



The Planning Inspectorate

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Julie Binstead

Our Ref: APP/TPO/W1715/9534

Sent via email:
follandcourt.housemanager@mccarthyandstone.co.uk
e.co.uk

Date: 28 March 2024

Dear Julie Binstead,

Town and Country Planning (Tree Preservation) (England) Regulations
Application to carry out works on protected trees
Appellant: Julie Binstead
Appeal site: Flat 19, Folland Court, 70 Hamble Lane, Hamble, SO31 4JS

I refer to your appeal dated 07/02/2023 in respect of the decision issued by the Council following the application to fell the above-sited tree.

We are unable to proceed with your appeal because it was received after close of the statutory appeal period. An applicant may by notice appeal to the Secretary of State within the period of 28 days from receipt of notification of the Council's decision. This means that in this instance, the appeal should have reached us before 21/01/2023.

We have discretion to accept a late appeal but in practice this is only exercised when the person making the appeal is able to provide exceptional reasons for being unable to comply with the statutory timetable, you have not provided any such grounds.

In these circumstances, you may wish to submit a further application to the Council, and if necessary, lodge an appeal within 28 days from the date upon which you receive the Council's decision notice. I am sorry that I am unable to send you a more accommodating response.

Yours sincerely

Sophia Rowe
Tree and Hedge Appeals Team

Copy: Epsom and Ewell Borough Council