
From:
Sent: 15 May 2021 11:38
To:
Subject: Re comments on application SMD/2021/0099

Hi

Re: application SMD/2021/0099.

I have tried to submit the following comments on the portal but I am also forwarding the comments to you via email in case they are not captured by the portal.

Best wishes

Jo Davies

I wish to object to this proposed development on the following grounds:

This a tiny plot of woodland with a blanket TPO on the trees. It is greenbelt land on the boundary of the Peak District National Park building an overgrown treehouse here would have a detrimental impact on the countryside and the aspect of the National Park.

This triangular parcel of land is immediately bordered by three 60mph roads, there is no pavement and the current access is merely a maintenance gateway. Clearance for a hard surface driveway / parking area would cause damage to the protected trees and will result in increased run off of water onto the road surfaces and junctions.

The proposed residents would be entirely reliant upon private transport and this would change the dynamic of road use. This site is a busy and complicated set of junctions on the main access route into Meerbrook, Tittesworth reservoir and the Roaches / Hen Cloud. The regular, frequent use of the gateway for residential purposes at a point of poor visibility with traffic approaching at high speed from multiple directions would certainly increase risk of a high speed collision. Furthermore, should the proposed property be a family dwelling with very limited outdoor amenity space then it must be taken into consideration that a child or pet could easily wander onto the road.

There is no assessment report regarding the potential damage to the protected trees and this is surprising as common sense dictates that the proposal would cause considerable disruption to the root crowns and to the trees which grow through the proposed building. Furthermore there is no specific drainage plan, since there is no mains drainage one can only assume that there will be some kind of septic tank system which again will cause disruption to the root systems of the protected trees. All of these factors will undoubtedly cause longterm issues with the trees, potentially weakening them which will also poses a safety issue regarding the proposed dwelling particularly as there are trees actually within the proposed structure.

It is also surprising that there is no study of ecological impact especially given the nature of this site- a survey needs to be done to assess this as the land provides an important wildlife habitat.

Finally, there is no amenity land within the proposal - will the occupants live purely inside or will they need to clear more trees to create some kind of outdoor living / play space?