Hollins, Hannah

From: Planning Comments (SMDC)
Subject: FW: DOC/2018/0099 - Deepdale, Birchall Lane, Birchall, Leek - discharge of conditions application

From: Steve Massey
Sent: 07 November 2018 14:09
To: Johnston, Christopher
Cc: Planning Comments (SMDC)
Subject: DOC/2018/0099 - Deepdale, Birchall Lane, Birchall, Leek - discharge of conditions application

Chris

Apologies to you and applicant/agent for the delay.

The submitted Planning Conditions Site Plan Drg. No. 2018-2323-10 Rev B shows a screen planting buffer to be planted along the western boundary, between the first section of the proposed new access drive and the boundary with the adjacent property San Miguel, being c.5m wide. This is in accordance with indications on the approved planning application site layout plan. The proposed planting comprises 8 native trees and 28 native understorey/woodland edge shrubs, being a mix of deciduous and evergreen species. These are considered appropriate to the location, and the planting schedule information relation to planting sizes and numbers is also acceptable. Suitable details are also included for plant support, mulching and protection against browsing rodents.

The submission also includes details of hard landscaping proposals (crushed stone drive, concrete block retaining wall above drive), any new means of enclosure (stockproof fencing to planting buffer, post and rail fence between new drive and retained Deepdale plot) and confirms retention of existing boundary features (hedgerow to southern boundary, post and rail to eastern boundary with Birchall Wood.

The only requirement of Condition 11 of planning permission SMD/2018/0285 which has not been addressed is confirmation of planting timetable; without this there are no other conditions specifying or securing planting by any particular time limit and therefore strictly nothing to enforce against in the event that the planting did not materialise. This issue could be very simply and appropriately dealt with by asking the applicant/agent to confirm as a supplementary detail to this discharge of conditions application that the proposed planting scheme will be fully implemented before the end of the first available dormant season (November to February inclusive) following practical completion of the adjacent stretch of proposed new access drive.

Steve Massey

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