Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0764 - Rakeway Lodge Farm, Rakeway Road, Cheadle

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From: Massey, Steven
Sent: Wednesday, January 04, 2017 4:11 PM
To: Howard, Lisa
Cc: Planning (SMDC)
Subject: SMD/2016/0764 - Rakeway Lodge Farm, Rakeway Road, Cheadle

Lisa,

I have the following comments on this application:

The application is purely outline, with all matters reserved; there is no indicative layout, indicative access nor indication of any specific number of dwellings envisaged.

I previously advised Planning Support that a basic tree/hedge survey report should be requested, in view of apparent tree cover and hedgerows shown on air photos and Google Streetview images and also trees indicated on the applicant's existing site plan. Having now visited the site, it is clear that there are no significant trees within the site or close enough to its boundaries to be affected by this development proposal. The trees indicated on the site plan are mainly small/young fruit trees and do not have significant visual amenity value nor substantive wildlife/habitat value. There are a few sapling/young trees growing within the frontage boundary hedgerow which are growing up adjacent to/through overhead electric wires; these would anyway need to be removed for operational/safety reasons irrespective of development proposals, and clearly in some cases have already been crudely lopped in the past presumably for this reason.

The site is mainly bounded by dense established shrubs and hedges (some native species but much non-native species such as Cherry Laurel, Rhododendron and Leylandii). In theory much of this could be retained as ready-established boundary structure, and a reasonable/"typical" residential development of some form would be anticipated not to directly require extensive removal of, nor cause harm to, such vegetation. Notwithstanding the absence of significant trees, some further detailed assessment of existing hedgerows and how they would be affected should be submitted at reserved matters stage.

The application form at Section 6 advises that access would be sought directly off Rakeway Road. This would require the removal of a section of the frontage hedge – in fact comprising a double hedgeline, with Holly, Hawthorn and Rhododendron in various stretches along the highway backed by a continuous inner Cherry Laurel hedge. The position of this is not known at present, but in itself is likely to directly affect a length of 5 – 8m. However, there is also the possibility that highway visibility splay requirements may require further frontage hedge removal; it is not possible at present to quantify or assess this, but in the event that outline planning permission is granted it may be appropriate to include an informative note advising that subsequent detailed layout and landscaping reserved matters would be required to incorporate provision of appropriate replacement planting to secure both mitigation and enhancement.

I have no objection in principle to this application. I would request that the following condition be imposed in the event that outline planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the development, as hereby approved or as subsequently approved under a detailed reserved matters or full planning permission application, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed by the LPA and in

this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.

No tree protection conditions are required at this stage , nor for landscaping as this is a reserved matter. Temporary hedgerow protection may be required following subsequent detailed layout design, when potential impact on existing hedges can then be quantified.

Steve Massey

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