## Burnett, James

**From:** Planning (SMDC)
**Subject:** FW: SMD/2016/0662 - Greendales, Cheddleton Heath Road, Leek

**From:** Massey, Steven
**Sent:** Wednesday, November 30, 2016 4:19 PM
**To:** Johnston, Christopher
**Cc:** Planning (SMDC)
**Subject:** SMD/2016/0662 - Greendales, Cheddleton Heath Road, Leek

Chris

I have the following comments on this application:

The resubmission follows frontage hedgerow and tree clearance on site which effectively made it impossible for the applicant to submit and comply with tree protection conditions imposed on the previously granted planning permission SMD/2016/0126. Subsequent discussion with the agent identified the need for a resubmission, to include proposals to re-establish frontage hedgerow and trees.

The current application SMD/2016/0662 includes on its Location and Block Plan a detailed planting scheme giving layout and specification for a new Holly hedge to the road frontage boundary, together with 6 standard trees of ultimately large mature size (Oak and Beech). Once established, this planting will provide an appropriate hedged/wooded frontage in keeping with the general prevailing character along Cheddleton Heath Road.

Proposed details are appropriate and acceptable, WITH THE PROVISO that the "Tree Planting" notes on the drawing refer to "Beech (*Ficus sylvatica*)" however *Ficus* is actually the botanical genus name for Fig, which would not be hardy in north Staffordshire! So whilst no doubt an accidental naming error, this should preferably be corrected to the presumably originally intended "Beech (*Fagus sylvatica*)". If they're correcting this, they may also wish to correct the minor typo for "Oak (*Quercus robor*" which should actually read "Oak (*Quercus robur*)".

But going on the intention of a new Holly hedge and 6 native Oak and Beech standard trees, the proposal is considered acceptable and I have no objection, but would request that the following condition be imposed in the event that planning permission is granted:

1. The planting plan shown on Sammons Architectural "Location and Block Plan" Drg. No. 2015-2103-03 Rev B shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.

**Steve Massey**

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