

Consultee Comments for Planning Application

2/2018/1124/OUT

Application Summary

Application Number: 2/2018/1124/OUT

Address: Land North Of Crown Road Marnhull Dorset

Proposal: Develop land by the erection of 72 No. dwellings and new community facilities. (Outline application to determine access and layout).

Case Officer: Ms Penny Canning

Consultee Details

Name: Mrs Charlotte Flippence

Address: Nordon, Salisbury Road, Blandford Forum, Dorset DT11 7LL

Email: [REDACTED]

On Behalf Of: Tree Officer Majors

Comments

OBSERVATIONS

The movement of both T18 and T13 into the public realm and the provision of a car port for unit 22 is supported. The carport does marginally enter the root protection area of T18 therefore consideration will need to be given to working in this area within the AMS. A revised Arboricultural Method Statement and Tree Protection Plan should be sought to reflect the new layout, so it can be conditioned appropriately, if the case officer is minded to grant consent.

I note the agents comments in respect of correlating the shown canopy spread with the Barrells Tree Protection Plan, but I do question whether their plan in fact accurately shows this either. Canopy spread has not been detailed within the tree survey provided by Barrells and whilst I appreciate aerial photographs may not be quite up to date, this particular site does mostly measure a larger spread than what is scaled off the drawings.

In respect of the hedgerows which have been identified as Important under the Hedgerow Regulations 1997, section 6.1 of the latest Ecology Report notes that a hedgerow management plan for the existing and new hedgerow will be produced and agreed with the Local Planning Authority, following finalisation of the plans. I am unable to find the latest BMEP that accompanies this report on file, but it is important that this management document and the proposed provision of a permanent 3m buffer zone is made a condition of any consent

RECOMMENDATIONS

An updated Arboricultural Method Statement and Tree Protection Plan should be provided to

reflect the amendments made to the layout.

The NET approved BMEP doesnt appear to be saved on the case records.

The provision of a 3m permanent buffer zone for the boundary hedging and a detailed hedgerow management plan should be secured by way of a pre-commencement condition.

Officer: C Flippence

Tree and Landscape Officer

Date: 21st July 2020