

Update Sheet

Agenda Item No. 4 Deferrals/Withdrawals

Item	App. No.	Site Location	Officer Rec.
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Agenda Item no. 5 Confirmation of Tree Preservation Order 685

PROVISIONAL TREE PRESERVATION ORDER TPO 685
LLWYNDERW SCHOOL 2022

IN LIEU OF ADDRESSING THE MEETING IN PERSON, THE OBJECTOR HAS SENT THE FOLLOWING EMAIL:

Please find below my Objection to Confirmation of the above TPO in accordance with your notification email to me of the 28th June 2022. I would be grateful if you would provide copies of both this email and Objection to the Chair Councillor Paul Lloyd and the 11 off Councillors named in the notice of meeting who are determining this decision scheduled for Tuesday 4th July 2022 at 2.00 pm.

I was hoping to attend online, but at the moment am unable to participate. You will note from my Objection, that the issues caused by the tree are having a significant impact on my physical health and well-being. In fact, it has taken this TPO application to really have any response from the Council in respect of the damage and nuisance that the tree is causing to my property, despite attempts since 2017 to seek resolution to these issues. I am both sorry and disappointed that it was not until the danger presented through Storm Eunice, that anyone has started to explore a way forward, although I find the reference in Mr Webster's report to 'suitable pruning' to be a perverse conclusion given the ongoing problems and damage the tree is causing.

Would you please acknowledge receipt of my Objection to ensure receipt as I previously sent 2 off emails requesting clarification without response. Given that I am unable to attend, I would also request a copy of the transcript of the meeting and decision outcome, in the interests of full transparency.

The clarification I sought has in the meantime been provided by Mr A Webster.

Kind regards
A J Evans

OBJECTION

A Government consideration allows a TPO order to a tree where it is not known to be causing damage to buildings - facts are:

- A. The tree has caused structural damage to my property
- B. The tree continues to cause damage to roof valleys, roof membrane deterioration

gutters, down pipes and underground drainage system all being clogged causing flooding

C. No consideration of the harm to Health and additional stress caused to my wife's illness who sadly spends many days in bed at a time. This can be confirmed by her G P

Living under the canopy of this tree even in less hazardous conditions can equally be frightening and stressful

Photographic evidence has been provided to the School/L. A.

Clarification of tree officers report:

1.2 a major 15' long branch with a spread of 8' travelled over 35' and crashed on The Lodge causing significant damage. Not the first.

3.1 there is significant needle loss most days - photographs have been provided of 3 bags from a single clean of gutters weighing 15.3 Kgs. The needles / cones/ tips are shed daily, therefore won't be apparent on inspecting the tree.

3.2 tree officer's unannounced visit, placing me under duress expecting me to provide answers to Mr Chester's report instead of arranging a face to face meeting on site. Mr Webster's has since clarified as 'asking questions as I was here as the report lacked detail' but does not alter the duress caused and makes it all the more important that both experts should have met to establish a more cohesive report.

3.4 Only 44 objectors scattered as far as Chepstow and Surrey (46 is incorrect double count and another does not exist) only 20 residing within 1 mile of the site and limited to merely 10 households who able to see the tree. Of the 20 households the remaining 500 households have not objected or any of the schools. It is worth noting the previous Headmistress is on record of having a great deal of sympathy for our plight and would not expect her parents to live under these continuing circumstances, the current Headmistress stating that timing of the TPO is both unfair and if the tree is in decline it should be felled. To answer the previous owner's objection, bitterness exists and he himself drew up plans for the tree to be removed under his ownership.

I have sought clarification as to why the TPO notice was placed adjacent to the tree some 20 pace's away and yet the Application to fell at a different address around the corner some 120 pace's away.

More recently I tried to resolve this tree issue through dialogue with Council Keeton having corresponded with 6 off emails to campaign and school provided addresses without even an acknowledgement it therefore follows with all due respect that I am disturbed that this Councillor will in part decide the fate of the TPO

In determining your decision I ask you to pause - Would you be considering this TPO if the branch caused injury as Mr Webster cannot guarantee future similar breakages.

Officer response:

In no way could the words or actions of the Tree Officer at the required site visit be interpreted as duress. Site visits are to assess the provided information.

Agenda Item no. 6 Determination of Planning Applications

Item	App. No.	Site Location	Officer Rec.
1	2021/1495/FUL	Land North Of Llewellyn Road, Penllergaer, Swansea,	Approve
2	2020/2629/FUL	2 Broadview Lane, Mumbles, Swansea, SA3 4LN The second paragraph of the 'Residential Impact' section of the report erroneously refers to 'No 1' on four occasions. Each 'No 1' should be replaced by 'No 3' in this paragraph. The third paragraph of the 'Residential Impact' section of the report erroneously refers to 'No 3' on two occasions. Each 'No 3' should be replaced by 'No 1' in this paragraph. Reason for refusal 2 should be replaced by the following; "The proposed building, by virtue of its inappropriate siting and excessive scale and height, would have an unacceptable overbearing and overshadowing impact on the occupiers of 3 Broadview Lane, and an unacceptable overbearing impact upon the occupiers of 1 Broadview Lane, to the detriment of the living conditions that these neighbouring occupiers could reasonably expect to enjoy, contrary to Policy PS2 of the Swansea Local Development Plan (2019) and the Council's Placemaking Guidance for Infill and Backland Development (2021).	Refuse
3	2022/0381/106	1-54 (inclusive) Llys Hafan Lamberts Road, Swansea, SA1 8QH	Approve
4	2021/2611/FUL	31 Hebron Road, Clydach, Swansea, SA6 5EJ	Approve
5	2022/1031/S73	Land At Upper Bank, Nantong Way, Pentrechwyth, Swansea,	Approve

6	2022/0954/RES	Plots Pc And Pj , Land South Of Fabian Way And East Of River Tawe, Swansea,	Approve
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7	2022/1167/FUL	33 Heol Waun Wen, Llangyfelach, Swansea, SA6 6FD	Approve
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Following the re-consultation exercise, a further letter of objection has come in from a neighbour reaffirming their objection to the proposals.