

From:
To: [Chris Johnston](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: NMA/2025/0016 - The Old Bowling Green, Leek Road, Cellarhead
Date: 26 August 2025 15:04:27
Attachments: [image001.png](#)

Chris

This non-material amendment application proposes an amendment to Condition 19 of planning permission SMD/2023/0496, with the aim of accommodating the installation of a new underground electric cable which would affect a very small proportion of the Root Protection Area of tree T8. An Arboricultural Method Statement (AMS) by Hamps Valley Ltd dated July 2025 is now submitted with the current NMA application.

The AMS includes appropriate, sequenced measures to minimise any already minor impact on the roots within the RPA of T8 – including hand-digging of the cable trench within the RPA, and retention of woody roots greater than 25mm diameter within the trench.

I consider that there would be no significant harmful impact on the tree T8 given compliance with the AMS, and therefore I have no objection to the application. I would suggest the following re-wording for the amended Condition 19:

19. 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 trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, and as set out in the Hamps Valley Ltd BS 5837:2012 Tree Survey Report & Arboricultural Impact Assessment (AIA) dated 7th September 2023 submitted in support of the application hereby approved, together with implementation of ground protection measures and methods as also detailed in the AIA and these barriers, notices and ground protection measures shall be retained in position for the duration of the period that development takes place, unless otherwise agreed in writing by the local planning authority. 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, except in so far as is set out in the Hamps Valley Ltd Arboricultural Method Statement (AMS) dated July 2025 submitted in support of the non-material amendment application hereby approved relating to the installation of an underground electric cable. Thereafter, the electric cable shall be installed only and fully in accordance with the sequenced measures set out in the AMS, unless otherwise agreed in writing by the local planning authority.

Reason:- In the interests of the character and appearance of the area.

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

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