

Burnett, James

From: Planning (SMDC)
Subject: FW: SMD/2016/0520 - Intake Farm, Foxt Road, Foxt - further comments following additional information submitted

From: Massey, Steven
Sent: Tuesday, January 17, 2017 8:50 AM
To: Planning (SMDC)
Subject: FW: SMD/2016/0520 - Intake Farm, Foxt Road, Foxt - further comments following additional information submitted

Copy of my further consultation comments - already sent to case officer

Steve Massey

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

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From: Massey, Steven
Sent: 16 January 2017 16:42
To: Critchlow, Teresa
Subject: SMD/2016/0520 - Intake Farm, Foxt Road, Foxt - further comments following additional information submitted

Teresa,

Further to my previous comments by e-mail on 05/10/2016 setting out some issues relating to existing trees at the site frontage to Foxt Road, additional information has now been submitted in the form of a tree survey and arboricultural impact assessment report, together with a revision to the proposed site layout. I now have the following further comments:

The applicant's tree report shows the Root Protection Areas (RPAs) of the main frontage trees, and the revised layout plan (Drg No. 1611/11/03/B) now shows the proposed dwelling footprint set further back into the site by approx. 2.5m. This results in the dwelling and the drain run along the front elevation now being outside the RPA of the largest tree (Ash). In addition, the route of the drain connection to the highway has also been amended to avoid tree RPAs.

On this basis, given suitable temporary protection during development, the proposal should not lead to significant damage to tree roots, and the application is now considered acceptable in this regard.

I still feel the front elevation of the dwelling, incorporating main outlook to principal rooms (living room and kitchen/dining room), would be uncomfortably close to the outer crown spread of the Ash (largest tree at site frontage) and have an over-bearing effect for occupiers. Against this, it is noted that the applicant's tree report identifies cankers throughout the crown of the Ash (I have now verified this by further site visit) and recommends approximately 10% reduction of branch end weight. Such work, perhaps combined with careful crown lifting to

increase clearance beneath the crown, is considered appropriate, and in combination would increase clearance from the proposed dwelling by a further metre or two.

Overall, and with regard to the recommended tree maintenance work noted above, the proposed position of the dwelling is no longer considered objectionable with regard to relationship with the trees. (Even so, the applicants may wish to consider pushing the dwelling back another couple of metres or so to further improve living conditions for occupants).

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

1. Before the commencement of development (including any site clearance, stripping or site establishment) 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 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.

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