From:	Massey, Steven
To:	Arne Swithenbank
Cc:	Planning (SMDC)
Subject:	SMD/2017/0289 - Rudyard Hall Farm, Macclesfield Road, Leek
Date:	09 June 2017 17:20:36

Arne,

I have the following comments on this application:

There is no tree survey report scanned with the application, although the existing trees (showing what I take to be crown spread and Root Protection Areas) are shown with reasonable accuracy on the block plan, and the layout appears to take account of these constraints. No part of the proposed built development (dwelling, detached garage, boundary walls, drive and parking/turning area) would be within or immediately adjacent to the indicated RPAs, and it is considered that the proposal would not have direct harmful impact on trees or hedges subject to appropriate temporary tree protection measures being implemented during construction.

The dwelling itself would be located centrally within the site, well clear of all tree canopies, and this positioning should not give rise to significant issues of shading, over-bearing impact or heavily enclosed outlook.

I therefore have no objection to this application on the grounds of impact on or relationship with existing trees.

In terms of visual impact, siting seems to have been considered much more carefully for this application compared with the two previous withdrawn applications. The site is in a corner of the field well back from Macclesfield Road, and is well screened in views from the road. The site would give a comfortable visual anchor in the landscape, as opposed to the random siting in open field which the previous application proposed. The dwelling is proposed off the eastern side of the existing farm access track to Rudyard Hall Farm, and thereby would not intrude into the largely open, undeveloped view towards and approach to the farm.

Although well sited and well screened, it is nevertheless an additional benefit that this current scheme is proposed as a traditional 2 storey dwelling, rather than the bungalow form of the two previous applications. This would be much more in keeping with the traditional rural character of the area.

Assimilation into the landscape would be further assisted by some simple but appropriate new landscaping; this would also contribute to securing some landscape and habitat enhancement in the event that the proposed development goes ahead. To this end, I would suggest a new native hedgerow to be planted along the indicated post and rail, boundary fences to the garden, together with a few new individual “parkland” style trees of suitable species in the wider landscape setting surrounding the site, which would require robust, lasting protection against the grazing and scratching attentions of livestock. These latter trees would assist in perpetuating the character of the landscape by providing new “future mature parkland trees” as on-going eventual replacements for existing mature trees as and when they reach the end of their natural lives.

I therefore have no objection to this application on the grounds of landscape and visual impact.

I would request that the following conditions be imposed in the event that planning permission is granted:

1. Before the commencement of development (including any site clearance, stripping or site establishment, and formation of temporary or permanent new site 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 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 or site establishment, and formation of any temporary or permanent new site access) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall specifically provide for new native hedgerow planting along the fenced boundaries of the application site, together with a minimum of 3 new individual standard trees along the existing farm access track or within the open field to the south-west of the application site, and shall include full details and specification for species, positions, planting sizes and means of protection against damage by livestock. 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 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.

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