From: Massey, Steven
Sent: 11 January 2018 11:27
To: Johnston, Christopher
Cc: Planning Comments (SMDC)
Subject: SMD/2017/0623 - Land adjacent to The Hawthorns, Earlsway, Waterhouses

Chris

There is a wooded bank off-site to the north of the application site, separating the application site from the cycle way public car park at the former station. The closest trees within this wooded bank are mature Ash and Birch, and these are indicated on the applicant's proposed layout plan and derived from an arboricultural survey report submitted in conjunction with the previous outline application (SMD/2014/0761), but actually compiled to support an earlier, refused application (SMD/2012/0969) for 5 dwellings. Within the site is a group of Hawthorn on the bank to the eastern side, also shown on the proposed layout plan.

The tree survey itself was carried out in 2012, and it is conceivable that Root Protection Areas will now be a little larger than originally detailed, but this would only be by a maximum of 0.5m or so on the RPA radii. Otherwise, the tree survey and its derived information may be regarded as sufficiently current and relevant for the purposes of assessing the current reserved matters application.

It is evident that all elements of the proposed development, including the dwelling footprint, associated driveway and drainage, would be safely outside the RPAs of existing trees on- and off-site - even allowing for increase in RPAs since the original tree survey. Furthermore, the only windows facing north towards the mature tree belt/wooded bank would be the side of the (west-facing) dining room bay window on the ground floor and the en-suite shower room to the first floor. Therefore the proposed site layout and floor plan would not have direct or indirect adverse impact on existing trees.

Tree protection measures are appropriately detailed on the block plan, and a condition should be imposed to secure implementation of these.

Proposed new landscaping is also comprehensively detailed, comprising suitable standard trees to the plot frontage, Beech hedge to the side (southern) boundary, and an area of native shrub planting to the north-west of the site. This is considered appropriate, and sufficient to fully approve landscaping as a reserved matter; again an implementation condition should be imposed.

In conclusion, I have no objection to this application, but would request that the following conditions be imposed in the event that the various reserved matters are approved:

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 as detailed on the "Plans and Elevations" Drawing No. 1455-01 hereby approved, 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. The planting plan shown on the “Plans and Elevations” Drawing No. 1455-01 hereby 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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