

5th March 2025

Dear Mr Greaves,

RE: Planning application 25/00104/FP-9 flats to the rear of Banyers Hotel, Royston

Please find below our comments on the above.

The main challenge has been to overcome the ongoing damage being caused in the garden of this property by a large tree located adjacent to the boundary fence on the applicants' land.

A tree report submitted in connection with the first planning application 24/01075/FP contained a comprehensive description of all the trees on the site but unfortunately the offending tree designated T9 was incorrectly described as a yew when it was actually a sycamore.

This has major implications because the root system of a sycamore is capable of causing significantly more damage than that of a yew.

Our response to the first planning application highlighted the error in the description of tree T9 in June 2024. However, no correction was made before the arboricultural report rev.2 was issued in conjunction with this second planning application with tree T9 still incorrectly shown as a yew in the table on p.18.

To illustrate how the roots of the yew and sycamore trees differ, it's worth including the relevant data taken from an extensive list showing the heights and recommended safe distances of various trees from houses or buildings compiled by the insurance firm Bickers as follows:

Species	Normal Mature Height (m)	Safe Distance (m)
Yew	12	5
Sycamore	24	17

The root spread of the sycamore T9 has caused at least 10 heavy paving slabs measuring 60cm x 60cm x 3cm to rise up in the garden here at distances ranging from 3.7-5.8 metres from this tree creating uneven surfaces.

In the case of this property, 32 Hunters Mews, the sycamore T9 is located 5.4 metres from the building at its nearest point, while the corresponding distances for the neighbouring properties, 31 and 33 Hunters Mews are 6.8 and 5.6 metres respectively.

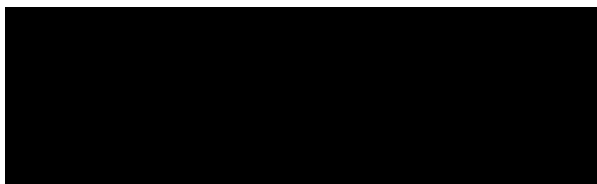
While the damage has so far been confined to this property, the 17 metre safe distance from a building for the sycamore T9 means that both these neighbouring houses are at risk of experiencing damage in the long term. On the other hand, had tree T9 actually been a yew, as stated in the tree reports, no such damage would have been expected to occur based on its safe distance over 5

metres from a building but tree T9 is a sycamore having invasive roots that have created the issues described.

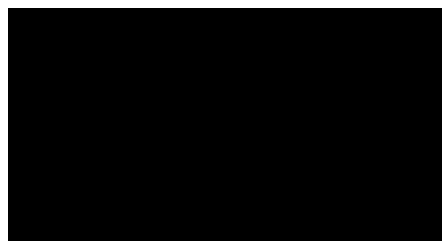
We hope that North Herts Council may be able to grant the landowner a dispensation to remove the sycamore T9 as soon as practicable to prevent any further damage from occurring. Any correspondence on this aspect should be forwarded to Mr. Barry Bournier, the owner of 32 Hunters Mews, at Park Cottage, 8 The Green, Royston, Herts SG87AD.

We object to the planning application because of the incorrect description of the sycamore tree T9 as a yew in the arboricultural report submitted. And the fact that the development is too close to the adjacent properties in Hunters Mews, is too high and too dense for this location.

Yours Sincerely,



Stephen Warren



Barry Bournier