

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 27 June 2017 14:32:28

Application Reference No. : SMD/2017/0113 Site Address: Land adjacent Heath Cottage Westwood Road
Leek Staffordshire ST13 8ND Leek

Comments by: Philip & Linda Plant

From:

Lodge Hill
Wallbridge Drive
Westwood
Leek
Staffordshire
ST13 8NE

Phone:

Email:

Submission: Neither

Comments: Planning Application for the construction of a dormer bungalow on land adjacent to Heath Cottage,
Westwood Road, Leek

Issues of concern relating to application Ref. SMD/2017/0113

Issue of clarification. As consultees we are owners of Lodge Hill (unfortunately listed as Plum Tree Cottage in the application documents)

When we designed and planned the accommodation of our own property we had to consider the Tree Preservation Orders which was placed on Heath Cottage in 1990 (SM 067) and The Spinney 1991 (SM 080) respectively. As a Chartered Architectural Technologist I was requested by the planning officer at the time to undertake and submit details for a comprehensive measured survey with levels identifying trees and land boundaries to show the relationship of the proposal relative to the trees and proposed levels. On examination and comparison of my original survey with the proposal it is quite evident that there are considerable differences in the illustrated location of the trees both in the Site Layout Proposal and the Arboriculture Report. Being well aware of the restrictions which TPO produce particularly root protection areas and any necessary adjustments of ground levels. I would suggest that the information submitted is reviewed in terms of its accuracy as my belief is that the trees which lies in proximity to the development produces considerable limitation to any form of development on this land.

Having had the privilege to design three of the properties which lie in the original grounds of Heath Cottage and more recently engaged to carry out alterations and extensions to the forth property (The Spinney) in the original grounds I am very familiar with the density of the development, the relative levels between property and the quality of design relative to and respectful to the classical architectural design of the mid-19th century Heath Cottage. It could be said that the features of Heath Cottage are worthy of LB Status. As an architectural designer I am passionate for our unique environment and in designing our own property adjacent to Heath Cottage we exceeded the planning requirements replicating details and sourcing materials which I believe are fitting of the relationship of property. When considering the design of the proposal I am greatly disappointed to read that the design is considered to be of a good standard with materials which are supposed to complement.

The recent approval to extend The Spinney illustrates principal windows to the southern garden area aspect and it is noted that the minimum distances from what would be the proposals northern front elevation would be in the region of 17.5m, considerably short of the 21m minimum standards for space between properties. I believe this produces a major constraint to the development of the land and one which I considered very carefully along with the TPOs when appraising the land development for the previous owners of Heath Cottage.

With regards to the Design & Access Statement 2.9 Nature Conservation and Ecology. I am very surprised to see that the statement declares the area of some insignificance regarding its status. The ribbon of woodland that spans between Westwood Academy School to westerly rear area of Westwood Park Avenue and beyond into the Churnet Valley is rich with fauna and flora. We see not just the common garden birds but also rare bird species such as Tree Creeper, Lesser Spotted Woodpecker, Longtailed Tit, Tawny Owl, Sparrow Hawk, Linnet

as visitor to our garden area. We see regularly Bats, Fox, Badger, Squirrel and even on one occasion in the past five years at the junction of Westwood Road and Wallbridge Drive a Muntjac Deer. The woodland in this area produces a wonderful carpet of Bluebells which cover a larger area of woodland to the west side of Wallbridge Drive and the Historic Heath Cottage site. Hardly insignificant.

It is therefore our belief that the documentation submitted should be considered very carefully with particular regards to the accuracy and adequacy of the information with which to base any recommendation.

On a final note I wish to point out that the site area land edged red on the interactive map produced by SMDC illustrates land which is actually our own driveway and not that shown on the submitted documentation. I would ask as a public record that this is amended.

Philip & Linda Plant