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To: [Johnston, Christopher](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0253 - Sandybrook, Cheddleton Road, Birchall, Leek
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Chris

This application retains the position of the dwelling as approved under previous application SMD/2019/0638 but with some minor amendments to the dwelling itself which have no implications for trees.

Also amended is the proposed plot access position, with an independent access now shown to be taken off Sandybrook Lane rather than off Cheddleton Road as a shared access with the existing dwelling as previously approved. The currently proposed new access of Sandybrook Lane would require the removal of a mature Spruce ("Christmas tree") which is of somewhat untidy and irregular form and shows a few signs of sparse foliage in parts of its crown but otherwise appears to be in fair condition. However, it is not considered to be of such significant amenity to justify protection by TPO, and I do not object to its removal nor therefore to the proposed access position.

The advantage of the proposed new access in the context of trees/hedges is that it now would largely avoid construction of access and drive running up the inside boundary of both the application plot and the retained plot of the existing dwelling (as previously approved) which would have had greater potential to have adverse impact on more frontage tree and the frontage hedge, notwithstanding the suggested use of no-dig cellular confinement specification for drive and parking area construction. That said, as previously none of the trees are of particularly good quality or notable significance, and as before the trees would not reasonably be held to be a substantive constraint to development.

In conclusion, I have no objection to the current application on the grounds of loss of or impact on existing trees.

The application drawing annotation refers to planting new Laurel hedging to part of the site frontage from the eastern boundary to the new access point (this would be along Sandybrook Lane) and, once established, removing the existing hedging along this stretch (which is multi-species and intermittently gappy following previous temporary site access). This would be acceptable as long as substantial hedging of some form is permanently retained to the Cheddleton Road and Sandybrook Lane boundaries, in order to maintain the sylvan character of the area.

I would request that the following conditions are imposed in the event that planning permission is granted (some wording slightly amended from similar conditions included on previous consent):

1. The first action on commencement of development, prior to any further action (including any further site clearance, site stripping, site establishment or formation or improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the

protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and these 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. Hedging as existing or generally similar to existing shall be permanently retained to the Cheddleton Road and Sandybrook Lane boundaries of the site, other than where limited removal is directly required in order to accommodate the new access onto Sandybrook Lane, and allowing for planting and establishment of new hedging behind the existing hedge to Sandybrook Lane and subsequent removal of existing hedging once replacement plants are successfully and substantially established, as described on the application "Block and Location Plans" Drg. No. RLM1032/1 Rev B. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed in writing by the local planning authority and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.

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