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To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0554 - Kinnoull, East Street, Leek
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Lisa

The mature Ash which stood at the rear (northern) boundary of the site immediately behind the now-demolished pre-fab garage, and the mature Conifers which were also situated along this boundary, have since been felled and removed. It was noted at the time of the previous outline application SMD/2019/0019 that the conifers were in poor condition, with suspected fire damage to several of them, and unsuitable for retention. It was also noted that the Ash had several defects and appeared to be in decline, and was unlikely to be retained for long – as has proved to be the case, no doubt encouraged by the development proposals.

However, given the poor condition/quality of the trees, their removal was appropriate and raises no concerns now. There are no significant trees remaining which would be affected by the specific proposals of the current reserved matters application. I have no objection to the application, and in the circumstances no tree protection conditions are necessary.

The application site is largely enclosed from view, and therefore new landscaping to mitigate visual impact or provide screening/setting is not something that would particularly be required to be secured and/or controlled by planning control, and layout and landscaping treatment of the enclosed private garden can largely be reasonably left to occupants. However, given the loss of the previous Ash and conifers as noted, it would be appropriate for the development, via this application, to provide some biodiversity mitigation or enhancement, and to this end it is noted that the application includes a proposal for a new mixed native species hedge along the southern boundary to separate off the plot from the parent property Kinnoull, in conjunction with a newly-erected close-board fence. The reserved matters application is seeking approval of landscaping, and the proposed site plan includes denotation and annotation for a fully and acceptably specified new native hedge, and this can therefore be approved as reserved matters landscaping. An implementation/maintenance condition should be applied as follows:

1. The planting scheme shown on Sammons Architectural “Site Plan” Drg. No. 2021-2612-03 Rev B, comprising proposal and specification for a new mixed native species hedgerow to the southern boundary of the application site, 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 hedgerow shrubs 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. Thereafter the hedgerow shall be permanently retained.

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