

From: [Steve Massey](#)
To: [Johnston, Christopher](#)
Cc: [Planning Comments \(SMDC\)](#); [Knapper, Gareth](#)
Subject: SMD/2021/0585 - Land off Fowlchurch Road (Brough Park), Leek
Date: 15 November 2021 17:53:37

Chris

The application proposes the siting of a telecoms kiosk structure within a small fenced compound, on public open space adjacent to the leisure centre car park, within Brough Park.

The application as submitted advised that the development would “sit in between existing trees”, and contended that “a site survey was conducted and the proposed shelter and fencing is proposed to not affect any existing trees”. However, this is not backed up by any details of existing trees nor their root-related constraints, and no details are given of the proposed “four concrete plinths” as foundations nor of the routes of any underground services connections required.

The application has now been amended to a different location – previously proposed on a grassed area between the access points to the leisure centre’s main car park and overflow car park, and now proposed on a grassed area immediately to the south of the main car park where there are even larger, even more significant trees. From my own casual observation, the amended location would be well within the substantial Root Protection Areas of at least two significant mature Oak trees; however it remains the case that no details of foundations/service connections and no tree survey/arbricultural impact assessment have been submitted, and therefore it has not been demonstrated that the proposed development would not result in damage to harmful impact on trees. These trees are of very significant value to the character (visual and historical) of Brough Park and to the setting of the leisure centre.

Irrespective of whether there would be any significant detrimental impact on existing trees, I consider that the proposed kiosk and fenced compound would be completely inappropriate to this location. By virtue of their utilitarian and industrial appearance they would be out of keeping with the parkland landscape character of the site, and would create an incongruous and visually intrusive feature in a prominent position and at odds with the open grassland punctuated by scattered mature parkland trees. This location not only forms part of the setting for the leisure centre (itself located on the site of the former Ball Haye House which until its demolition was the focus of the surrounding parkland and gardens which comprised the estate of this large, grand house) but also acts as one of the main entry points for users of and visitors to what is now Brough Park, the town’s main public park. The proposed development would cause unacceptable visual harm, which would not be appropriately and acceptably mitigated by landscaping/screen planting as there would still be an incongruous and out of keeping visual obstruction.

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, in this case such benefits would not override the visual harm and alternative

locations should be sought and considered.

I object to this application on the grounds of visual harm to the parkland character and appearance of the site and surroundings, and lack of information to demonstrate that there would not be harmful impact to significant trees.

Steve Massey

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