

APPLICATION NUMBER: 25/0741

PROPOSAL: CONSTRUCTION OF STABLE BLOCK, ALTERATIONS TO ACCESS AND ECOLOGICAL ENHANCEMENTS

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

APPLICATION TYPE: Full

FURTHER INFORMATION REQUIRED

The sensitive location is acknowledged in the application, this includes Green Wedge and Special Landscape Area.

The site is in full view of users of Church Lane following removal of the road frontage hedge by previous owners, a native hedgerow separates the site from PROW ref **399/36/1**.



Site screened along Church Lane frontage by native hedge since removed



Streetview 2023 looking north showing open views following hedge removal



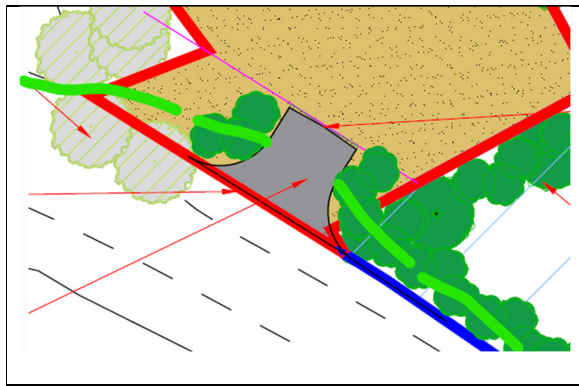
Streetview 2023 looking south showing screening during summer months from hedgerow alongside public right of way

The site has been subject to enforcement action which was to include removal of material and planting of a replacement mixed native hedge along the frontage. The separation between enforcement actions and proposals within this full planning application are not clear.

Where seen from Church Lane looking north, stables will be seen against a green backdrop but will be open to views alongside the site where parked vehicles in particular will be in full view as parking is not defined.

The proposals include hedge banking and tree planting around the perimeter of the site but proposals are not sufficiently detailed.

- 'Earth banks' are labelled on the site plan but there is no section to show height, width proposed. The statement says these will be to a height of 1.5m which is not in character with the level character of the Special Landscape Area, a low roll-over bank maybe suitable but this would be much less than 1.5m.
- There will need to be an appropriate visibility splay available in both directions but how does this affect locations for hedge planting (marked up extract below). Please refer to Highways.



There is no mention of the need for SAB in the application although the area is likely to exceed the threshold. Above ground SuDS may be needed.

There is no offset stated or shown from the hard standing or stables footings to evidence protection of the screening hedge along the public right of way.

In addition to the above queries, a more detailed planting proposal is required and I would recommend this is tied into the full planning application rather than being conditioned given the sensitivity of the site and the potential visibility splay constraints:

- Proposals for hedging should show staggered row at 5 plants per linear meter not 1no per meter.
- Planting proposals for trees are not clear eg. species locations, numbers are required.
- An outline maintenance proposal is required to include target hedge height.
- An outline of pre-planting ground treatment eg breaking up former hard surfacing, topsoiling, mulching is required.