From:	Steve Massey
To:	Lisa Jackson
Cc:	Planning Comments (SMDC)
Subject:	SMD/2020/0372 - 14 Cheddleton Heath Road, Leek - proposed replacement garage
Date:	04 September 2020 13:24:48

Lisa

As per discussion:

- The application form at section 6 incorrectly states that there are no trees on the site or adjoining land which are in falling distance of the proposed development. There are 2 obvious large mature Sycamore trees on the land adjacent to the western boundary of the application site with stem positions within c.1.5m of the proposed footprint position of the replacement garage. Furthermore, these trees are protected by Tree Preservation Order, being within the extent of Woodland W1 under TPO No. SM.48.

- As a result the application appears not to acknowledge the existence of these trees, nor therefore does it assess any likely impact on the trees or seek to demonstrate how any potential harmful impact would be avoided or mitigated. This would normally be required by submission of a tree survey/arboricultural impact assessment report in accordance with British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*.

- It is highly likely, given the proximity of the proposed new garage to the tree stems and the indicated standard strip footing foundations, that its construction would lead to severance of major roots on the eastern side of both trees, with anticipation of significant adverse effects on tree condition and/or instability leading to reduced amenity value or even premature tree loss, to the detriment of the character and amenity of the area.

- It is noted that Section 6 of the application form also states that no tree removal or pruning would be required (perhaps an automatic follow-on from the previous error given that the presence of the trees has not been acknowledged), but in anticipation of a normal/typical pattern of root spread and depth the proposal would equally be anticipated to require a substantial amount of root pruning.

- It is considered likely that, as submitted, the proposal would cause significant harm to protected trees; this would be contrary to Policy NE2 of the local plan and also conflict with the Council's adopted Tree Strategy. On this basis, the application would not be considered acceptable and would lead to objection on the grounds of harmful impact on protected trees.

- However, it may be that the applicant would wish to consider in more detail the issues relating to trees and seek to address potential impact and demonstrate avoidance of/acceptable mitigation of such impact – whether through potential amendments to the scheme siting and/or details and supported by suitable additional technical information.

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