

## Williams, Karen

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**From:** Planning Comments (SMDC)  
**Subject:** FW: Fole Dairy SMD/2018/0234

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**From:** Brooks, Joanne  
**Sent:** 06 September 2018 13:38  
**To:** Curley, Jane  
**Subject:** Fole Dairy

Hi Jane,

Comments from this morning's DRP meeting on the residential proposal at Fole Dairy are as follows:

1. The application is an outline application only ref SMD/2018/0234. An outline scheme was previously consented in 2012 but has now expired.
2. The scheme has some positive features in that it retains and enhances the stream that runs through the site and the retention of tree cover at the rear of the site and adjacent to the river. Footpath access is provided along the side of the stream and river which is also positive.
3. The scheme proposes some fairly decent landscaping at the front of the site in terms of hedges and significant tree cover. This is evidenced on the street scenes. However, the Panel were not convinced there was adequate room to achieve such a substantial cover. In addition, the street scenes were a little misleading as tree planting at such a size would not be immediately achievable.
4. On the previous approval the Chapel was shown within the red line. It has now been omitted from the site and its immediate setting given over to parking for the scheme. The panel felt it was important to safeguard some land to future proof the Chapel.
5. The development lacked a strong perimeter development led layout. Areas of particular concern were the small cul de sac created around plots 38 – 47 which presented an open view to the rear gardens of units 43 and 44. Larger perimeter blocks need to be created throughout the site by amalgamating blocks 11 – 18 with blocks 19 – 23. The additional access created off the unnamed road serves a very limited number of dwellings and consideration should be given to removing this and creating an alternative access to these plots with a possible connection along the east side of the stream.
6. Some of the road widths looked overly large and engineered for such a small site. There are missed opportunities to narrow the carriageway and remove footpaths.
7. A strong built development line should be encouraged by linking some of the plots or/and bring forward the siting of the garages. Particular areas of concern were 42 – 53 (could be linked and more organic/rural character) and 29 -30. The orientation of plot 32 should be aligned so that it addresses Uttoxeter Road.
8. The panel were encouraged by the indicative house design and proposed material schedule which they considered appropriate.

I hope the above is helpful

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