

From: [Steve Massey](#)
To: [Johnston, Christopher](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0492 - White Oaks, Common Lane, Dilhorne
Date: 13 January 2022 17:48:13

Chris

Principle of development for a new detached dwelling already established by outline planning permission SMD/2018/0244. Current application now seeking approval of detailed reserved matters including layout, scale and landscaping.

Proposed layout plan Drg. No. 2010/21/03/A indicates the removal of existing trees around the north-west/north-east/south-east boundaries of the main development area of the site where the dwelling itself would be located. Largely these comprise established tall mature Leylandii hedging (which is anyway incongruous in this rural setting and would be overbearing/unsuitable for retention in the context of what will be a modest domestic/residential plot), together with a few Elder, Hawthorn and holly which are not in themselves of greatly significant wider amenity value. I therefore have no objection to the proposed removal of this existing boundary vegetation (but see comment below regarding landscaping); I would request that the following condition be imposed in the event that this application is approved:

1. 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.

Approval of landscaping is also sought as a reserved matter. It is not the place of the LPA to dictate or control the layout and treatment of individual private gardens, but some attention to and requirement for suitable boundary treatments can be reasonably relevant to planning issues (eg in order to address visual impact, maintain/enhance wider setting and secure biodiversity benefits) – and would be so in this case. The layout plan includes a somewhat schematic/indicative planting scheme, but strictly not sufficiently detailed/specified to approve as a full development landscaping scheme; it is also rather minimal – mainly open stockproof fencing to boundaries with a few intermittent trees dotted at corners and flower beds behind. Given the site location pushing out into open fields, a mixed native hedgerow to the site boundaries would be the most appropriate treatment (ideally extending along the south-east side of the site access track back to the highway) and incorporating some irregularly spaced native standard trees along the hedgerow. The proposed layout would comfortably accommodate this. Further to the comment above regarding removal of existing boundary trees, if there are any suitable native trees already growing on these boundaries they could be retained in-situ as part of such a new hedgerow, rather than being indiscriminately ripped out at the start of development just for the sake of it, in order to provide ready-made, free, established mature landscape character to the site setting.

A landscaping scheme to be approved as a reserved matter (or subsequently by condition) would need to be comprehensive and fully specified in terms of location/positions, species/species mix, planting numbers/densities/pattern, and initial sizes of planting stock.

Other than these boundaries, garden layout/planting etc within the plot can be left to discretion/choice of occupiers, and need not form part of a submitted development landscaping scheme in this instance.

We would need to include an appropriate landscape implementation /maintenance condition on the decision notice in the event of approval;

2. The planting scheme shown on Drg. No. (.....insert relevant drg no to allow for any further amended plans which may be submitted to address points above.....) 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, shrubs, herbaceous plants and grass 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.

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