

36 Station Road, Stoke Golding, CV13 6EZ
New dwelling – REF: 23/00483/FUL
Notice to discharge - planning condition seven

14.10.23

Planning condition

Within one month of the removal of the trees as identified in the submitted Tree Survey (CBE Consulting, July 2023); details of replacement trees, including their location, shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted in accordance with the approved details in the next available planting season (October to March). The trees shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority. Reason: To ensure that replacement trees are planted on site in the interests of protecting the amenity of the conservation area in accordance with Policy DM11 and DM12 of the adopted Site Allocations and Policies Development Plan Document (2016).

Other background

Key extracts from the C.B.E. consulting ecology report dated 4 July 2023 are included within the appendix, including the positioning of trees and the ecologists recommendations.

The wider property is approximately two acres and benefits from a significant number of mature trees and hedges. Our client, as the new owner, has over the last few years spent much time and money to seek to enhance, maintain and nurture the natural environment. This now includes; mature/ maturing and healthy hedges; in excess of twenty five mature and healthy trees (including ash, oak, birch, willows, scots pine, maple, spruce, horse chestnut with many mature conifer type trees, fruit trees and very well established shrubs); the reestablishment of a large pond; and the provision of twelve bird boxes and feeders.

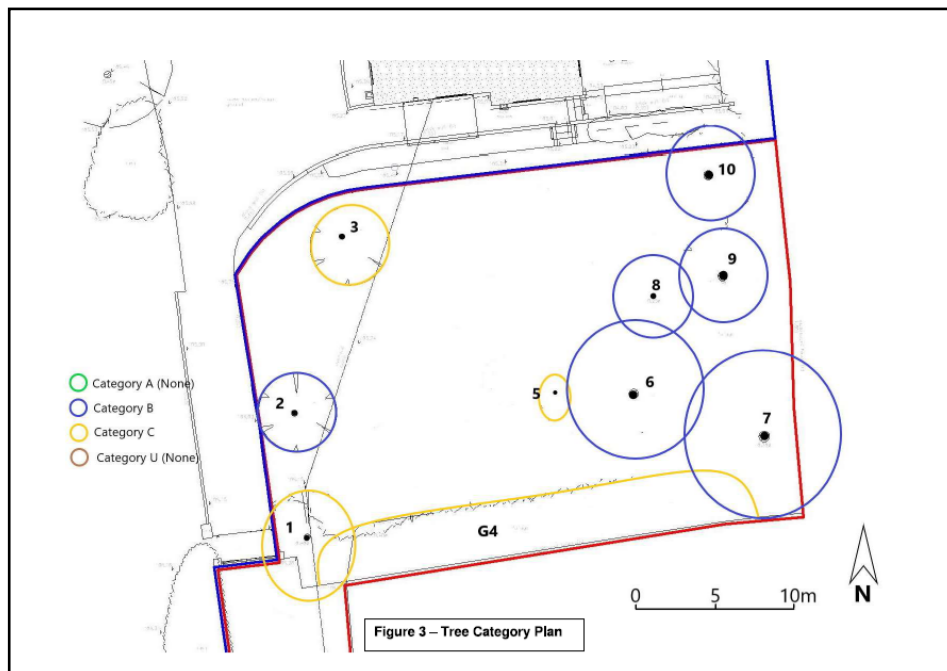
Proposal to discharge the planning condition

Our client proposals are as follows:

Trees	Proposed replacement trees	Comment
Damson Tree (T1)	1 x Plum Tree in the kitchen garden area (North West area of garden) 1 x Cherry Tree in the kitchen garden area (North West area of garden)	Replaced, with new trees replanted. <i>Neighbour had also enquired about whether this could be removed to allow more light in to their garden</i>
Leylandii (T2)	10 x Privat (Eastern boundary of garden)	Not yet removed, Albeit Privat now planted.
Ornamental Willow (T3)	6+ x Privat (or Laurel) (Northern boundary of new house to create boundary with existing house)	Not yet removed (and would like to see if can keep).
Laurel bush (G4)	Bush being kept, but pruned	
Cherry Tree (T5)	1 x Cherry Tree in the kitchen garden area (North West area of garden)	Replaced, with new trees replanted.
Cedar Tree	3 x Yew Tree	Replaced, with new trees replanted.

(T6)	(Ornamental Trees in South West x1/ North West area of garden x2)	<i>Neighbour had also enquired about whether this could be removed to allow more light in to their garden</i>
Ash (T7)	Tree being kept	
Leylandi 2 (T8)	10 x Privat (Eastern boundary of garden) <i>See T2, 20 Privat planted in total</i>	Replaced, with new trees replanted.
Leylandi 3&4 (T9&10)	Trees being kept	

Tree positions



Appendix: Extract from C.B.E. Consulting Report

4. Tree Management

4.1 Initial Arboricultural Assessment

In the context of this site the proposed development will comprise a single detached residential house situated within centre of the garden area surveyed with a new access and driveway constructed in the south western corner. The table below summarises the potential impact of the proposed development on the trees present within the area surveyed.

Ref	Tree	Category	Impact of development
1	Damson <i>Prunus domestica</i>	C2	This tree will have to be removed to provide space for the new access into the property.
2	Leylandii <i>Cupressocyparis Leylandii</i>	B2	This tree will have to be removed to provide space for the new driveway and parking area. Replacement planting will take place elsewhere in the wider garden area controlled by the applicant.
3	Ornamental Willow <i>Salix spp</i>	C2	This tree is not shown within the development plan and is presumably removed to provide space for new landscaping in front of the property.
G4	Cherry Laurel <i>Prunus laurocerasus</i>	C2	This hedge will be trimmed back to 0.7m height and 0.5m spread. It should regenerate quickly and can be trimmed into a tight boundary hedgerow. Temporary ground protection will be laid down after it is trimmed to protect the ground from compaction during construction.
5	Cherry <i>Prunus avium</i>	C2	This tree will be removed to facilitate the proposed development
6	Atlantic Cedar <i>Cedrus atlantica</i>	B1	Due to its proximity to the proposed house this tree will have to be removed to open up garden space for the new property. Replacement planting will take place elsewhere in the wider garden area controlled by the applicant.
7	Ash <i>Fraxinus excelsior</i>	B2	This tree will be retained. The crown and RPA can be fully protected by temporary fencing during construction.
8	Leylandii <i>Cupressocyparis Leylandii</i>	B2	Due to its proximity to the proposed house this tree will have to be removed to open up garden space for the new property. Replacement planting will take place elsewhere in the wider garden area controlled by the applicant.
9	Leylandii <i>Cupressocyparis Leylandii</i>	B2	This tree will be retained. The crown and RPA can be fully protected by temporary fencing during construction.
10	Leylandii <i>Cupressocyparis Leylandii</i>	B2	This tree will be retained. The crown and RPA can be fully protected by temporary fencing during construction.

The removal of trees T1, T2, T3, T5 and T8 from within the garden should have negligible impact on local amenity as these are trees of relatively small stature providing no strategic screening or canopy cover.

The Cherry Laurel G4 along the southern boundary will be heavily trimmed back to a height of around 0.7m and spread of 0.5m. This species does respond well to severe cutting back and is highly likely to regenerate quickly with new growth from the base and trimming points. The new growth can be box trimmed into a dense hedge which will screen the garden fence effectively but provide space along the southern side of the building for access.

Cedar T6 will be the only tree of significant stature and quality to be removed from within the garden interior. It is impractical to retain this tree so close to a new house as there will be concern in the future (perceived risk) and pressure to remove or reduce the tree. It is also competing for space with Ash T7 to the south east and has already been crown lifted to allow access under the canopy for

maintenance. Screening of the garden from the east will be maintained by retention of the Ash and Leylandii along the east boundary of the garden. Screening from the west will be reduced although ground level screening from Ash T7 and the garden fencing will be retained. The removal of this particular tree will have to be offset by planting two new native trees of heavy standard size (Oak *Quercus petraea* and Field Maple *Acer campestre*) in a suitable location on or close to the north west boundary of the large garden area where these will have space to mature and develop.
