

Burnett, James

From: Curley, Jane
Sent: Wednesday, January 13, 2016 12:12 PM
To: Planning (SMDC)
Subject: FW: SMD/2015/0683 & SMD/2015/0671 Caverswall Castle updated consultation response
Categories: Blue Category

For file and web

From: Massey, Steven
Sent: 13 January 2016 12:07
To: Curley, Jane
Subject: SMD/2015/0683 & SMD/2015/0671 Caverswall Castle updated consultation response

Jane

The updated tree survey and arboricultural impact assessment information submitted by the applicant is now sufficient to enable the application to be assessed and determined. In the light of this, I would provide the following additional/up-dated comments relating to both SMD/2015/0683 and SMD/2015/0671 as relevant:

The applicant's tree report recommends the removal of 2 existing trees.

Firstly tree no. T404 is a mature Horse Chestnut adjacent to an existing garage; it is recommended for removal in view of its very poor condition including decay and fungal fruiting bodies at the base and stem. This is appropriate and acceptable.

Secondly, tree no. T407 is an early-mature Sycamore close to the south-east corner of the existing outbuilding; its removal is suggested in connection with the proposed conversion/re-use of this building and its paved surrounds. Although individually listed, tree T407 is effectively an edge-of-group tree adjacent to larger more important trees. It is of fairly limited visual significance within the site, and negligible visual significance from publicly accessible viewpoints outside the site. It is not considered to be important in itself to the setting of Caverswall Castle nor to the character of the Conservation Area, and the tree report suggests that it could be replaced as part of the development landscaping scheme. I have no objection to the removal of this tree.

The applicant's arboricultural impact assessment information includes updated details of tree sizes and condition, and defines Root Protection Areas (RPAs) in accordance with BS 5837:2012. Where the proposed car parking areas would encroach within the RPAs of nearby trees, use of a cellular confinement system of ground support together with permeable surfacing are proposed in order to avoid harmful impact on roots. Such measures are considered appropriate and acceptable. The arboricultural impact assessment also includes general and tree-specific arboricultural method statement setting out details of how the trees would be protected during development.

I confirm that I have no objection to these planning applications, but would request that the following conditions (revised from my previous e-mail of 27/11/2015 to reflect the additional supporting information since submitted) be imposed in the event that planning permission is granted:

1. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected generally in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and specifically as set out in the Tree Condition Report, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Forester and Arborist Services Ltd dated 29th December 2015, or as otherwise agreed by the LPA, and

shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

2. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) a full and detailed construction specification for a suitable 3-dimensional no-dig cellular confinement system and permeable surfacing for the proposed parking areas where these encroach within the Root Protection Areas of trees to be retained, as indicated in the Tree Condition Report, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Forester and Arborist Services Ltd dated 29th December 2015 shall be submitted to and approved by the LPA.
3. The development hereby approved shall be constructed only and fully in accordance with the specification to be approved under Condition 2 and with the tree protection measures and arboricultural method statement recommendations set out in the Tree Condition Report, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Forester and Arborist Services Ltd dated 29th December 2015, unless otherwise agreed by the LPA.

Steve Massey

Arboricultural Officer
Staffordshire Moorlands District Council
Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mob: 07545 423071

From: Curley, Jane
Sent: 11 January 2016 11:25
To: Massey, Steven
Subject: Caverswall Castle SMD/2015/0683

Hello Steve
Further information provided and attached. Does this address your concerns?

Jane

From: Moss Company [<mailto:graham@mosscompany.co.uk>]
Sent: 07 January 2016 09:45
To: Curley, Jane
Cc: 'Robin MacDonald'; Bayliss, Gillian
Subject: RE: Caverswall Castle

Dear Jane

Please see below responses to 6, 7, and 8.

I hope this provides sufficient information.

Regards
Graham

From: Curley, Jane [<mailto:Jane.Curley@staffsmoorlands.gov.uk>]
Sent: 17 December 2015 12:45
To: 'Robin MacDonald'; Moss Company
Subject: Caverswall Castle

Dear Robin and Graham

Thank you for your e-mails. I can update you as follows:-

1. I am assured that all representations are being uploaded to the web.
2. I have not personally seen the Parish Councils comments as yet.
3. We do now have the Conservation Officers comments and I will send them to you both under separate cover. Gill concludes that, provided the car park can be reduced in area and appropriately landscaped that there would be minimal harm to the setting of the Listed Building. This harm, she says, would have to be offset by the benefits that the development brings.
4. The submitted business case is being assessed
5. The draft Unilateral is with legal for assessment
6. The DAS refers to provision of 22 car parking spaces – is that correct/sufficient? If so can these be shown on your plan – Drawing 09 – so that we can see if the area can be reduced at all in line with Gills recommendation? The number of car parking places is believed to be commensurate with the use proposed. See attached drawings 9 REV A and 9aREV C.
7. Drawing no 10 – Please can you confirm on the plan what use is proposed for the area between Estate workshop and the covered parking area. The application is for change of use of Caverswall Castle and, other than for parking provision, the existing outbuildings are not part of this submission. The use of the outbuilding is therefore as it is at present which is domestic ancillary.
8. Tree report -the Tree Officer advises that the report is not acceptable to satisfactorily address the issues he raises because it is significantly out of date, it refers to two British Standards which have since been revised, and it was drawn up in relation to a previously proposed car park layout which is different to that forming part of the current planning application. The Tree report is dated December 2008, so the details of the trees, their condition and (to a slight degree but potentially affecting the extent of Root Protection Areas) their sizes may have changed in the intervening 7 years. The Tree report itself at Section 2.0 states that its conclusions and recommendations are valid for one year. Can you let me have an updated report? Please find attached updated tree report AIA 2016 and appendices 2, 3p21, 3p22, and 4.

At this moment in time I am aiming for the January 28th Committee. Are you happy to extend the application to meet that timescale?

Jane

Jane Curley (Mrs)
Principal Planning Officer
01538 395400 ext 4124

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