Chell, Wayne

From: Massey, Steven
Sent: 15 August 2017 16:01
To: Simpkin, Rachael
Cc: Planning Comments (SMDC)
Subject: SMD/2017/0470 - Coltslow Farm, Stanley Moss Lane, Stockton Brook

Categories: Blue Category

Rachael,

This application seeks a variation of Condition 7 of the outline planning permission relating to access visibility splays. A slightly different main access position is now proposed, together with an additional separate access for the retained agricultural land to the north and north-west of the application site. Associated with this, an amended indicative layout plan for the residential development is also included, now showing complete removal of existing buildings and construction of 8 new detached dwellings.

The proposed re-located access position off Stanley Moss Lane is now some 10m further to the west than the originally approved scheme; this would have no significantly different impact on the partial frontage conifer hedging, as a large proportion of this would still be required to be removed to provide the indicated visibility, and therefore this raises no new issues, concerns or objections.

The proposed agricultural land access point off Stanley Moss Lane at the western end of the site frontage would have no impact on trees or hedges. Once within the site, this route would again have no significant arboricultural impact as it would follow the line of the existing tarmac drive around the western end of the existing riding arena building.

I therefore have no objection to this variation of condition application involving re-located development access position and provision of additional access to retained agricultural land.

Whilst the submitted site plan showing a layout for 8 new detached dwellings is purely indicative at this stage, it is worth noting that the indicative layout does not seem to have had regard to the tree constraints, or indeed the tree survey submitted with the original outline application, in relation to the large mature trees along the eastern boundary of the site. Plot 6 in particular as shown raises potential issues of encroachment into the Root Protection Area of the adjacent tree and also poor relationship with the crown of this tree. This is not directly relevant to the current variation of Condition 7 application, and therefore does not constitute grounds for objection to or refusal of this application, but will be relevant to subsequent detailed layout design and reserved matters submission.

No additional or varied conditions are requested in relation to the current variation of Condition 7 application in the event that this is approved.

Steve Massey

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