

From: [Steve Massey](#)
To: [Johnston, Christopher](#)
Cc: [Planning Comments \(SMDC\); Knapper, Gareth](#)
Subject: SMD/2021/0583 - Hamil Drive, Leek
Date: 15 November 2021 17:53:05

Chris

The application proposes the siting of a telecoms kiosk structure within a small fenced compound, on public open space at Hamil Drive.

There are no significant trees adjacent to the rear (western) boundary of the open space near the proposed kiosk siting which would be affected by the development. There is an informal/unmanaged native hedgerow along this boundary, but this would not be materially affected by the scheme

It is noted that an amended specific position for the kiosk and compound has been submitted, understood to be as a result of the location of underground services connections not being previously known and/or taken into account. Especially on the amended site plan, the footprint area of the kiosk appears not to be completely in accordance with the dimensioned elevation drawings, actually giving a slightly exaggerated representation of its size on the amended site plan, scaling off as approx. 5.5m long rather than the dimensioned 4.5m (and assuming that kiosk size has not also been amended).

Even so, and notwithstanding the facts that the kiosk is proposed near the rear of the site, and there is already an existing electric sub-station within a fenced compound at the rear (south-west) corner of the open space approx. 10m to the south of the proposed new kiosk/compound position, it is considered that the development would be visually prominent and intrusive – the more so in the amended location, both to users of the open space and passers-by and also in the outlook from residential properties overlooking the open space. The proposed kiosk would not be sympathetic to the use of the site as incidental open space and local informal recreational space within a residential area.

There appears to be no supporting information submitted with the application to explain why the proposal is located here nor to detail any alternative locations which may have been considered.

Although it is appreciated that utilities and communications services are ever evolving and bring essential and/or desirable benefits which necessitate the provision and siting of operational infrastructure, I would suggest that the proposed development is not an appropriate use/feature for this open space site at Hamil Drive, unless it can be acceptably demonstrated that such an installation is essential in this location and that alternative locations are not available.

Incidentally, when investigating where to plant a replacement tree on this open space a couple of years ago, it was found that there are several underground utilities services along various alignments beneath the site which together pose significant easement constraints to planting; consequently, if an argument is made as to why the proposed kiosk should be sited here it may not be a simple matter, or even acceptable at all, to mitigate its visual impact by screen planting of trees and/or substantial shrub species.

Steve Massey

Arboricultural Officer / Development Services
Staffordshire Moorlands District Council and High Peak Borough Council

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ
Tel: 01538 395788 Mobile: 07545 423071

E-mail: steve.massey@staffsmoorlands.gov.uk

www.staffsmoorlands.gov.uk www.highpeak.gov.uk

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