
From: Steve Massey
Sent: 08 September 2021 16:22
To: Berry, Ailsa
Cc: Planning Comments (SMDC)
Subject: SMD/2021/0462 - Meadow View, Clewllows Bank, Bagnall

Categories:

Ailsa

Originally 2 trees on the property frontage were protected by TPO No. SM.8, but one (a Birch protected as T22) was removed at least 5 years ago (maybe much longer, but without checking through historic files in the war basement it's not possible to confirm, but is anyway irrelevant now to the assessment of this current application. The second protected tree, T23 a mature Ash, is still present on the frontage at the south-west corner of the property.

A tree survey/arboricultural impact assessment report is submitted with the application, which shows the TPO Ash T23 (but denoted T1 in the applicant's tree survey) together with a belt of trees along the south and east edges of the property.

The proposed bungalow to replace the existing garage would not have any impact on any trees, although may require some cutting back of mature shrubs (Buddleia and Cherry Laurels) to the rear.

The proposed replacement/new parking provision to be retained with the existing house Meadow View is shown to be outside the Root Protection Area of the protected Ash, and should therefore cause no significant harm to this tree given suitable care and temporary protection measures during construction.

I have no objection to this application, but would request that the following conditions be imposed in the event that planning permission is granted:

1. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment or formation/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 as set out in the Tree Heritage Arboricultural Report reference THL-R21-80 dated 7th July 2021 submitted in support of the application hereby approved, 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. The existing hedge to the western boundary of Meadow View, fronting the Clewllows Bank highway, shall be permanently retained unless otherwise agreed by the LPA.

Steve Massey

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