

DELEGATED

AGENDA NO 5
PLANNING COMMITTEE

UPDATE REPORT

17 January 2018

REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT
SERVICES

17/0919/REM

Land At Grid Reference 445164 513182, Low Lane, High Leven
Reserved matters application for the appearance, landscaping, layout and scale, for
residential development of 55 no. dwellings.

SUMMARY

Since the original committee report was produced a revised plan has been received which provides minor amendments to the landscaping area to the south where the bridleway is proposed to be diverted through. The revised detail does not change any of the material planning considerations as outline in the committee report and the recommendation and suggested conditions remain as detailed within the original planning Committee report except where detailed below;

RECOMMENDATION

That planning application 17/0919/REM be approved subject to the following conditions and informative;

- Landscaping of open space**
- 04 Notwithstanding the information submitted within this application, the requirements of the open space strategy (Condition 5 of planning application 14/0562/OUT) shall include full details of the landscaping and maintenance arrangements for the area to the immediate south of the development hereby approved development. Such a scheme shall be in full accordance with the agreed planting principles plan (drawing 1835_53 Rev E; received 15 January 2018)

Reason: In the interests of the visual amenity of the locality.

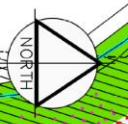
Director of Economic Growth and Development Services
Contact Officer Mr Simon Grundy Telephone No 01642 528550

WARD AND WARD COUNCILLORS

Ward	Ingleby Barwick East
Ward Councillor(s)	Councillor Kevin Faulks
Ward Councillor(s)	Councillor Gillian Corr
Ward Councillor(s)	Councillor Sally Ann Watson

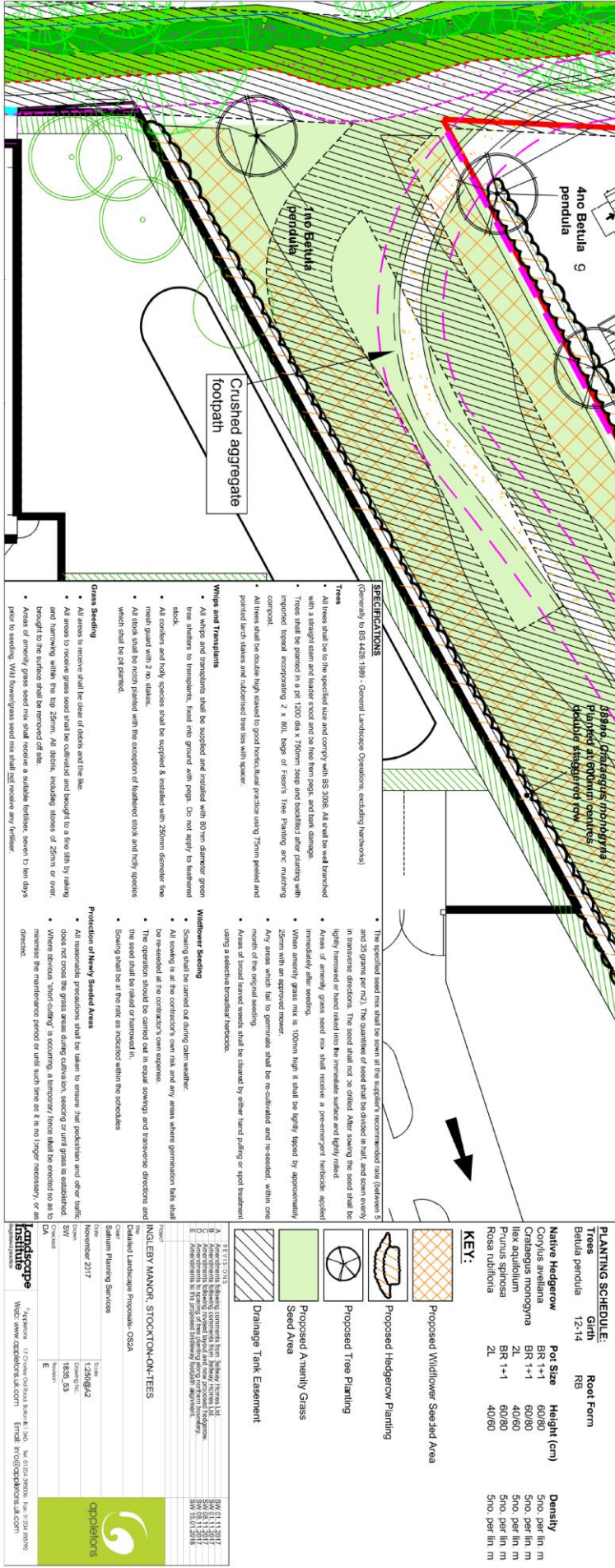
INGLEBY MANOR, STOCKTON-ON-TEES

Detailed Landscape Proposal Plan- OS2A



- SPECIES MIXES FOR GRASSLAND HABITATS**
- Species rich wildflower grassland**
- Grasses: 4 Parts - 80% of total area
 - 7% *Agrostis castellanii*
 - 18.5% *Centaurea jacea*
 - 21% *Centaurea pratensis*
 - 28.5% *Festuca pratensis*
 - 25.0% *Poa pratensis*
- Wildflowers: 1 Part - 20% of total area**
- 5% *Lotus corniculatus*
 - 8% *Centaurea nigra*
 - 5% *Medicago lupulina*
 - 5% *Vicia sativa*
 - 7% *Ranunculus acris*
 - 4% *Malva moschata*
 - 6% *Leucanthemum vulgare*
 - 12% *Plantago lanceolata*
 - 8% *Silene dioica*
 - 13% *Pumelia vulgaris*
 - 15% *Silene alba*
 - 6% *Achillea millefolium*
 - 6% *Aranthus minor*
 - Yellow rattle

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SPECIFICATIONS
(Generally to BS 4273:1989 - General Landscape Operations, excluding hedges)

- Trees**
- All trees shall be to the specified size and comply with BS 3066. All shall be well branched with a straight stem and leader stock and be free from rot, and trunk damage.
 - Trees shall be planted in a pit 1200 dia x 750mm deep and backfilled after staking with imported topsoil incorporating 2 x 80L bags of Fison's Tree Planting Arc Nutting compound.
 - All trees shall be double high staked to good timber-lined practice using 75mm pinned and pointed larch stakes and subjected free line with spacer.
- Wedges and Transplants**
- All wedges and transplants shall be supplied and installed with 80mm diameter green tree staking in transverse, fixed ring ground away edge. Do not apply to bare-rooted stock.
 - All wedges and fully species shall be supplied & installed with 250mm diameter fine mesh guard with 2.0m stakes.
 - All stock shall be root pruned with the exception of feathered stock and holly species which shall be left pruned.
- Grass Seeding**
- All areas to receive shall be of the order of 100mm and the like.
 - All areas to receive grass seed shall be cultivated and brought to a fine tilth by raking and harrowing, within the top 25mm. All debris, including stones of 25mm or over, brought to the surface shall be removed off site.
 - Areas of amenity grass seed mix shall receive a suitable fertiliser, seven to ten days prior to seeding. Wild flowergrass seed mix shall not include any fertilizer.
- Protection of Newly Sowed Areas**
- All reasonable precautions shall be taken to ensure that pedestrians and other traffic does not cross the grass areas during cultivation, seeding or until grass is established.
 - Where obvious 'short-cutting' is occurring, a temporary fence shall be erected so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.
- Native Hedgerow Mix**
- Planted in double staggered rows at 5m² per lin. m.
 - 50% *Crataegus monogyna*
 - 50% *Prunus spinosa*
 - 50% *Rosa rubra*
 - 50% *Rosa rugosa*
 - 50% *Rosa blanda*
 - 50% *Rosa carolina*
 - 50% *Rosa rugosa*
 - 50% *Rosa blanda*
 - 50% *Rosa carolina*
- Planted at 600mm centres double staggered row**
- Planted in double staggered rows at 5m² per lin. m.**
- Planted at 600mm centres double staggered row**
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PLANTING SCHEDULE:

Trees	Girth	Root Form	Pot Size	Height (cm)	Density
Betula pendula	12-14	RB	BR 1+1	60/80	500 per lin. m
Native Hedgerow			BR 1+1	60/80	500 per lin. m
<i>Corylus avellana</i>			BR 1+1	60/80	500 per lin. m
<i>Crataegus monogyna</i>			BR 1+1	60/80	500 per lin. m
<i>Malx aquilinum</i>			BR 1+1	60/80	500 per lin. m
<i>Prunus spinosa</i>			BR 1+1	60/80	500 per lin. m
<i>Rosa rugosa</i>			BR 1+1	60/80	500 per lin. m

KEY:

- Proposed Willow Seeded Area
- Proposed Hedgerow Planting
- Proposed Tree Planting
- Proposed Amenity Grass Seed Area
- Drainage Tank Easement

INFORMATION

INTEGRITY MANOR, STOCKTON-ON-TEES

Client: Salford Planning Services

Project Number: 2117

Date: 12/06/2022

Drawn by: [Name]

Checked by: [Name]

Scale: 1:100

Project Location: 17 Churchfields, North St., Ltd., 61 26Q, Stockton, East of Tees, North East

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