Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0652 - Outlands, 340 Cheadle Road, Cheddleton

---

From: Massey, Steven
Sent: Thursday, December 15, 2016 5:33 PM
To: Howard, Lisa
Cc: Planning (SMDC)
Subject: SMD/2016/0652 - Outlands, 340 Cheadle Road, Cheddleton

Lisa,

I have the following comments on this application:

The application is supported by a comprehensive tree report detailing the significant trees on and adjacent to the site.

The most significant tree is a very large mature Beech (denoted T1) in the front garden of the adjacent property 334 Cheadle Road, which is protected by TPO. The Root Protection Area (RPA) of this tree extends into the application site in the position of the proposed new access, although probably not quite as far as indicated in the applicant's tree report as I believe this slightly over-estimates the stem diameter of this off-site tree and hence derives a larger RPA. However, the practical effect is still that the new drive would encroach across the RPA of the Beech. The report tree correctly states that existing ground level within the application site where the new drive is proposed is actually lower than adjacent highway level, and therefore the drive would not need to be excavated but built up, and given the use of a suitable load spreading cellular confinement system this can be acceptable for a single dwelling access drive and secured by conditions if planning permission is granted.

Two early-mature Leylandii (T2 and T3) would need to be removed on the site frontage to accommodate the new access, but these are not of substantive amenity value and are anyway growing into the roadside overhead electric wires such that they anyway require removal or highly deforming lopping, and I have no objection to their removal as indicated.

A small Crab Apple (T8) stands adjacent to the bend in the proposed new drive, and the tree report suggests this would require lateral pruning to accommodate the drive; however, I think it more likely that this tree would in practice require removal but it is insignificant in public amenity value terms and again I have no objection.

The proposed new dwelling itself is shown to be located in a relatively open garden area where there is generally no impact on, or difficult relationship with, existing trees. I consider that trees T13 (Spruce) and T14 (Poplar) are actually a few metres further forward (east) than shown on the tree report plans, and the rear of the dwelling may just encroach into their RPAs by a small amount. However, again these are not trees of significant public amenity value being largely screened from the road by other trees and hedges and therefore objection to the application on the grounds of such impact on these trees could not be reasonably substantiated.

In conclusion, I have no objection to this application, but would request that the following conditions be imposed if planning permission is granted:

1. Before the commencement of development (including any site clearance, stripping, site establishment and formation of temporary or permanent new access) 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 as set out in the Hamps Valley

Ltd Tree Survey Report and Arboricultural Impact Assessment dated 10th November 2016 submitted in support of the application, 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.

2. Before the commencement of development (including any site clearance, stripping, site establishment and formation of temporary or permanent new access) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed driveway, together with an arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statement and protection measures shall specifically include details and timescales to ensure that appropriate measures are implemented to protect tree roots in the vicinity of the site access and driveway from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.

Steve Massey

Arboricultural Officer / Operational Services
Staffordshire Moorlands District Council and High Peak Borough Council

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

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000

Do you really need to print out this Email? Be green - keep it on the screen.

This transmission is intended for the named addressee(s) only and may contain sensitive or protectively marked material up to RESTRICTED and should be handled accordingly. Unless you are the named addressee (or authorised to receive it for the addressee) you may not copy or use it, or disclose it to anyone else. If you have received this transmission in error please notify the sender immediately. All GCSX traffic may be subject to recording and/or monitoring in accordance with relevant legislation.

If this has come to you in error, please notify the sender immediately and delete this email from your system. The Council may be required to disclose this email or any response to it under the Freedom of Information Act 2000