

# Public Document Pack



## PLANNING APPLICATIONS COMMITTEE SUPPLEMENT AGENDA

**Date:** Thursday, 3 December 2020

**Time:** 2.00 pm

**Venue:** Virtual Meeting

Please find below an additional report which was unavailable when the agenda was published.

### PART 1

9. NOTE - A Late Representations Report will be circulated prior to the meeting i.e. any representations received since this agenda was published. **(Pages 3 - 6)**

**MARK TRILLO**  
**EXECUTIVE DIRECTOR & MONITORING OFFICER**

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## PLANNING APPLICATIONS COMMITTEE

### Late Representations – 3 December 2020

FILE REF.	SITE AND DETAILS	PAGE NO.
SMD/2020/0218	<p><u>Gorseydale, Cheddleton Heath Road, Leek</u></p> <p>An amended landscaping scheme was received on 30<sup>th</sup> November 2020 and the Council's Trees and Landscaping Officer commented in response to the scheme as follows:</p> <p><i>Following various amendments to the reserved matters details during the course of this application, the proposed siting of both dwellings would have no impact on existing trees (access also considered acceptable, but anyway previously assessed and approved under the outline consent). In addition the proposed dwelling positions for both plots would be well clear of the canopies of existing trees, and this would therefore not lead to any undue issues of shading, over-bearing impact of trees etc for future occupiers of the development. I have no objection to the proposed layout/siting. Condition 7 of outline planning permission SMD/2017/0494 already secures provision of temporary tree protection barriers during construction, so further condition in that regard is not required in relation to this reserved matters application.</i></p> <p><i>Landscaping proposals have also evolved during the progress of this application, and the final amended landscape scheme now set out on RLM Associates "Proposed Landscaping Scheme" Drg. No. RLM942/10 Rev D follows my site meeting/discussion with the agent and, very usefully and to their credit, discussion and agreement between the applicant/agent and the neighbours (in particular at The Spinney to the east of the application site).</i></p> <p><i>The proposed planting scheme seeks to provide suitable setting and boundary treatments for the development, in keeping with the character of the local area, and also address issues of visual impact and privacy on, from and between neighbouring properties. Provision includes:</i></p> <ul style="list-style-type: none"> <li>- <i>New Holly hedge incorporating native standard trees along the boundary with the garden of The Spinney.</i></li> <li>- <i>New mixed native species hedgerow along the full length of the southern boundary of the site.</i></li> <li>- <i>A new group of mixed native standard trees at the western boundary, with the paddock to the rear of Lighteaves.</i></li> <li>- <i>Groups of mixed standard trees at the southern boundary and to the two plot frontages and along the shared access drive.</i></li> </ul>	

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**Late Representations – 3 December 2020**

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	<p data-bbox="517 434 1273 566"><i>- Groups of new fruit trees near the north-east corner of Plot 1 (again contributing to screening to/from The Spinney) and in the retained field to the south of the application site.</i></p> <p data-bbox="469 600 1262 698"><i>Proposed planting is considered appropriate and acceptable, and is suitably specified. <u>The planting scheme may be approved as reserved matters landscaping.</u></i></p> <p data-bbox="469 732 1267 1469"><i>It appears that a neighbour has requested and the applicant has agreed to implementation of planting prior to the commencement of development, in order that this can begin imminently (assuming reserved matters are approved) and make use of the major remaining part of the current planting season and not have to wait a further year. Whilst given the reported agreement to this it would therefore be possible and not unreasonable to secure advance planting through implementation condition, it is worth noting that there is the possibility of new planting becoming damaged during construction – this being a major reason why landscaping implementation is not normally required until after substantial completion of development. In this instance, we could word a condition so as to require advanced implementation of boundary planting only (i.e. against the boundaries with The Spinney and Lighteaves, and the new hedge along the southern boundary of the application site) where there would not be development in immediate proximity; however, we might usefully include some advice in an informative relating to subsequent protection of new planting against damage arising from incidental general construction activity such as access and materials storage.</i></p> <p data-bbox="469 1507 1134 1574"><i>I would therefore suggest the following condition if landscaping as a reserved matter is now approved:</i></p> <p data-bbox="469 1641 1281 2072"><i>1. The boundary screen planting and associated new post and rail fencing shown on RLM Associates “Proposed Landscaping Scheme” Drg. No. RLM942/10 Rev D, and specifically along/adjacent to the eastern boundary with the garden of The Spinney, the western boundary with the paddock rear of Lighteaves, and the southern boundary of the application site, shall be fully implemented before the commencement of any groundworks or building works for the development hereby approved. The remaining planting proposals, also shown on Drg. No. RLM942/10 Rev D, shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby</i></p>	

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	<p><i>approved. All 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.</i></p> <p><i>I would also suggest that the following informative note be included on the decision notice:</i></p> <p><i>It should be noted that any advance planting to site boundaries carried out prior to commencement of groundworks and building works in accordance with Condition 1 (edit to suit specific condition number on decision notice) of this reserved matters approval could potentially be at risk of damage from on-going construction activities, even though elements of the approved development itself are not in close proximity; this could arise from general access by personnel and/or vehicles, careless/inappropriate delivery and storage of construction materials, disposal of site waste or contaminated run-off. It is in the applicant's interest to ensure that all site operatives are made aware of the location of all such new planting and the need to avoid incidental damage to it, including implementation of whatever means considered necessary in the way of site induction and instruction, site management, supervision, monitoring and enforcement, and temporary physical barriers. The applicant's attention is drawn to the provision for required replacement of new planting which is removed, damaged, dies or otherwise fails to establish etc.</i></p> <p><u>Alterations to Conditions</u></p> <p>Condition 10 is to be altered to remove reference to the side facing windows of Plot 1 (facing north-east) and instead require obscured glazing for the first-floor rear dormer bathroom windows of both Plots 1 and 2.</p>	
SMD/2020/0545	<p><u>27 Basford Bridge Lane, Cheddleton, ST13 7EQ</u></p> <p>No updates</p>	

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