## Stannard, James

**From:** Stannard, James
**Sent:** 13 December 2016 10:00
**To:** 'ken@sgaplanners.co.uk'
**Cc:** Swithenbank, Arne
**Subject:** Discharge of Condition 3 of Application No: SMD/2016/0223 (DOC/2016/0088)

Dear Mr Wainman

I write to you in regards to your application to discharge condition 3 of the approved application (DOC/2016/0088) for the proposed change of use of land to equestrian, erection of 2 stables, tack and feed room, hard standing and manège together with associated access road at land to the west of Stanley Bank and south of Cricket Club, Post Lane, Stanley (SMD/2016/0223).

Condition 3 of SMD/2016/0223

The application was determined on 11th August 2016. Condition 3 of the Decision Notice states the following:

3. Prior to the commencement of development a scheme of landscape tree and hedge planting along with all necessary associated fencing and gate details shall first be submitted to the Local Planning Authority for its written approval and shall be implemented as approved in the first available planting season (November to March) following the completion of the development. Any plants which subsequently die or are lost within the first 5 years of being planted shall be re-placed with plants of the same species.

The delegated item report which accompanies the decision notice states the following in regards to landscaping:

“If developed without landscaping the proposal could be found visually intrusive as the Parish Council commented. The applicant has included some landscaping detail. However it is considered that more could and should be done if the development were to be approved in this quality landscape with views for example from the public road, in particular the approach down the hill from the south which somewhat overlooks the site. It would be very beneficial to hedge alongside the manège especially on the long south side and to fence and hedge (with gateway if required) the western edge of the hardstanding /turning area. This can be required by condition.”

Assessment of submitted plans

The submitted plans (Drawing Ref: 3579-01C) shows that there will be the implementation of a hedge and a protection fence along the northern boundary. The hedgerow will be made up of 450-600mm high bare-root Crataegus monogyna (Hawthorn) planted in a double row with 375mm between rows and 450mm between each plant. The protection fence is shown to comprise 100mm round wooden posts with 50mm x 100mm timber rails along the top section.

The plans also show that the existing hedge row which characterises the eastern boundary will be retained. A small 5m section of damaged hedgerow on the eastern boundary will be replaced. To improve the visibility from this access it is proposed hat the existing hedge in this part of the site is cut back.

The existing access via a gate into the site is shown to be relocated on the south eastern corner of the site to give a 10 metre minimum access from the road.

The existing hedge which runs along the southern boundary is set to be retained. The southern side of the proposed manège is shown to be defined by a hedgerow with protection fence matching the specifications for the northern boundary. The turning circle for vehicles associated with the stable block will be separated from the open space to the south of the manège by a hedgerow with protection fence and a new gate.

I consider that the submitted plans demonstrate that the concerns raised within the delegated item report have been addressed. The proposed landscaping scheme will result in clearly defined boundaries which will protect visual amenity. I am satisfied that the submitted plans are acceptable and subject to implementing the scheme within the required timeframe and subsequent aftercare as stated in the condition, condition 3 of the permission for the application SMD/2016/0223 is hereby discharged.

Regards

James Stannard
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