

[REDACTED]

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**From:** Socrates Architects <studio@socratesarchitects.com>  
**Sent:** 05 October 2023 16:15  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Conway Tower

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

Hi [REDACTED]  
All Received.  
Will display it on Saturday morning.  
Thank you very much!

Kind Regards

[REDACTED]  
Design Director

**SocratesArchitects<sup>+</sup>**

D: +44 1534 [REDACTED] | T: +44 1534 [REDACTED] | M: +44 [REDACTED]

[socratesarchitects.com](http://socratesarchitects.com)

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On Thu, Oct 5, 2023 at 4:14 PM [REDACTED]@gov.je> wrote:

Hi [REDACTED] and [REDACTED]

The new site notice was sent to Socrates Architects. Please confirm safe receipt and when the notice is up and displayed.

Thanks

[REDACTED]  
Landscape Officer - Development Control  
Mobile: [REDACTED]

Government of Jersey  
Infrastructure and Environment | Regulation  
PO Box 228 | St. Helier | JE4 9SS

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

From [REDACTED]  
Sent: Wednesday, October 4, 2023 10:18 AM  
To [REDACTED]@gov.je>  
Cc [REDACTED]@socratesarchitects.com>  
Subject: Conway Tower

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Morning [REDACTED]

I have just been to the Tower, there is no mail re the site notice.

Kind regards

[REDACTED]  
> [REDACTED]  
> [REDACTED]

\*\*\*\*\*  
\*\*\*\*\*

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Contract : This email does not form any binding agreement unless it is supported by an official States of Jersey purchase order form.

Content : All States information systems may be monitored to ensure that they are operating correctly. Furthermore, the content of emails and other data on these systems may be examined, in exceptional circumstances, for the purpose of investigating or detecting any unauthorised use. This email has been scanned for viruses by the States of Jersey email gateway.

Confidentiality and Privacy : The confidentiality of this e-mail and your reply cannot be guaranteed. As a public authority, the States of Jersey is subject to the provisions of the Freedom of Information (Jersey) Law 2011. Under

**From:** [REDACTED]  
**Sent:** 26 September 2023 14:49  
**To:** [REDACTED]  
**Subject:** RE: Conway Tower - Pollarding 2no Holm Oaks

Hi [REDACTED]

Whilst some of the reasoning comes across somewhat sensationalised, proximation and excessive shading might be more palatable language.

Looking at the photographs and canopy form, the subject trees may well have been previously managed as pollards, although without viewing them up close I cannot say for certain.

The species will normally tolerate pollarding and cyclical pollarding and therefore any initial visual harm caused by allowing the works will be temporary. Furthermore, if consent is granted for any development this may block aspects of the view of the trees and reduce their amenity in the wider landscape.

In conclusion, whilst they make a positive contribution to the character and appearance of the area and are a useful screen, the potential harm to the tree(s) is moderate and within their ability to tolerate the work without unduly impacting their health. If they have been previously pollarded, the fact that any management may have lapsed would not be a single robust reason to refuse the work. Works to alleviate excessive shading and encroachment are reasonable but also subjective by individual assessment.

In the absence of any neighbouring objections, other than their importance for wider visual screening the proposal would seem reasonable and justified.

Hope this helps.

Kind regards

[REDACTED]  
**Lead Tree Officer (Planning)**

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**From:** [REDACTED]@gov.je>  
**Sent:** Monday, September 25, 2023 4:33 PM

To: [REDACTED]@gov.je>

Subject: Conway tower\_Pollarding 2no Holm Oaks

Hi [REDACTED]

I've received some information back from the applicant regarding the pollarding of the 2no Holm Oaks at St Brelades.

*Rationale - the Holm Oaks in question dominate our adjoining neighbor's garden, plunging into darkness in the afternoon and by way of lack of sunlight killed part of the lawn, while causing problems for the local habitat within both our properties. The branches grossly overhang our neighbour's property , La Plage, with the branches causing damage to the property's fencing.*

*These trees are already pollards and for the health of these trees which are reportedly not good specimens, pollarding management is necessary. In addition, as previously mentioned, these works will benefit our neighbour to the east ( La Plage) as these trees block out afternoon / evening light from the property.*

*Works - by AAA Tree Services - the tree limbs will be cut with care back to the trunk at the height of previous pollard cuts, circa 2 mtrs above the ground. These works would be undertaken between Oct and Feb inclusive to avoid the bird nesting season.*

*Maintenance - intended to pollard the trees every 5-10 years depending on growth.*



I would be grateful for your review of this proposal. I recall you mentioned restoring a previously pollarded tree can be a sound approach. As previously discussed I am concerned the screen and green backdrop afforded by the trees would be completely lost and so am interested to know if a phased approach to the works would be reasonable.

Kind regards



Landscape Officer - Development Control

Mobile 

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**From:** Socrates Architects <studio@socratesarchitects.com>  
**Sent:** 03 October 2023 13:20  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: Conway Tower TPA/2023/0776  
**Attachments:** image001.png

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Hi [REDACTED]

I have just spoken to [REDACTED]

The Conway Tower is let and the site notice may have been discarded.

Please can a replacement site notice be sent to;

Socrates Architects, 3 Bond Street, St Helier, Jersey JE2 3NP.

Thank you very much for your help

Kind Regards

[REDACTED]  
Design Director

**SocratesArchitects<sup>+</sup>**

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On Tue, Oct 3, 2023 at 12:43 PM [REDACTED]@gov.je> wrote:

Hi [REDACTED] and [REDACTED]

Our correspondence records the site notice was despatched to Conway Tower. I attach the cover letter to this email for your review – please let me know if any corrections are required to the address and where you would prefer a new site notice is sent.

I will ensure it is posted today and adjust our determination date accordingly to accommodate the 21 day display period.

Kind regards

[REDACTED]

[REDACTED]

Landscape Officer - Development Control

Mobile: [REDACTED]

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**From:** Socrates Architects <[studio@socratesarchitects.com](mailto:studio@socratesarchitects.com)>

**Sent:** Tuesday, October 3, 2023 12:27 PM

**To:** [REDACTED]

**Cc:** [REDACTED] <[\[REDACTED\]@gov.je](mailto:[REDACTED]@gov.je)>; [REDACTED]

**Subject:** Re: Conway Tower TPA/2023/0776

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That one is regarding your Change of Use from Seabreeze House to Self-Catering.

And there is another one on the fence regarding [REDACTED] chimney removal.

If no site notice has been sent - if it can be sent to us at Socrates Architects, 3 Bond Street, St Helier, Je2 3np - we will put it up,

Kind Regards

[REDACTED]

[REDACTED]

Design Director

**SocratesArchitects<sup>+</sup>**

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On Tue, Oct 3, 2023 at 12:22 PM [REDACTED] wrote:

No I have had nothing through the post, but the notice is up on the front site gate it was there [REDACTED]

I wonder if they have been sent to the site and [REDACTED] has put them up??

I will call [REDACTED]

Best

[REDACTED]  
[REDACTED]

On 3 Oct 2023, at 12:13, Socrates Architects <[studio@socratesarchitects.com](mailto:studio@socratesarchitects.com)> wrote:

Hi [REDACTED]

This is regarding your tree planning application.

You made this application yourself so the site notices should have been sent to your home address.

Did you not receive them?

Kind Regards

[REDACTED]

[REDACTED]  
Design Director

**SocratesArchitects<sup>+</sup>**

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On Tue, Oct 3, 2023 at 11:39 AM [REDACTED] wrote:

Hi [REDACTED]

The site notice was placed on site by my agent [REDACTED] copied.

KR

[REDACTED]

[REDACTED]  
[REDACTED]

On 3 Oct 2023, at 10:22, [REDACTED]@gov.je> wrote:

Good morning [REDACTED]

Thank you for your email. Could I also check a site notice for your application was displayed for 21 days?

I am unable to locate the photo records here if you could kindly email through to me.

2no photographs were required. One taken at a distance, showing the site notice in relation to its surroundings. The other at close range showing the notice is clearly legible.

Kind regards

[REDACTED]

[REDACTED]

Landscape Officer - Development Control

Mobile: [REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, September 25, 2023 3:27 PM  
**To:** [REDACTED] <[REDACTED]@gov.je>  
**Cc:** [REDACTED]  
**Subject:** Re: Conway Tower TPA/2023/0776

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Dear [REDACTED]

Thank you for your email. I have copied [REDACTED] of La Plage to which a substantial part of the damage done by the Holm Oaks is too.

Rationale - the Holm Oaks in question dominate our adjoining neighbor's garden, plunging into darkness in the afternoon and by way of lack of sunlight killed part of the lawn, while causing problems for the local habitat within both our properties. The branches grossly overhang our neighbour's property , La Plage, with the branches causing damage to the property's fencing.

These trees are already pollards and for the health of these trees which are reportedly not good specimens, pollarding management is necessary. In addition, as previously mentioned, these works will benefit our neighbour to the east ( La Plage) as these trees block out afternoon / evening light from the property.

Works - by AAA Tree Services - the tree limbs will be cut with care back to the trunk at the height of previous pollard cuts, circa 2 mtrs above the ground. These works would be undertaken between Oct and Feb inclusive to avoid the bird nesting season.

Maintenance - intended to pollard the trees every 5-10 years depending on growth.

Kind regards

[REDACTED]

[REDACTED]

On 22 Sep 2023, at 4:30 PM, [REDACTED]@gov.je> wrote:

Planning Application Reference: Conway Tower TPA/2023/0776

Good afternoon [REDACTED]

In reviewing your application to pollard 2no Holm Oak trees,  
could we request some additional information please.

Would you be able to email me:

1. An explanation describing the rationale for the works and why they are required.
2. A detailed description of the works i.e When pollarding would be undertaken and whether a phased approach is proposed
3. Your anticipated maintenance regime going forward.

With thanks,

Kind regards

[Redacted]

[Redacted]

Landscape Officer - Development Control

Mobile: [Redacted]

**Government of Jersey**

**Infrastructure and Environment | Regulation**

**PO Box 228 | St. Helier | JE4 9SS**

Infrastructure, Housing and Environment  
**Regulation**

PO Box 228  
St Helier, Jersey, JE4 9SS  
Tel: +44 (0)1534 445508



18/08/2023

[REDACTED]  
Conway Tower  
Le Mont Sohier  
St. Brelade  
JE3 8EA

Application Number TPA/2023/0776

Dear Sir/Madam

**IMPORTANT INFORMATION ABOUT DISPLAYING A SITE NOTICE**

**Application Address:** Conway Tower, Le Mont Sohier, St. Brelade, JE3 8EA.

**Description of Work:** Pollard 2No. Holm Oak trees T17 and T18.

Thank you for your recently submitted application. Notice of the application will shortly appear in the online Jersey Gazette and the Jersey Evening Post, and on the States of Jersey website [www.gov.je/planning](http://www.gov.je/planning)

It is your responsibility to do the following:

1. Within 3 days of receiving this letter, to display the enclosed notice(s) in such a way as to be **easily visible and legible by members of the public**. The notice(s) should be displayed in at least one place on or near to the land or building to which the application relates.
2. If you have received more than one notice, a notice should be displayed on each road frontage of the site. The notice(s) should be displayed for **at least 21 days**. The first date of display should be written on the notice.
3. After the 21 day period has expired, **sign and date the enclosed certificate** or use the Planning and Building Portal to confirm that the notice has been correctly displayed.
4. Take **at least 2 photographs** for each site notice. One should be taken at a distance, showing the site notice in relation to its surroundings. The other should be a close-up photograph, showing that the notice is clearly legible.
5. You need to email the certificate and photographs to [planning@gov.je](mailto:planning@gov.je) or alternatively use the site notice section on the dashboard of the Planning and Building Portal to upload your photographs.

**Failure to return the certificate will result in a delay in determining your proposal.** It is an offence to make any false or misleading statement(s) as part of a planning application.

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