Abberley, Zoe

From: Planning (SMDC)
Subject: FW: SMD/2016/0244 - Glenora, Lake Road, Rudyard

From: Massey, Steven
Sent: 18 May 2016 18:00
To: Johnston, Christopher
Subject: SMD/2016/0244 - Glenora, Lake Road, Rudyard

Chris

This application follows detailed on-site discussions I have had with the applicant, and relate to a previous refused application (SMD/2012/0543) for a broadly similar but more extensive extension.

The current application has been designed to require little if any excavation into the adjacent raised ground to the north-west and south-west of the site, which supports a woodland protected as W3 under TPO No. LR.8. A single spindly Beech tree would need to be removed as the proposal would have some impact on its already compromised root zone; however, given its position close to the side of the house as existing, on an eroding partially supported bank and with regard to its potential future size if retained, it is considered that this tree is not appropriate for long term retention irrespective of any development proposals.

Other trees should not be affected, being sited slightly further back from the existing edge of the raised ground, and the elevations of the proposed extension would be designed to be retaining structures avoiding the need for significant further excavation other than at levels evidently well below tree root zones.

I have no objection to this application on grounds of loss of or impact on trees. Although foundations would be at a level already below root zones, it would nevertheless be appropriate to impose a condition requiring temporary protection of trees in the event that planning permission is granted, to safeguard against incidental damage to aerial parts of the trees (other than any pruning of lower pendulous growth directly required to implement the permission if granted, which would be authorised by virtue of the grant of planning permission):

1. Before the commencement of development (including any site clearance, stripping, axcavation or site establishment) temporary protective fencing and advisory notices for the protection of the existing trees to be retained shall be erected in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. 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.

Steve Massey

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