From:	Massey, Steven
To:	Howard, Lisa
Cc:	Planning (SMDC)
Subject:	SMD/2016/0706 - Priory Hotel, Abbotts Road, Leek
Date:	08 December 2016 17:20:19

Lisa,

I have the following comments on this application:

The application is for outline planning permission seeking only approval of access at tis stage; however, an indicative site layout has been submitted to illustrate a possible form of development and demonstrate site capacity for the proposal.

There are no trees on or adjacent to the site which would be adversely affected by a development of the type indicated.

There are existing shrubs/hedges along the northern and eastern boundaries of the application site, being along the edges of the hard surfaced existing pub car park. A development of the type illustrated would enable retention of these hedges, and given the extent of existing hard surfacing the proposed housing would be unlikely to have any significant detrimental impact on them.

I have no objection to this application. No conditions are requested at this stage.

I would suggest that an informative note could usefully be added to the decision notice if outline planning permission is granted, advising that a subsequent detailed layout would be expected to make spatial provision to accommodate frontage landscaping including appropriate tree planting, in order to make a positive contribution to street scene and greening.

Steve Massey

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