

REFERENCE: 26/0674

PROPOSAL: CONSTRUCTION OF STABLE BLOCK, IMPROVED ACCESS AND UPDATED ECOLOGICAL ENHANCEMENTS (RESUBMISSION OF REFUSAL 25/0741)

SITE: Land north of and adjacent to St Mary's Church, Church Lane Marshfield Cardiff

APPLICATION TYPE: Full

CASE OFFICER: Jacob Cooke

RECOMMENDATION: NO OBJECTION SUBJECT TO AMENDMENTS

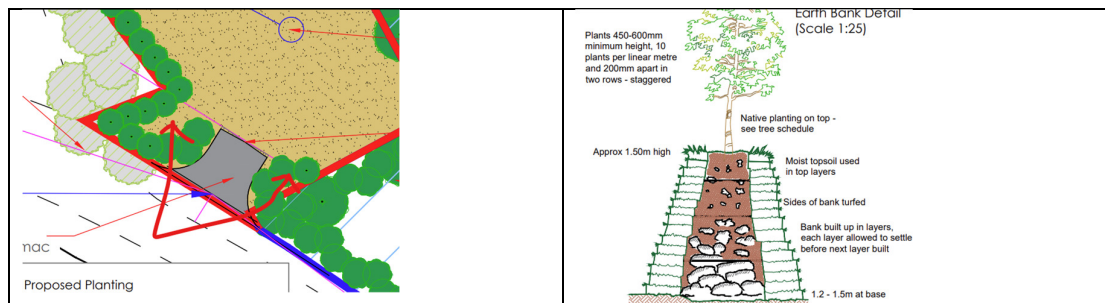
Comments:

A Site Plan drawing 03 by Hayston Developments & Planning Ltd has been submitted.

Visibility splays are shown and do not appear to restrict new planting at the site frontage.

The comments outlining concerns below are very similar to the refused application.

From Church Lane looking north the stables will be open to views, parked vehicles will also be open to view in particular as parking is not defined. It is not clear why the hard surface areas highlighted below are proposed, ideally these would be soft landscape with hedges, trees, grass which would restrict parking/storage etc away from the frontage.



A section for 'Earth banks' is provided, although not clear, the proposal appears to be a 1.5m high planted bank to the north, east and south boundaries. Bunding of this height and the over-steep profile does not reflect the level character of the Special Landscape Area: a low roll-over bank maybe suitable but this should be around 0.5m. The proposal is unnecessary and inappropriate for the location.

Following the Tree Survey recommendations, a significant area of 'no-dig' within the proposed hard standing is required to protect the root zone of the screening hedge with trees along the public right of way. The no-dig area should be added to or at least noted on the Site Plan.

The planting proposals shown on the Site Plan are confusing and show a lack of plant knowledge.

Woodland style planting at 1m centres and 12-14cm trees are proposed. What is needed to provide screening and would better reflect the location character are **dense native hedges** at ground level or on a low roll-over bank but this is not proposed.

Issues with the planting proposals include:

- Trees are proposed along the top of the 1.5m bank – in addition to not reflecting the local character, these are highly unlikely to succeed.
- There is no room for woodland style planting.
- The location of trees and woodland is unclear.
- No hedging is proposed along the Church Lane frontage.
- Tree species are incongruous [including Tamarisk] I would recommend the use of locally native species.
- Hedge planting to banks is specified at 10 per linear meter is not recommended.

Policy:

- The proposal should meet the requirements of GP5 General Development Principles – Natural Environment : vi the proposal includes **an appropriate landscape scheme** which enhances the site and the wider context including green infrastructure and biodiversity networks.
- The site lies within the Wentlooge Special Landscape Area so policy SP8 will apply. Proposals are required to contribute positively to the area through high quality design, materials, and management schemes that demonstrate a clear appreciation of the area's special features.

Recommendations:

The following is required and I would recommend changes are tied into the full planning application rather than being conditioned given the sensitivity of the site:

- Removal of the steep bank proposal.
- Ideally trees, hedgerows, protection areas and the area of no-dig from the tree protection plan is shown on the Site Plan and planting plan.

As previously it is advised that a suitably qualified landscape specialist/professional is used to provide a planting plan to detail:

- Proposals for mixed native hedging [normally a staggered row at 5 plants per linear meter].
- Clear planting proposals for trees showing species, locations, numbers using locally native species.
- An outline of the first five years of maintenance to include target hedge height.
- An outline of pre-planting ground treatment eg breaking up former hard surfacing, topsoiling, mulching is required.