Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0732 - Birchenfields Farm, Birchenfields Lane, Dilhorne

From: Massey, Steven
Sent: Wednesday, January 04, 2017 4:51 PM
To: Swithenbank, Arne
Cc: Planning (SMDC)
Subject: SMD/2016/0732 - Birchenfields Farm, Birchenfields Lane, Dilhorne

Arne,

I have the following comments on this application:

The proposed new access would require the removal of a short (12m is specified) stretch of tightly-trimmed Hawthorn hedge along the Perkins Lane boundary, together with some Leylandii (2 are specified – in practice may be one or two more) from directly behind the Hawthorn hedge.

I have no objection to this removal, as this would have no significant impact on landscape character.

It is noted that the application proposes replacement Hawthorn hedging to be planted behind the proposed access bellmouth/visibility splays, which is considered appropriate. Specification for such planting is not included in the application details, and could therefore be required under suitable landscaping condition in the event that planning permission is granted, together with relevant implementation/maintenance condition.

However, given the small scale of the development and its replacement landscaping scheme, it may be appropriate to invite the applicant/agent to submit suitable planting details in support of this application prior to determination in order to avoid a subsequent pre-commencement discharge of conditions application being required.

I confirm that have no objection to this application, but would request that the following condition be imposed in the event that planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, 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.

In addition, whichever is the more relevant of the following conditions should also be imposed:

2. Before the commencement of development (including any demolition, hedge removal or formation of new access) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall include full details of all new shrub planting for the replacement hedge planting shown on the plans hereby approved, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved 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/or 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.

Or:

3. The landscaping scheme shown on *(insert amended plan number, planting schedule reference etc as appropriate)* 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/or 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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