
From: Steve Massey
Sent: 29 March 2023 17:10
To: Ben Hurst
Cc: Planning (SMDC); Haywood, Ben
Subject: SMD/2022/0083 & 0084 - Haregate Hall, Haregate Road, Leek

Categories:

Ben,

Summary: no objection subject to conditions.

I have the following comments on this application:

Observations on Applicant's Tree Report

The tree report submitted and filed with the application appears to be incomplete, actually comprising only what is effectively a tree protection plan but not including details for all the trees noted, and not including an arboricultural impact assessment. It may well be an accidental omission to submit only this plan and not the complete report.

The tree plan notes trees Nos. T1, T2, T3, T4 and T6 as trees for retention, although T3 is not shown on the plan nor referred to in the tree data schedule at the foot of the plan.

The tree plan notes trees Nos. T6, T7 and T8 as trees for removal – meaning that T6 is noted for both retention and removal! Probably a typo, and I note that T6 is shown as retained on this tree protection plan and indeed the application proposed layout plans.

The position of temporary tree protection barriers is indicated on the plan, but no specification is given – again no doubt due to a complete arboricultural report not having been submitted.

Observations from site visit

In the event, the points noted above have little material effect on my assessment of application as proposed, and there is sufficient information available to enable determination.

Only T1, T2, T4 and T6 now remain. These are significant trees and should be retained. Without the full arboricultural report, it is unknown why the other trees have been removed, although remaining evidence on site of sectioned tree stems does give some indication that they may have been in poor condition. In any event they were not protected trees.

The outer canopy spreads of T1 and T4 over the application site are significantly under-represented on the tree protection plan, and therefore in turn on the proposed layout plan.

Impact on trees arising from the proposed development

The only element of development which would encroach within the Root Protection Area (RPA) of any retained tree is the indicated parking area to Kitchen Cottage which would mainly be located within the RPA of the Yew T6 (although largely outside its canopy spread). There appears to be potential for installation of a no-dig, cellular

confinement load support system to acceptably allow siting and use of these 2 or 3 parking bays within the RPA, however no details are included with the application and as noted above the arboricultural impact assessment element of the tree report is absent, and therefore silent on this issue. Full details would be required prior to commencement.

Whether intended or not is unknown, but there must be no temporary construction/site access across the RPA of T6 (nor of course of the other trees) – whether before or after the installation of any special measures construction for the parking bays to Kitchen Cottage. A construction access off Haregate Road between East Wing and 87 Haregate Road seems the obvious way forward, where a permanent new vehicular access serving East Wing and New House is anyway intended. This should be confirmed in an arboricultural method statement also giving full details of tree protection measures, and along with the required details of the parking bays for Kitchen Cottage as noted above these can be secured by condition.

The proposed northerly extension to Kitchen Cottage and the proposed New House are demonstrated to be comfortably outside the RPAs of all trees and consequently would have no significant direct impact on the trees – assuming implementation of appropriate temporary tree protection measures from the initial outset of development.

Notwithstanding the under-represented canopy spreads noted above, the northerly extension to Kitchen Cottage, and New House, would nevertheless be outside the actual canopy extents; furthermore the internal layouts and main window orientation would avoid undue or overly dominant indirect effects giving rise to significant problems (eg shading, restricted outlook), and the relationship between these dwellings and the existing trees would be acceptable.

Conclusion and Requested Conditions

The proposed development could be constructed and occupied without significant adverse impact on the remaining trees. I therefore have no objection to this application, subject to the inclusion of the following conditions:

1. Before the commencement of development (including any demolition, site clearance, site stripping, site establishment and formation or improvement of temporary/permanent site access) full details of all tree protection measures shall be submitted to and approved by the LPA. Such details shall include full construction specification for a no-dig cellular confinement system for the proposed parking area for Kitchen Cottage. The submitted details shall show all construction access routes onto/within the site, and include confirmation that there will be no temporary construction access within or across the defined Root Protection Area of any retained tree including T6. The details submitted under this condition shall include a comprehensive arboricultural method statement setting out working methods and special protection measures for the avoidance of harm to existing trees on and adjacent to the application site. Such method statement and protection measures shall specifically include details and sequences to ensure that appropriate measures are implemented to effectively and fully protect trees, from the initial outset of any construction activity and for the duration of the period that development takes place. Thereafter, the development shall be constructed only in full accordance with details approved under this condition.
2. The first action on commencement of development, prior to any further action (including any demolition, site clearance, site stripping, site establishment and formation or improvement of temporary/permanent site 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 the details to be submitted under Condition 1 above (*this may need editing depending on the actual condition numbering used in the decision notice*), 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. Before the commencement of development (including any demolition, site clearance, site stripping, site establishment and formation or improvement of temporary/permanent site access) a comprehensive landscaping scheme shall be submitted to and approved by the LPA. The submitted landscaping scheme shall include full details of all proposed new trees, shrubs and other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The landscaping scheme so approved 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 etc 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

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