-mail as follows:

name and position: Peter Jacobs on behalf of the Holly Lodge Conservation Area Consultative Committee and the Holly Lodge Estate Trees sub-committee.

Address, phone number and e-mail as below (email is my preferred means of communication).

Text of objection:

'The Holly Lodge Conservation Area Consultative Committee and Holly Lodge Estate trees sub-committee wish to comment on proposal 2023/2820/T as follows:

- The attachment showing the plan of Hillway Garage and its neighbours and the location of the two trees is entirely wrong and is misleading. The proposal therefore should be resubmitted with a corrected plan. It locates the trees adjacent to the boundary of Hillway garage and no 1, Hillway. In fact Hillway garage's property includes the rear half (left on the plan) of what is shown as 1 Hillway's garden; this space is entirely filled by the Hillway Garage building described, apart from a very narrow space adjacent to 3 Hillway, where the trees in question are located. So both the trees are located between a building that is part of Hillway Garage and the fence separating Hillway garage from 3 Hillway.

- The trees are visible from the bottom of Hillway (and also from Church Walk). As such they form part of the tree cover of the Holly Lodge Estate, an amenity which is an important part of the Estate's unique character and its conservation designation.

- Both the Ash trees are entirely healthy with no signs of die-back and should therefore be cherished.

- It is unclear from the wording whether both trees are claimed to have caused wall cracking or only one (inspection from a ladder from the adjacent garden suggests that the roof extends beyond the wall).

- It is noted that a 2010 planning request asked for permission to re-roof the Hillway garage building concerned; the request was approved but lapsed. The photo of the roof at that time suggest it was already in a poor state, inspection today suggests this is even more so today, irrespective of these trees. And pertinently a condition of the 2010 approval was that:

"All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage to the satisfaction of the Council. Trees to be retained shall be protected during construction work in line with guidelines and standards set out in BS5837:2005 "Trees in Relation to Construction". I have not been able to find any reference to tree removal in the request.

We request that the proposal be resubmitted with corrected location plans, that there be a site visit by a tree officer, that an uninvolved tree surgeon be consulted as to means other than felling to resolve the bark overlapping problem, that the type of and risks from the asbestos in the roof be investigated and that every effort be made to preserve these two magnificent trees'.

Best regards
Peter Jacobs

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