

From: Gargett, Jamie
Sent: 02 February 2021 15:34
To: Wells, Lesley <Lesley.Wells@easthants.gov.uk>
Subject: Re: APP/20/00998 - Northshore, 40 Sinah Lane, HI

Hello Lesley

APP/20/00998 - Northshore, 40 Sinah Lane, HI

Please find my comments regarding the above application below:

The AIA is thorough and comprehensive, and I raise no objection to the demolition and rebuilding of the main dwelling, although the AMS and TPP must be conditioned and not deviated from to ensure the retained trees on site are not damaged during the construction phase. (If permission is given for this app)

In addition to this I would like to include that a pre commencement site meeting is conditioned so as the Arb Consultant is on site with the Site Manager (and Covid allowing an HBC Arb Officer) to ensure the protective fencing is in place and to also provide a further condition that Arb site supervision is required for any technical construction methods around trees - no dig surfaces etc.

In terms of the proposed tree planting - we would like to see the specimens to be Standards (nursery category) in size.

Regarding the summer house and pavilion. I raise objection to this part of the application as I consider it to be at odds with the surrounding trees; If permission is given it is highly likely that there will be significant pressure to prune the trees once the use of this area is underway - it is designed as a 'garden room area'.

The relationship between the retained trees and proposed structure / pavilion are not sustainable.

It is stated in the report that the Council will have control over any future applications to prune or fell the trees; whilst this is correct to a point it can also be argued that the Council having given permission for a development knowing the untenable relationship between trees and buildings should allow for either excessive tree pruning or felling. Hence the Council would be in a very weak position to defend its decision should a TPO application be refused and go to appeal.

In summary

- No objection to the main dwelling (With the above conditions).
- Objection to the Summer House / Pavillion.

Thanks

J

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