
From:
Sent: 17 May 2021 20:37
To:
Subject: Comment Received from Public Access

Application Reference No. : SMD/2021/0099 Site Address: Land Cornering Rudyard Road And Gun Hill Road
Meerbrook Staffordshire Comments by: Alan Weeks
From:

The Fall
Heaton
Rushton Spencer

Phone:

Email:

Submission: Objection

Comments: In my view this is a totally unsuitable location to erect any sort of building. It is effectively the middle of a roundabout surrounded by 60mph roads. All the trees at this location are protected by a tree preservation order. As far as I can see the planning application only takes account of some 12 mature trees (two of which have been felled in the last couple of weeks), yet there must be at least 50 on the site, as well as many saplings. Although their arboreal report claims only two trees are in good condition, potential regeneration has been greatly hindered by recent clearance of young growth on the site. The construction of the house itself is bound to have an impact on the trees, as will any future habitation.

The site is also of historical significance, having being created as a result of the Heaton Inclosure Act of 1816 & before then this complex of junctions did not exist. On old maps & from 1831 onwards & you can see that the site had been newly planted with trees and it is the remaining trees from that time that are now under threat.

I understand the application seeks to justify the proposal based upon paragraph 79 of The Framework. Para. 79 states that isolated homes in the countryside should be avoided except where one of five circumstances (a-e) apply. Circumstances a & d do not apply. So the justification rests on circumstance e) which requires a proposal to be of exceptional design and be (to quote) &truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area&. Whilst the design is unusual, I have great difficulty in accepting that it would raise the local standards of design and enhance the setting & regarding the latter point, quite the reverse & it wouldn't fit in at all and would spoil the current setting.

It also strikes me as most peculiar that anyone would want to live amongst the trees like that. We have problems enough with midges in our open gardens for half the year round here, let alone in the middle of trees. One can only conclude that the intention is to rent it out to unwitting holiday makers, rather than that it be a permanent residence.

Can you also please explain whilst no yellow signs have appeared on location to advise passing residents of this planning application. Surely that is a requirement?

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