

Agenda Item 13, pages 72-82

21/502269/FULL

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Landscapes

Comments were received from MBC Landscapes team which were not included within the committee report. These are as follows:

“The application shows the removal of a Sycamore tree currently growing within the rear garden although no arboricultural details have been submitted to gauge the condition, age and size of the tree. That said, the tree is not subject to the TPO that covers the site and, based on current google street view, does not appear to be that prominent. Therefore, it is unlikely to be a significant arboricultural constraint. I note a replacement Rowan tree is proposed which is welcomed although further details on landscaping should be secured by way of a landscape condition should the application be acceptable.

In addition to the removal of the Sycamore, I note a retaining wall is proposed along the southern boundary close to the base of a neighbouring conifer hedge, shown for retention. The excavation of the retaining wall has the potential to cause significant root damage to the hedge and again, without any arboricultural details, the full impact cannot be assessed. Consequently, an arboricultural impact assessment and arboricultural method statement should be provided.”

A landscape condition has been proposed which addresses the first paragraph of the comments.

To address the second paragraph, delegated authority is requested to impose a pre-commencement condition requiring the application to submit an arboricultural method statement.

Suggested wording as follows:

“No development including site clearance and demolition shall take place until an Arboricultural Method Statement (AMS) in accordance with the current edition of BS 5837 has been submitted to and approved in writing by the local planning authority. The AMS should detail implementation of any aspect of the development that has the potential to result in the loss of, or damage to trees, including their roots and, for example, take account of site access, demolition and construction activities, foundations, service runs and level changes. It should also detail any tree works necessary to implement the approved scheme and include a tree protection plan.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development"

Officer recommendation remains unchanged