

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/0207/T	Ellen Gates	28/01/2019 10:14:49	OBJ	<p>I wish to OBJECT to application 2019/0253/T for the 'Installation of screw piles within the RPAs of a TPO tree (1x yew)' and application 2019/0207/T for the 'Installation of screw piles within the RPAs of trees within a conservation area'. The proposal is for the installation of 10 piles located near the rear garden wall of 1 Boscastle Road. That wall separates the garden at 1 Boscastle Road from Grove Terrace Mews, a semi-rural mews lane located to the rear of the Grade II* Grove Terrace Mews. The cover letter submitted with the applications indicates that the 'reason' for the proposed works is to support an above ground structure, but that 'the exact form or extent of what the above ground structure will be is not known to us'.</p> <p>The property at 1 Boscastle Road is currently undergoing extensive works under planning consent 2017/2223/P, which provided for 'Erection of mansard roof extension and installation of balustrade at roof level; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension between existing detached garage and main house; removal of side extension; and other external alterations.' Despite the extent of those works, there is no reference in that application to a structure at the location indicated for the pilings in the current applications. Nor am I aware of any other application for such a structure. I would object strongly to any proposal for a structure at that location, which it appears would be adjacent to the wall between the property and Grove Terrace Mews. It is impossible to make any accurate assessment of these applications without knowing the extent and nature of the proposed structure.</p> <p>In any event, the proposed pilings would pose an unacceptable risk to the health of the affected trees, and in particular of the yew subject to a TPO. That TPO was recently issued in response to application 2018/4532/T, which sought to fell the yew. The decision on the TPO recognised the significance of the yew, noting in particular its contribution to the character of the Conservation Area:</p> <p>"The removal of the tree in question, which provides screening from light pollution due to its dense evergreen crown, would be harmful to this character. The rear gardens of Grove Terrace, the west side of Boscastle Road, the south side of part of Woodsome Road and the north side of part of Dartmouth Park Road collectively form a large green space which is compounded by the deeper than average gardens in this part of the conservation area. There are at least five other yew trees of similar age and size as the tree in question within the rear gardens of the area listed above, many of which are visible from Grove Terrace Mews. The yew trees are considered characteristic of this part of the conservation area, the removal of one of these yew trees would be harmful to this character."</p> <p>Given the significance of this tree, there is no justification for risking its health, or the health of the other trees in the garden. That is particularly the case given the absence of any consent for a structure on the proposed location of the pilings. In the absence of any consent for the proposed structure or even any indication of the extent and nature of the proposed structure, these applications should be rejected and no works that threaten the health of these trees should be permitted.</p>