

Application Number 18/00035/REM

Proposal	Approval of reserved matters (landscaping) for a development of 10 dwellings. The matters of appearance, layout, scale and access were all approved under outline planning permission ref. 17/00368/OUT.
Site	Land at junction of St Marys Road and Talbot Road, Hyde
Applicant	Ashton Alban (Central) Ltd
Recommendation	Grant planning permission subject to conditions
Reason for report	A Speakers Panel decision is required because the application constitutes major development.

1. APPLICATION DESCRIPTION

- 1.1 The applicant seeks approval of reserved matters (landscaping) for a development of 10 dwellings. The matters of appearance, layout, scale and access were all approved under outline planning permission ref. 17/00368/OUT.
- 1.2 Condition 4 of the outline planning permission stated 'The landscaping scheme to be submitted as part of the reserved matters application shall include details of the number, species and location of trees to be planted, their size on planting and details of the means of protection. The scheme shall include planting of mature specimens in the north eastern corner of the site and a management plan for that area.'
- 1.3 The applicant has provided the following details in support of the application:
 - Arboricultural Impact Assessment
 - Plan indicating the location and species of trees to be planted and proposed boundary treatments to be installed
 - A management plan relating to the open space and tree planting in the north eastern corner of the site.

2. SITE AND SURROUNDINGS

- 2.1 The application site is an area of open space, bound by St. Mary's Road to the north and west and Talbot Road to the south. A terrace of properties (90-100 St. Mary's Road) face the site to the north east, with the side elevations of the properties on Talbot Road adjacent to the south eastern corner of the site. The boundary with Talbot Road is demarcated by a stone wall, fencing and hedgerow planting run along the eastern boundary. The northern and western boundaries to the site are open. Ground levels on the site are relatively flat.

3. PLANNING HISTORY

- 3.1 17/00368/OUT - Outline application for the construction of 10 dwellings - approved

4. RELEVANT PLANNING POLICY

- 4.1 **National Planning Policy Framework (NPPF)**

Section 1 Delivering sustainable development
Section 6 Delivering a wide choice of high quality homes
Section 7 Requiring good design
Section 8 Promoting healthy communities

4.2 Planning Practice Guidance (PPG)

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

4.3 Tameside Unitary Development Plan (UDP)

Unallocated
Within Settlement Boundary

4.4 Part 1 Policies

1.3: Creating a Cleaner and Greener Environment.
1.4: Providing More Choice and Quality Homes.
1.5: Following the Principles of Sustainable Development
1.12: Ensuring an Accessible, Safe and Healthy Environment

4.5 Part 2 Policies

OL10: Landscape Quality and Character
C1: Townscape and Urban Form
N4: Trees and Woodland.
N5: Trees Within Development Sites.

4.6 Other Policies

Greater Manchester Spatial Framework – Publication Draft October 2016
Residential Design Supplementary Planning Document
Trees and Landscaping on Development Sites SPD adopted in March 2007.

5. PUBLICITY CARRIED OUT

5.1 Neighbour notification letters and a press notice were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Council's adopted Statement of Community Involvement. A notice was also displayed on site.

6. RESPONSES FROM CONSULTEES

6.1 Borough Tree Officer – no objections to the proposals.

7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED

7.1 No third party representations have been received.

8. ANALYSIS

8.1 The sole issue to be assessed in the determination of this reserved matters application is the appropriateness of the proposed landscaping scheme (in relation to boundary treatments as well as hard and soft landscaping.) All other material planning considerations, including the principle of development, impact on the amenity of neighbouring residents, highway safety etc, were considered at the outline planning application stage. Appropriate conditions dealing with those matters were also attached to the outline planning permission. As such, none of those matters are to be revisited at the reserved matter stage.

9. APPROPRIATENESS OF THE PROPOSED LANDSCAPING SCHEME

9.1 The proposed landscaping plan indicates that 3 Small Leaved Lime trees would be planted in the open space in the north eastern corner of the site and 1 Scots Pine tree to be planted adjacent to the turning head at the end of the access road into the development. The applicant has confirmed that the Small Leaved Lime trees would be between 3 and 4 metres (meeting the definition of 'extra heavy standards' of the tree nursery stock as per BS8545:2014) which the Tree Officer considers satisfactory, meeting the requirements of the condition on the outline permission that these trees are 'mature' on planting.

9.2 The Tree Officer considers that the species proposed are appropriate and that the Arboricultural Assessment submitted with the planning application provides adequate detail in terms of how the existing Ash tree on the southern boundary of the site would be protected during the construction phase of the development.

9.3 The applicant has provided details of the measures to put in place to ensure the effective management of the open space in the north eastern corner of the site. The measures include regular inspections and the plan details the maintenance works to be carried out. The plan states that should any of the trees be damaged, become diseased or die, they will be replaced by trees of the same species in the next planting season. Compliance with the management plan and requirements regarding the on-going maintenance of the soft landscaping can be secured by condition.

9.4 The proposed plans indicate the location of boundary fences and confirm that the existing low rise wall on the southern boundary of the site would be retained. The plans have been amended to soften the southern boundary treatment, with ivy green screen fencing replacing the originally proposed close boarded timber fencing. This would reduce the prominence of this boundary treatment on the Talbot Road streetscene.

9.5 A 0.6 metre high brick wall would extend along the majority of the length of the side boundary of the plots in the south western corner of the site, which is a prominent corner at the entry to St. Mary's Road. Limiting the extent of close boarded fencing to the side of the rear garden areas of the plots facing Talbot Road is considered to be a significant improvement on the original submission and consistent with the recommendations in the Crime Impact Statement submitted in support of the application.

9.6 Following these amendments, it is considered that the prominence of hard boundary treatments would be reduced to an acceptable degree and would preserve the character of the surrounding area. Tarmac surfacing would be limited to the highway, with block paving surfacing the driveways and around the perimeter of the dwellings. Condition 6 of the outline planning permission requires the submission and approval of the construction materials of the boundary treatments and hard surfacing to be installed.

10. CONCLUSION

- 10.1 Following the above assessment, the proposed hard and soft landscaping and boundary treatments to be installed as part of the development are considered to be acceptable.

RECOMMENDATION

Grant planning permission, subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans/details:

Site Location Plan

Proposed site plan (drawing no. RG206/RM01 Rev. C.)

2. The hard and soft landscaping (including boundary treatments) to be implemented as part of development hereby approved shall be installed in accordance with the details indicated on the approved proposed site plan (drawing no. RG206/RM01 Rev. C.) The Small Leaved Lime trees to be planted in the north eastern corner of the site shall be of a height meeting the dimensions of 'extra heavy standards' as per BS8545:2014 on first planting. The hard landscaping and boundary treatments shall be installed in accordance with the details submitted to discharge condition 6 (materials) of outline planning permission 17/00368/OUT and shall be retained as such thereafter.
3. The approved soft and hard landscaping scheme shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of 5 years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
4. The soft landscaping scheme hereby approved shall be maintained in accordance with the measures detailed in the approved management plan submitted with the planning application (detailed on drawing no. RG206/RM01 Rev. C) and shall be retained as such thereafter.

Reasons for conditions:

1. For the avoidance of doubt.
2. To ensure appropriate hard and soft landscaping of the development
3. To ensure that the approved landscaping scheme is appropriately maintained.
4. To ensure that the approved landscaping scheme is appropriately maintained.

Informatives;

This reserved matters permission is linked to outline planning permission 17/00368/OUT