From: Johnston, Christopher
Sent: 29 March 2023 09:45
To: Planning Comments (SMDC)
Subject: FW: DOC/2023/0004 - Land at Basford View, Cheddleton

Categories:

From: Steve Massey
Sent: 28 March 2023 15:46
To: Johnston, Christopher **Subject:** FW: DOC/2023/0004 - Land at Basford View, Cheddleton

Steve Massey

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

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ

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From:
Sent: 21 February 2023 13:00
To:
Cc: Johnston, Christopher
Subject: DOC/2023/0004 - Land at Basford View, Cheddleton

FAO Andrew Palin

Mr Palin

I refer to your application under the above reference to discharge Conditions 3 & 9 of planning permission SMD/2022/0465 relating to the proposed erection of a new dwelling at Land at Basford View, Cheddleton.

The case officer Chris Johnston is currently on leave, and a formal decision letter on the DOC application will no doubt follow in due course.

In the meantime, however, it is noted that Condition 3 requires retention of existing trees including those to the site boundaries unless otherwise agreed in writing by the local planning authority following submission of a replacement planting scheme. Removal of the existing mature Leylandii hedging to the site boundary was noted on the approved planning application Site Plan Drg. No.1658-AL24A and was considered acceptable in principle, subject to the control of Condition 3, and is therefore to be anticipated. Your DOC submission includes a proposed planting scheme which would provide mixed native species hedging to the site boundaries, including some standard trees, and this is

considered to be appropriate replacement for the Leylandii, more in keeping with the semi-rural location and significantly less over-bearing in relation to the application site and adjacent properties.

Whilst this e-mail does not constitute a full formal discharge of Conditions 3 & 9, the details in your DOC application are sufficient and acceptable to address the initial requirement of Condition 3 and in turn to enable the local planning authority to confirm that the existing Leylandii hedging to the site boundary may now be removed with immediate effect. This e-mail may be taken to constitute the local planning authority's agreement in writing for the removal of these Leylandii trees.

I trust this enables you to proceed with your provisional arrangements to remove these trees prior to the impending bird nesting season.

Regards,

Steve Massey

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

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ

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