Chell, Wayne

From: Massey, Steven
Sent: 15 August 2017 12:03
To: Howard, Lisa
Cc: Planning Comments (SMDC)
Subject: SMD/2017/0428 - Land south-west of Handley Banks, Caverswall Common
Attachments: SMD20170428 site plan annotated by SMDC arb officer 15.08.2017.pdf

Categories: Blue Category

Lisa,

The proposed manege would be sited close to and behind an existing hedgerow set back across a field approximately 45m from the highway at Handley Banks, although at this stretch of hedge there are no hedgerow trees which would be affected.

The proposed stable/store building would be sited adjacent to an area of existing woodland; at this point the woodland edge trees are mature Hollies with billowy lower crowns extending over the application site. Whilst there would probably be a need to prune back this lateral growth to some extent, there would be unlikely to be any significant harmful impact on the trees arising from the proposed siting of this building.

The access to the site is indicated via a track along the south-western boundary, which appears to be actually within the adjacent field (accessed via a gateway off the public footpath and track along the north-west side of the site). There are a few mature trees (Alder, Birch, Holly) along the south-west boundary with low hanging branches which would presumably need to be pruned to accommodate the indicated access track; however, such crown lifting pruning could be acceptably carried without detriment to these trees. The trees themselves are situated on a raised bank partly supported by stone walling, and the use of the track would be unlikely to cause any significant harm to the roots of these trees.

In terms of visual impact, the application site is already quite well contained/screened by existing trees and hedges. There are a few gaps or open stretches of boundary along the north-west and north-east boundaries and if planning permission is granted it would be appropriate to require a landscaping scheme to secure infill planting as necessary, together with a new stretch of hedge (including trees) to the north-east side of the proposed stable building/yard area – see attached sketch plan – and I would therefore request the following condition aimed at providing additional screening from public viewpoints (Handley banks highway and the public footpath along the north-west boundary) together with ecological enhancement:

1. Before the commencement of development (including any site clearance, stripping or site establishment) a landscaping scheme shall be submitted to and approved by the LPA. Such a scheme shall in particular provide for the planting of a new mixed native species hedgerow, incorporating some standard hedgerow trees, along the yard/field interface to the north-east of the stable building hereby approved, together with infill native species hedge infill planting to gaps in existing hedgerows along the north-east and north-west boundaries of the site. The submitted landscaping scheme shall include full details of all new tree and shrub planting, 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 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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