

## PLANNING ISSUES AND ADVICE FROM JIM WALKER OF ALLTREES

REFERENCE EML-OUT/0321/20240315-122507-734

Hello Guy

Please see attached email from Mark Cassidy noting the case will be withdrawn. Mark Cassidy is the Arboricultural Officer for B&NES.

Kind regards

**Tom Griffin RIBA SCA AABC**

associate director

benjamin+beauchamp architects ltd  
the borough studios  
the borough  
wedmore  
somerset BS28 4EB; t. 01934 713313; e.[studio@b2architects.com](mailto:studio@b2architects.com)

**From:** Guy Stobart <[guywstobart55@gmail.com](mailto:guywstobart55@gmail.com)>  
**Sent:** Friday, March 15, 2024 10:33 AM  
**To:** Tomas Griffin <[Tom@b2architects.com](mailto:Tom@b2architects.com)>  
**Subject:** Fwd: 24/00653/TCA - Consultation Request

Sent from Guy Stobart's iPhone  
07747638994

Begin forwarded message:

**From:** East Harptree Parish Clerk <[parish.clerk@eastharptreeparish.org](mailto:parish.clerk@eastharptreeparish.org)>  
**Date:** 14 March 2024 at 12:30:00 GMT  
**To:** Guy Stobart <[guywstobart55@gmail.com](mailto:guywstobart55@gmail.com)>  
**Subject:** Fwd: RE: 24/00653/TCA - Consultation Request

Hello Guy,

I'm just finalising the agenda for the PC meeting next week and wanted to check that you had heard from B&NES and that permission for the tree work at St Laurence is no longer necessary? Please see email below.

You had kindly offered to come to the meeting, so there's no longer any need.

Many thanks

Sarah-Jane

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Sarah-Jane Streatfeild-James CiLCA  
Parish Clerk

East Harptree Parish Council  
[www.eastharptreeparish.org](http://www.eastharptreeparish.org)

----- Original Message -----

**Subject:**RE: 24/00653/TCA - Consultation Request

**Date:**05/03/2024 13:27

**From:**Mark Cassidy <[Mark\\_Cassidy@bathnes.gov.uk](mailto:Mark_Cassidy@bathnes.gov.uk)>

**To:**East Harptree Parish Council <[parish.clerk@eastharptreeparish.org](mailto:parish.clerk@eastharptreeparish.org)>, Jane Brewer  
<[Jane\\_Brewer@BATHNES.GOV.UK](mailto:Jane_Brewer@BATHNES.GOV.UK)>

**Copy:**Andrew Jones <[andrew.jones@eastharptreeparish.org](mailto:andrew.jones@eastharptreeparish.org)>

Dear All

Just writing to confirm that the works to install steps do have planning permission under 22/02755/FUL and so this tree work notification is un-necessary.

I'll get this removed from our case list and clarify with applicant.

With best wishes

Mark

Mark Cassidy

Arboricultural Officer – Planning and Conservation Development

Bath and North East Somerset Council

Telephone: 01225 396811

Email: [mark\\_cassidy@bathnes.gov.uk](mailto:mark_cassidy@bathnes.gov.uk)

[www.bathnes.gov.uk](http://www.bathnes.gov.uk)

*\*Please note that I work part time in this role – I work alternate weeks of Mon-Tues & Mon-Weds.*

**Improving People's Lives**

*As part of the planning process we collect and publish personal information, please see our corporate privacy notice:* [www.bathnes.gov.uk/council-privacy-notice](http://www.bathnes.gov.uk/council-privacy-notice).

**From:** East Harptree Parish Clerk <[parish.clerk@eastharptreeparish.org](mailto:parish.clerk@eastharptreeparish.org)>  
**Sent:** Thursday, February 29, 2024 9:57 AM  
**To:** Jane Brewer <[Jane\\_Brewer@bathnes.gov.uk](mailto:Jane_Brewer@bathnes.gov.uk)>  
**Cc:** Mark Cassidy <[Mark\\_Cassidy@bathnes.gov.uk](mailto:Mark_Cassidy@bathnes.gov.uk)>; Andrew Jones <[andrew.jones@eastharptreeparish.org](mailto:andrew.jones@eastharptreeparish.org)>  
**Subject:** Re: 24/00653/TCA - Consultation Request

Dear Jane and Mark,

Thank you for your email Jane, Mark, please could you let me know if we need to consider this, and agree a response at our next meeting which is on March 19th?

I look forward to hearing from you.

Kind regards

Sarah-Jane

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Sarah-Jane Streatfeild-James CiLCA  
Parish Clerk

East Harptree Parish Council  
[www.eastharptreeparish.org](http://www.eastharptreeparish.org)

On 28/02/2024 10:51, Jane Brewer wrote:

Dear Sarah-Jane,

Thank you for your email.

I have passed this tree notice to my colleague, Mark, because it appears to relate to a planning permission, 22/02755/FUL, which he commented on.

In view of the planning consent the tree notice may not actually be necessary for the works.

With regards

Jane

Jane Brewer (Mrs)

Senior Arboricultural Officer

Planning and Conservation

Development

Bath and North East Somerset Council

Telephone: 01225 477505

[www.bathnes.gov.uk](http://www.bathnes.gov.uk)

[www.twitter.com/bathnes](https://www.twitter.com/bathnes)

Please note that I work Monday to Thursday and my mailbox is not monitored in my absence.

*RTPI (SW) Planning Authority of the Year 2023 - Winner*

*RTPI (SW) Award for Planning Excellence 2023 – Winner*

*RTPI Planning Authority of the Year 2023 – National Finalist*

## Improving People's Lives

**From:** East Harptree Parish Clerk <[parish.clerk@eastharptreeparish.org](mailto:parish.clerk@eastharptreeparish.org)>

**Sent:** Tuesday, February 27, 2024 2:01 PM

**To:** Jane Brewer <[Jane\\_Brewer@BATHNES.GOV.UK](mailto:Jane_Brewer@BATHNES.GOV.UK)>

**Subject:** Fwd: Planning Application - 24/00653/TCA - Consultation Request

CAUTION: This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Dear Jane,

EHPC have received information about the TCA above, our next parish council meeting isn't until the 19th March, so please could we have an extension to respond to you, until the 20th?

I hope this would be OK,

Many thanks

Sarah-Jane

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Sarah-Jane Streatfeild-James CiLCA  
Parish Clerk

East Harptree Parish Council  
[www.eastharptreeparish.org](http://www.eastharptreeparish.org)

----- Original Message -----

**Subject:**Planning Application - 24/00653/TCA - Consultation Request

**Date:**20/02/2024 11:50

**From:**[development\\_management@bathnes.gov.uk](mailto:development_management@bathnes.gov.uk)

**To:**[parish.clerk@eastharptreeparish.org](mailto:parish.clerk@eastharptreeparish.org)

Please find attached a consultation request for the above application.

\*\* Please help speed up the upload of your comments to our website  
\*\* DO NOT SIGN or include any personal contact details that require redacting  
\*\* PDF ATTACHMENTS only, or simply reply to this email

Your cooperation is greatly appreciated!

Planning Services  
Bath & North East Somerset Council

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## JIM WALKER EMAIL-18<sup>th</sup> January 2024

There will be some impact on the tree, but as you point out it will be minimal and in my opinion is unlikely to affect its long-term health or viability.

My concern would be if you go back to the council then they are likely to object, because you already have consent for steps that are outside RPAs and have measures to protect the trees.

The tree is not subject to a TPO, but is in a conservation area. If you are going by the book you should notify the council of any pruning work, including roots. They then will decide whether or not to object and serve a TPO on the affected tree. If they decide not to serve a TPO or do not respond within six weeks you are free to proceed.

The paragraph below is copied from B&NES website.

*All parts of a tree in a Conservation Area are protected and this includes the tree's root system. If you are proposing to work close to a tree that has not been the subject of a Planning Application you are required to notify the Council in the same way as if you were pruning or felling the tree.*

Your alternative would be to just carry on without notifying the council. However, you do run a small risk of a concerned neighbour/resident informing the council.

Kind regards

Jim

**Jim Walker** MICFor MArborA

**01761 241871**

**07970 280147**

[www.alltree.co.uk](http://www.alltree.co.uk)

*Alltree is a trading name of All Tree Services Ltd*

**Registered office:** Cutlers Green, Chewton Mendip, Somerset, BA3 4NE

**Company registration:** 4839912. **VAT registration:** 713 2753 54

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**From:** Tomas Griffin

**Sent:** Thursday, January 18, 2024 5:51 PM

**To:** Jim Walker

**Cc:** Guy Stobart ; Mary Cookson ; Billingham Chris

**Subject:** RE: East Harptree - Churchyard Steps

REFERENCE EML-OUT/0321/20240118-173547-841

Many thanks Jim and Guy

I have illustrated Guy's suggestion of moving the steps further toward the extremity of T3's RPA. See attached revised plan.

The area of potential disturbance to shallow roots of T3 is denoted on the plan by cross-hatching. This area is less than 5sqm, some of which will have been recently disturbed by the planting of T4.

Jim, our main concern is for T3 and whether the slight incursion into the root zone requires further consultation with the local authority. Given the proposed disturbance is shallow, near the outside of the RPA, and has been partially disturbed recently, and balancing all of this against the potential for LA consultation to

cause significant delay, we are minded to proceed without further consultation, as long if you feel the tree will not be adversely affected. Is this a fair assessment?

Kind regards

**Tom Griffin RIBA SCA AABC**  
associate director

2022 RIBA and 2020 RICS National Conservation Award Winner - for [WINSFORD COTTAGE HOSPITAL](#)  
2022 RIAI National Conservation Award, Highly Commended – for [DUBLIN St Patrick's Cathedral](#)

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