

Burnett, James

From: Planning Comments (SMDC)
Subject: FW: SMD/2017/0707 - Highfield House, Highfields, Macclesfield Road, Leek
Attachments: TPO SM305 amended plan - Map 1 Northern Section.pdf; TPO SM305 amended plan - Map 2 Southern Section.pdf; TPO SM305 amended schedule.docx

From: Massey, Steven
Sent: Friday, February 02, 2018 5:47 PM
To: Johnston, Christopher
Cc: Planning Comments (SMDC)
Subject: SMD/2017/0707 - Highfield House, Highfields, Macclesfield Road, Leek

Chris

The site lies within the original “blanket” Area-designation A1 protected under provisional Tree Preservation Order (TPO) No. SM.305. However, this TPO has recently been confirmed as permanent, but with modifications to replace the previous Area A1 with specific Individual Trees, Groups and Woodland. Copies of the modified confirmed TPO plans (northern and southern sections) and schedule are attached for your information. You will note that there remain numerous protected trees within, and outside but adjacent to, the application site boundary.

At the time of confirmation, the objective was to retain within the TPO, but more specifically identify, all the trees/groups/woodlands considered to make a significant contribution to the amenity and landscape structure of the Highfields area, and at that stage there was no concerted effort to carry out detailed tree condition assessment and omit any not suitable for long term retention due to condition, nor to pre-emptively omit trees whose removal would be required to accommodate development proposals in relation to the several current planning applications relating to the Highfield \area. Rather, such issues are better considered on an individual basis in conjunction with the assessment of individual TPO consent applications or individual planning applications – as we can now do in connection with this present application SMD/2017/0707.

The application is for outline planning permission, but also seeks approval of access, layout and landscaping at this stage. An arboricultural report accompanies the application.

The proposed access from Abbey Green Road along the existing track to near the main body of the application site would have no impact on protected (or other significant) trees.

As the proposed access road enters the main body of the site, it passes between two mature Beech trees protected as T60 and T61 under the TPO (and denoted T6 and T7 respectively in the applicant’s arboricultural report), and across the Root Protection Areas of both trees. Although this route has apparently been used for agricultural vehicles this is unlikely to be on a frequent or intensive basis, and the imposition of a standard road construction would cause significant harm to roots by severance and ground compaction, and would not be considered acceptable. This is recognised in the applicant’s arboricultural report which advises the use of no-dig construction method and cellular confinement load support system specification to avoid such harmful impact. In theory, this could be acceptable for a shared private drive, but this would be subject to submission and approval of detailed construction specification and arboricultural method statement, followed by full implementation of such suitable tree protection measures, prior to ANY development activity whatsoever – to be secured by condition in the event that planning permission is granted.

Within the main body of the site, the layout for the proposed 4 dwellings in conjunction with the tree survey data demonstrates that the dwellings, garages and drives/parking provision for all plots would be located outside the RPA of all trees – other than:

- Lawson Cypress T41 (T58 in the TPO)
- Monterey Cypress T43 (T59 in the TPO)

These have been found to have serious structural defects which render them unsuitable for retention in association with the proposed residential development, but which also make it inappropriate to object to or recommend refusal of the current application on the grounds that these trees would be removed.

In addition there are other trees which while not affected by the proposed development, are recommended for refusal on arboricultural grounds due to poor condition – of these only the Beech T44 is protected (closest of Group G7 in the TPO).

I therefore have no objection to the proposed layout. As the proposed development does not directly require the removal of any protected trees, such removal would need to be formally sought by submission of a TPO consent application; grant of such consent would give the opportunity to impose a replacement planting condition.

The application includes specification for proposed new landscaping. This comprises (appropriate) indication of standard amenity lawns to plots, and meadow grassland area along/under the existing tree belt to the south-east boundary. Also Beech hedging to the frontage of Plot 4, and an area of native shrub planting to the western corner of Plot 1 to screen the development from the rear of Home Farm Cottage. This is considered acceptable as far as it goes, but despite the existing tree belt to the south east side of the site protected as Group G under the TPO) this boundary is visually still open and would benefit from further screening to strongly reinforce the transition from developed site to open farmland beyond. It may be difficult to establish a new field hedgerow along this boundary due to the shading effect of the existing trees, but a dense underplanting through/beneath the tree belt using suitable shade tolerant, mixed evergreen shrubs could effectively fulfil this function whilst retaining appropriate connection with the historic estate shelterbelt character of the old Highfield Hall estate, of which the site is located in the former walled garden area.

It would also be appropriate to seek some additional wider landscape enhancement in connection with the proposed development through the provision of some new hedgerow standard trees of suitable native species along the access track between the site and Abbey Green Road., together with some specific specimen tree replacements for .

I would therefore suggest that amendment/additions to the landscaping scheme as outlined above be sought prior to approval of landscaping as a detail in conjunction with outline planning permission.

I have no objection to the proposal in terms of an outline application with approval of access and layout, subject to the following conditions:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person to establish that such trees, shrubs or hedgerow are not in active use by nesting birds.
2. Any mature tree to be removed or to have substantial crown pruning operations carried out shall first be carefully inspected for the potential to provide bat roosting opportunities. Any tree which has such potential (which could include cavities, splits, decay pockets, hollow stems or branches, areas of loose bark, dense ivy cover or dense epicormic shoots) shall be subject to a further detailed and if necessary climbing inspection by a licensed bat worker immediately prior to felling or pruning, and all felling or pruning of such trees shall take place in the presence of the bat worker who can then immediately advise on appropriate measures if bats are discovered during dismantling, felling or pruning operations.

3. Before the commencement of development (including any demolition, 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 set out in the Tree Hritage Ltd Arboricultural Report reference THR17-104 dated 16th October 2017 submitted in support of the planning application 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.
4. Before the commencement of development (including any demolition, site clearance, stripping or site establishment) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed shared access roadway where this passes over the Root Protection Areas of existing protected trees to be retained, together with a detailed arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statement and protection measures shall specifically include details and timescales to ensure that appropriate measures are fully implemented and properly supervised/monitored prior to any access onto the site by construction-related vehicles and prior to any construction activity taking place on site, in order to protect tree roots particularly in the vicinity of the site access and driveway from the initial outset of any construction activity. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.
5. The planting plan shown on MAC Architectural Design Ltd “Site Layout Plan” Drg. No. 1482-01 or as subsequently supplemented/amended 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, shrubs, herbaceous plants and grass 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.

I would also request that the following informative be added to the decision notice:

1. It should be noted that the majority of existing trees on and off site in the vicinity of the former walled garden are protected by Tree Preservation Order. The development hereby approved does not directly require the removal or pruning of any protected trees, and therefore the planning permission hereby granted does not authorise any work to such protected trees, and specific consent following separate application to the local planning authority under the terms of the Tree Preservation Order would be required to carry out any such work other than where specified as exempt under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Steve Massey

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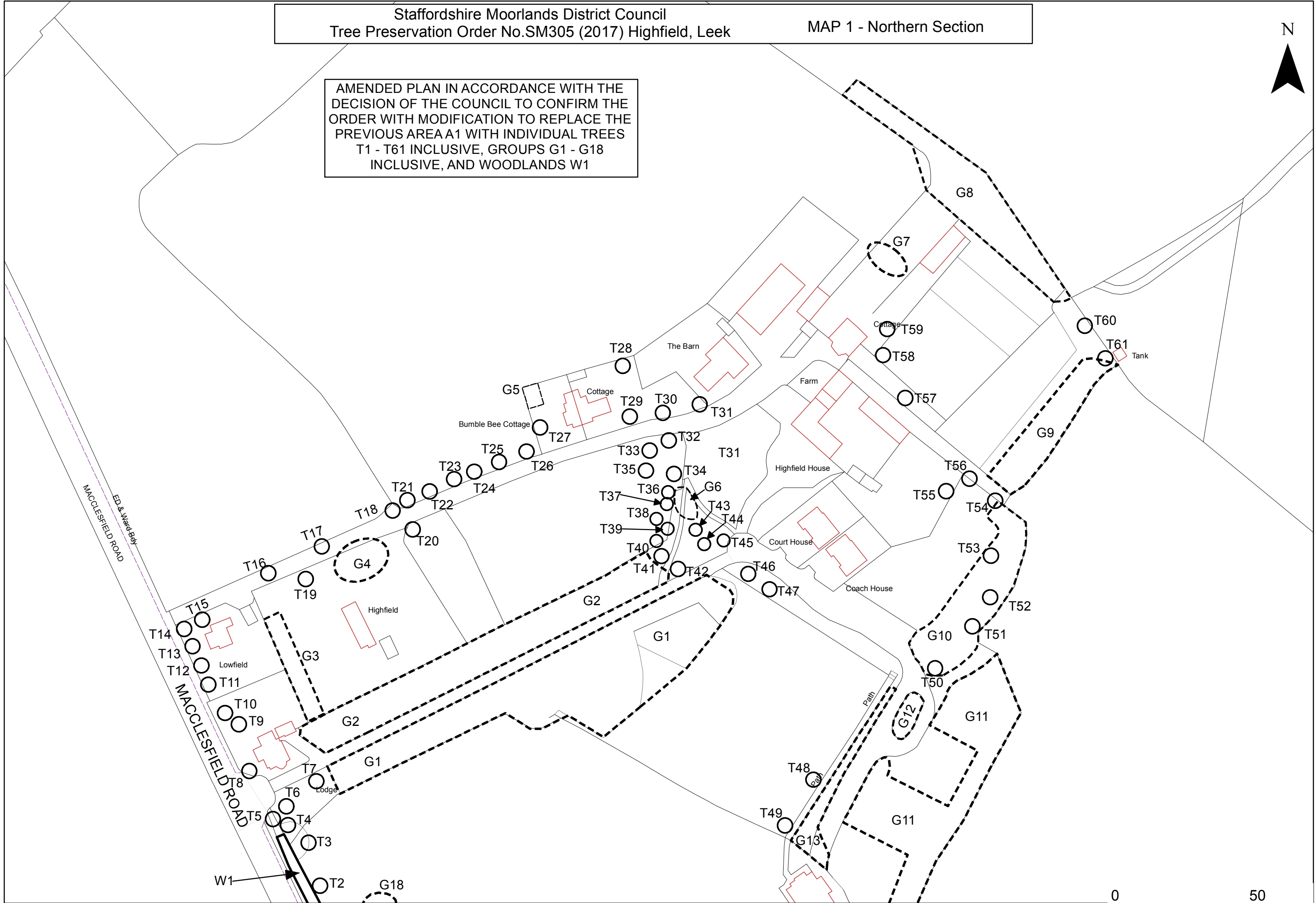
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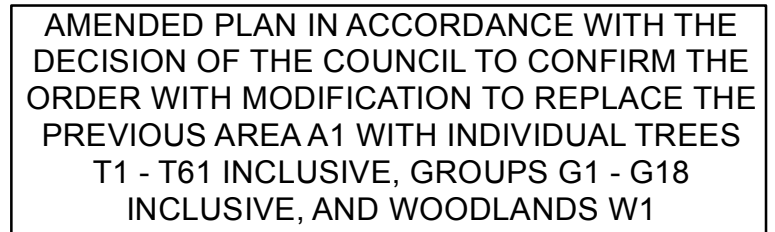
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AMENDED PLAN IN ACCORDANCE WITH THE
DECISION OF THE COUNCIL TO CONFIRM THE
ORDER WITH MODIFICATION TO REPLACE THE
PREVIOUS AREA A1 WITH INDIVIDUAL TREES
T1 - T61 INCLUSIVE, GROUPS G1 - G18
INCLUSIVE, AND WOODLANDS W1





Schedule

Amended schedule in accordance with the decision of the Council to confirm this Order with modification to replace the previous Area A1 with Individual Trees, Groups of Trees and Woodland as specified below

Specification of Trees

Trees specified individually
(encircled in black on the map)

Reference on map	Description	Situation
T1	Horse Chestnut	Near the south-west boundary of the cricket ground, to the south of the pond and approximately 65m south-east of the main entrance gateway to the cricket ground
T2	Birch	Adjacent to the south-west boundary of the cricket ground, north-west of the pond and approximately 30m south-east of the main entrance gateway to the cricket ground
T3	Beech	At the western corner of the cricket ground, approximately 20m south-east of the main entrance gateway to the cricket ground and 8m from the south-west boundary
T4	Lime	At the south-west boundary of the cricket ground, approximately 12m south-east of the main entrance gateway to the cricket ground
T5	Beech	On the southern side of the main entrance gateway to the cricket ground, adjacent to the highway boundary
T6	Beech	On the southern side of the main entrance gateway to the cricket ground, behind the wing-wall and railings
T7	Beech	On the southern side of the main drive to the cricket ground, opposite the garage at Highfield Lodge
T8	Beech	In the garden of Highfield Lodge, on the northern side of the main entrance gateway to the cricket ground
T9	Lime	In the garden of Highfield Lodge, approximately 7m north-west of the house
T10	Lime	In the garden of Highfield Lodge, approximately 14m north-west of the house
T11	Ash	In the garden of Lowfield, adjacent to the Macclesfield Road boundary and approximately 5m from the boundary with Highfield Lodge
T12	Ash	In the garden of Lowfield, adjacent to the Macclesfield Road boundary and approximately 14m from the boundary with Highfield Lodge
T13	Ash	In the garden of Lowfield, adjacent to the Macclesfield Road boundary and approximately 19m from the boundary with Highfield Lodge
T14	Holly	In the garden of Lowfield, at the western-most corner and adjacent to the Macclesfield Road boundary

T15	Cedar	In the garden of Lowfield, adjacent to the shared private roadway leading to Home Farm and approximately 7m from Macclesfield Road
T16	Leyland Cypress	On the northern side of the shared private roadway leading to Home Farm, approximately 40m from Macclesfield Road
T17	Sycamore	On the northern side of the shared private roadway leading to Home Farm, approximately 61m from Macclesfield Road
T18	Ash	On the northern side of the shared private roadway leading to Home Farm, approximately 88m from Macclesfield Road
T19	Pine	At Highfield, near the north-west boundary with the shared private roadway leading to Home Farm, approximately 19m from the western-most corner of the property
T20	Sycamore	At Highfield, at the north-west boundary with the shared private roadway leading to Home Farm, approximately 60m from the western-most corner of the property
T21	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 47m from the garden boundary of Bumble Bee Cottage
T22	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 39m from the garden boundary of Bumble Bee Cottage
T23	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 30m from the garden boundary of Bumble Bee Cottage
T24	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 22m from the garden boundary of Bumble Bee Cottage
T25	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 14m from the garden boundary of Bumble Bee Cottage
T26	Beech	In the field adjacent to the north side of the shared private roadway leading to Home Farm, approximately 4m from the garden boundary of Bumble Bee Cottage
T27	Birch	In the garden of Bumble Bee Cottage, near the south-west boundary
T28	Pear	In the garden of Highfield Cottage, at the northern boundary
T29	Yew	In the garden of Highfield Cottage, near the front boundary with the shared private roadway leading to Home Farm, and approximately 7m east of the house
T30	Holly	In the garden of Highfield Cottage, at the front boundary with the shared private roadway leading to Home Farm, and approximately 18m east of the house

T31	Spruce	In the garden of Highfield Cottage, at the eastern-most corner
T32	Sycamore	In the paddock/orchard of Highfield, in the northern boundary adjacent to the shared private roadway leading to Home Farm, approximately 3m from the garden boundary of Highfield House
T33	Ash	In the paddock/orchard of Highfield, approximately 2m from the boundary with the shared private roadway leading to home Farm and 8m from the garden boundary of Highfield House
T34	Holly	In the paddock/orchard of Highfield, approximately 15m from the boundary with the shared private roadway leading to Home Farm and 2m from the garden boundary of Highfield House
T35	Sycamore	In the paddock/orchard of Highfield, approximately 13m from the boundary with the shared private roadway leading to Home Farm and 9m from the garden boundary of Highfield House
T36	Sycamore	In the paddock/orchard of Highfield, approximately 22m from the boundary with the shared private roadway leading to Home Farm and 1m from the garden boundary of Highfield House
T37	Sycamore	In the paddock/orchard of Highfield, approximately 23m from the boundary with the shared private roadway leading to Home Farm and 1m from the garden boundary of Highfield House
T38	Sycamore	In the paddock/orchard of Highfield, approximately 27m from the boundary with the shared private roadway leading to Home Farm and 2m from the garden boundary of Highfield House
T39	Lime	In the boundary between the paddock/orchard of Highfield and the garden of Highfield House, at the intersection with the cricket club grounds
T40	Lime	In the boundary between the paddock/orchard of Highfield and the cricket club grounds, approximately 3m from the garden boundary of Highfield House
T41	Beech	At the north-eastern end of the tree belt along the north side of the cricket club main drive
T42	Yew	At the south-western corner of the garden to Highfield House
T43	Beech	In the garden of Highfield House, near the south-western corner and approximately 7m from the boundary with the paddock/orchard at Highfield
T44	Lime	In the garden of Highfield House, near the south-western corner and approximately 9m from the boundary with the paddock/orchard at Highfield
T45	Yew	In the garden of Highfield House, on the south-western side of the main entrance gateway and adjacent to the wing-wall and railings
T46	Beech	At the top of the cricket club main drive, opposite the gateway to Court House
T47	Yew	At the top of the lawn to the north-east of the cricket pitch, opposite Court House and Coach House
T48	Cedar	Near the south-eastern side of the lawn to the north-east of the cricket pitch, approximately 34m north of the main clubhouse building

T49	Cedar	Near the south-eastern corner of the lawn to the north-east of the cricket pitch, approximately 17m north of the main clubhouse building
T50	Sycamore	Approximately 45m south-east of the south-east side of Coach House
T51	Sycamore	Adjacent to the field boundary, approximately 46m east-south-east of the south-east side of Coach House
T52	Yew	Approximately 46m east of the south-east side of Coach House
T53	Sycamore	Approximately 42m east of the eastern-most corner of Coach House
T54	Ash	At the rear (north-east) boundary of the extended residential curtilage to "Plot 2 Highfield" approved under planning permission SMD/2017/0536
T55	Birch	Adjacent to the side (north-west) boundary of the extended residential curtilage to "Plot 1 Highfield" approved under planning permission SMD/2017/0536
T56	Cherry	At the rear (north-east) boundary of the extended residential curtilage to "Plot 1 Highfield" approved under planning permission SMD/2017/0536
T57	Lawson Cypress	Within the enclosure along the south-western side of the former walled garden, approximately 24m south-east of Home Farm Cottage
T58	Lawson Cypress	Near the western corner of the former walled garden, approximately 8m south-east of Home Farm Cottage
T59	Monterrey Cypress	Near the western corner of the former walled garden, approximately 11m east of Home Farm Cottage
T60	Beech	At the eastern-most corner of the extended former walled garden enclosure, adjacent to the field boundary
T61	Beech	At the north-eastern boundary of the extended former walled garden enclosure, adjacent to the field boundary and approximately 17m from the eastern-most corner

Trees specified by reference to an area
(within a dotted black line on the map)

Reference on map	Description	Situation
None	None	None

Groups of trees

(within a broken black line on the map)

Note: for all groups, where relevant, the trees included within the group include amongst the listed species/numbers any single-stemmed trees of stem diameter approximately 75mm or greater at 1.5m above ground level, and multi-stemmed trees, but do not include saplings and young single-stemmed trees of stem diameter less than 75mm, as at time of survey (December 2017)

Reference on map	Description	Situation
G1	Group of 4 Ash, 48 Holly, 1 Larch, 20 Lawson Cypress, 3 Sycamore and 6 Yew	Along the southern side of the main drive to the cricket ground
G2	Group of 3 Ash, 22 Holly, 2 Lawson Cypress, 3 Sawara Cypress, 9 Sycamore, 1 Whitebeam and 13 Yew	Along the northern side of the main drive to the cricket ground
G3	Group of 1 Birch, 3 Holly, 10 Lawson Cypress and 1 Yew	In the main garden area to Highfield, along its south-west boundary
G4	Group of 1 Elm and 7 Pine	In the main garden area to Highfield, near its northern boundary and close to the shared private roadway leading to Home Farm
G5	Group of 2 Leyland Cypress	In the garden to Bumble Bee Cottage, at its north-west corner
G6	Group of 3 Holly	In the front garden area to Highfield House, near to and also extending into its western boundary with the paddock/orchard of Highfield
G7	Group of 5 Beech	Outside and approximately half-way along the north-west boundary to the former walled garden
G8	Group of 5 Beech, 7 Holly, 3 Lime and 25 Sycamore	Outside and along the north-east boundary of the former walled garden, extending as an enclosed tree belt further to the north-west
G9	Group of 2 Ash, 3 Beech, 1 Larch, 18 Sycamore and 1 Whitebeam	Inside and along the south-east boundary of the extended former walled garden enclosure, adjacent to the field boundary
G10	Group of 61 Holly and 1 Whitebeam	Outside but generally alongside the side (south-east) boundary of "Plot 2 Highfield" approved under planning permission SMD/2016/0376 and of its extended curtilage approved under planning permission SMD/2017/0536, and extending into the northern end of this extended curtilage to Plot 2
G11	Group of 1 Ash, 12 Beech, 4 Birch, 2 Cherry, 1 Elm, 1 Fir, 5 Holly, 7 Hornbeam, 7 Horse Chestnut, 1 Lawson Cypress, 12 Lime, 15 Pine, 8 Populus, 1 Sorbus and 4 Sycamore	Along the south-east side of the main car park of the cricket club, extending in blocks dividing the car park and around the northern end of the car park

G12	Group of 9 Birch and 3 Willow	On the “traffic island” within the access drive to the main car park of the cricket club
G13	Group of 1 Ash, 1 Beech (at the northern end of the group near the steps, not the very large mature tree approximately 12m north of the main cricket clubhouse building), 3 Cedar, 5 Cherry, 12 Holly, 1 Horse Chestnut, 1 Oak, 1 Spruce, 8 Sycamore and 1 Yew	Along the south-eastern side of the lawn to the north-east of the cricket pitch
G14	Group of 2 Horse Chestnut	At the southern boundary of the cricket ground, to the south-west of the practice nets
G15	Group of 1 Ash, 5 Beech, 6 Birch, 1 Cherry, 3 Elm, 3 Hawthorn, 4 Holly, 5 Horse Chestnut, 8 Maple, 5 Oak, 1 Pine, 4 Sorbus, 10 Sycamore and 1 Yew	On the bank along the western side of the sunken track leading from Bridgend to the cricket ground, and extending into the southern part of the cricket ground near the practice nets
G16	Group of 2 Ash, 5 Beech, 12 Birch, 8 Elm, 6 Hawthorn, 4 Holly, 3 Oak, 1 Spruce, 7 Sycamore, 1 Whitebeam and 1 Yew	On the bank along the eastern side of the sunken track leading from Bridgend to the cricket ground
G17	Group of 1 Beech, 14 Field Maple, 2 Horse Chestnut, 6 Lime and 6 Sweet Chestnut	Along the south-western side of the cricket ground, immediately adjacent to Woodland W1
G18	Group of 1 Birch and 9 Willow	Around the northern end of the pond at the south-west side of the cricket ground

Woodlands

(within a continuous black line on the map)

Reference on map	Description	Situation
W1	Woodland of mixed species including Ash, Beech, Birch, Field Maple, Hawthorn, Oak, Pine, Rowan, Sweet Chestnut, Sycamore and Willow	In a belt between the south-western boundary of the cricket ground and the Macclesfield Road highway