

From: [Steve Massey](#)
To: [Lisa Jackson](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2021/0656 - Land at eastern end of Mill Lane, Wetley Rocks
Date: 03 February 2022 17:06:07

Lisa

Apologies for late comments.

The application seeks approval of reserved matters for appearance, landscaping, layout and scale for 3 new dwellings, following grant of outline planning permission including access details under SMD/2015/0701.

I again have no objection to the principle of the proposed development.

It is noted that the access proposals are different to those approved under the outline permission, in particular the Plot 1 access position onto Mill Lane, although the current application is not for full planning permission and the form does not indicate that approval of access details as a reserved matter is sought. The Plot 1 access position is now shown significantly closer to the eastern-most of the 2 Birch trees in the highway verge at the site frontage. No supporting tree survey/arboricultural impact assessment is submitted, but from available photographs and my estimate of stem diameters a derived Root Protection Area (RPA) of radius c.3.5 – 4.0 metres appears a reasonably realistic assumption in this instance; the proposed verge crossing is shown at approximately 4m from the tree's stem-centre position, so on this basis it would just about be outside the RPA and therefore sufficiently clear of the tree to avoid significant root damage, and consequently I have no objection on the grounds of impact on trees.

Notwithstanding the Informative Note 5 included on the outline planning permission, which seems not to have been taken into account by the applicant/agent, the landscaping proposals included on the layout plan are not fully specified in terms of planting numbers/densities/pattern nor plant sizes and therefore, strictly, are insufficient at this stage as a comprehensive landscaping scheme for formal reserved matters approval. That said the indicated landscaping appears appropriate in principle. Possibly the easiest way to resolve this therefore would be to request that the agent submits some supplementary supporting information, prior to application determination, to fully set out the specification in relation to the new hedge and tree planting indicated to confirm: species, plant numbers/densities (and planting pattern for the proposed rear boundary hedge), and plant sizes – so this can then be approved in the event that the reserved matters application is itself approved. As this would just be putting the technical specification/detail against the landscaping already broadly indicated, this would not constitute a material amendment and would therefore not need to be subject to any further consultation prior to determination, and could be updated to Committee via the Late Representations Report.

Assuming this can be achieved I would request that the following conditions are imposed in the event that the reserved matters application is approved:

1. The first action on commencement of development, prior to any further action (including any 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 highway verge trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations* but only in so far as this applies to the extent of soft ground/grass within the Root Protection Areas of these trees, and these barriers 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, parking or 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 planting scheme shown on the Site Plan as Proposed Drg. No. (*****) *update drawing number to refer to any further revised plan and/or supplementary planting specification which may be received 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 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.

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