

From: [Steve Massey](#)
To: [Johnston, Christopher](#)
Cc: [Planning Comments \(SMD\)](#)
Subject: SMD/2021/0467 - Land at Bank View, Draycott Rd, Upper Tean - AMENDED PLANS
Date: 10 December 2021 08:51:43

Chris

Revised layout plan Drg. No. 01041_PL(0)01 Rev F now has tree constraints added, and in clear format, and also shows these in the context of a clear and definite proposed development layout.

The new drive has been re-aligned to centre on (and require removal of) the poor quality Horse Chestnut T9, as suggested, and this now avoids encroachment into the Root Protection Areas (RPAs) of other better quality/significant trees – notably T6, T8 and T10. Proposed drive location is now considered acceptable.

The layout plan also shows that the dwelling footprint and surrounding hard paving areas would also now avoid encroachment into RPAs, which has addressed another previous concern.

I still feel there may be some issues with shading/overbearing arising from proximity to trees, but that said the dwelling would have a reasonably open outlook to its main front and rear aspects, and this issue alone is not sufficient to recommend/direct refusal in this case.

A Landscaping Plan, Drg. No. 01041_PL(0)08 Rev A is submitted, giving details of proposed new planting. Again in positive response to previous comments, this includes new mixed native hedge planting, incorporating some suitable native trees, along the rear (north) boundary, and planting specifications are appropriate, and acceptable to approve landscaping reserved matters.

In conclusion, most previous concerns, including all fundamental issues, have been satisfactorily addressed by positive response from applicant/agent, and I have no objection to this application as now amended subject to the following conditions:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA 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.
2. 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 generally as set out in the Elite Ecology arboricultural report dated September 2020 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.

3. The planting scheme shown on Hewitt & Carr Landscaping Plan Drg. No. 01041_PL(0)08 Rev A 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 trees, hedging and 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.

Steve Massey

Arboricultural Officer / Development Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mobile: 07545 423071

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

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