**CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

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| **Application Number** | PL/2022/00458/PPFL |
| **Address** | Arbour Tree Farm, Warwick Road, Knowle, Solihull |
| **Proposal** | Conversion of existing farmhouse into four dwellings and the  conversion and alteration of two existing agricultural barns into four dwellings |
| **Case Officer** | Ian Hiscock |

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| **Date comments sent** | 28.03.22 |
| **Name of consultee department** | Landscape |
| **Consultation response author** | Deborah Honan |

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| Pre-app comments | |  |
| No Comments | |  |
| No Objection | |  |
| No Objection Subject to Conditions | |  |
| Objection | |  |
| Further information Requested | | **x** |
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| **Comments:**  (Please explain the reason for your response) | | | |
| This application for the conversion of farm buildings to dwellings will have a direct impact on landscape features on the site and have implications to the landscape character.  Contrary to the site description section of the Planning Statement, the application will require the removal of 3 trees – a B2 cherry, C2 Norway maple and a C2 whitebeam. All of these trees are proposed to be removed to facilitate the parking and turning head. The removal of the B category cherry for the turning head is frustrating, is there a different arrangement of the parking which could see this tree being retained – chevron parking possibly?  The removal of these trees will need to be mitigated for and there is no landscape strategy / scheme included with this submission.  The vision spay for access requires the removal of 126m of hedgerow. This currently does provide a continuation of the roadside hedge and contributes to the rural character of the road, (although there do appear to be non-native plants within this hedge). Is there an intention for this area to be planted with a more appropriate low growing hedge or ground cover?  A landscape strategy is needed at this stage to provide information as to the nature of the boundary treatments for H1 – H4. The site’s location will require boundaries to be sympathetic to the rural setting and be timber post and rail with native hedges. The of provision of suburban garden paraphernalia should also be avoided.  The rear garden boundary for plots H1 – H4 raises concern with regard to the A1 beech tree T21, as the fence line is directly through the stem of the tree. Who is the owner of the tree in this situation? A method statement will be required regarding the installation of the fencing within the root protection area of this tree. | | | |
| **Further information required (if applicable):**  (Please explain the reason for your response) | | | |
| Landscape Strategy or landscape scheme to demonstrate the intended landscape character and planting which will enhance the setting and avoid suburbanisation.  *Reasons: In accordance with NPPF Chapter 8. Promoting healthy and safe communities, 12. Achieving well-designed places, 14. Meeting the challenge of climate change, flooding and coastal change, and 15. Conserving and enhancing the natural environment. The National Design Guide (MHCLG), Solihull Local Plan Policies 9, 10, 14 and 15, and Solihull Local Plan – Draft Submission Plan Policies 9, 10, 14 and 15. SMBC Residential Backland Development SPD.* | | | |
| **Amendments recommended (if applicable):**  (Please explain the reason for your response) | | | |
| Parking and turning head to retain B category cherry if possible | | | |
| **Recommended conditions (if applicable):**  (Please provide justification for any pre-commencement conditions) | | | |
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| **If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:** | | | |
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| **If the application requires a S106 contribution/ requirement, please include the following information:**  Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/uksi/2010/948/contents/made> and  <https://www.gov.uk/guidance/planning-obligations> and  The tests are:   1. Necessary to make the development acceptable in planning terms; 2. Directly related to the development; and 3. Fairly and reasonably related in scale and kind to the development. | | | |
| * Contribution description |  | | |
| * Contribution amount £ (if applicable). Please provide justification. |  | | |
| * Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation…) |  | | |
| * Trigger point for works to be undertaken (if applicable) |  | | |