
From:
Sent: 21 December 2021 15:49
To:
Cc:
Subject: SMD/2021/0467 - Further amended plans - Bank View, Draycott Road, Upper Tean

Chris

In practice, the latest proposed amendment as shown on Drg 01 Rev G has a very similar impact on/relationship to existing trees.

The Rev G plan shows that the dwelling footprint and hard-surfaced surround continue to avoid encroachment within the RPAs of the significant mature trees in the belt along the southern boundary. There is a minor additional clearance from some trees, but then the front elevation is now a little closer to the northerly projecting overhanging crown of tree T8 – although this is not enough to raise objection and may be addressed by some crown lifting or other sensitive pruning. To offset this, the dwelling would now have a slightly longer and slightly more open rear garden. The lounge at the southern end of the dwelling is triple aspect (primary to front and rear) so any changes to outlook in relation to trees are neutral.

A benefit of the Rev G scheme is that it now allows for the proposed new native hedge planting to be continuous along the full length of the northern boundary of the plot (an additional c.15m or so of new hedging) which further increases biodiversity enhancement.

Therefore no objection to the Rev G scheme as now proposed, and no additional conditions requested. The landscaping plan would need to be amended accordingly, and in turn my previously requested landscape implementation condition should then be updated to refer to the latest edition of the landscaping plan.

Steve Massey

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

Moorlands House, Stockwell Street, Leek, Staffordshire Moorlands ST13 6HQ

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Sent: 21 December 2021 14:37

Subject: FW: 01041 - SMD/2021/0467 - Bank View, Draycott Road, Upper Tean

Hi Steve

I asked the applicant to either submit sectional drawings of the site as was concerned that the dwelling might lead to significant extraction of the embankment on the northern edge of the plot. In response, they have just moved the whole house further to the west to the wider part of the plot and further away from the north edge but whilst it does not look any closer to the tree belt to the south, it does of course push the house closer to different trees!

I have attached the new amended plan (01G) and the previous site plan (01F) showing the previous siting and now approved access, for comparison.

Are you able to get a quick comment back to me by 1PM on Thursday 23rd December? If not, then I can ask for a Time Extension into the new year.

Please let me know.

Many thanks
Chris

From:

Sent: 20 December 2021 16:00

To:

Subject: 01041 - SMD/2021/0467 - Bank View, Draycott Road, Upper Tean

IMPORTANT NOTICE

Hewitt&Carr will be closing its doors for christmas a little earlier this year. The office will be shut from 12:00pm on Wednesday 22nd December, re-opening again, supporting our valuable customers and clients, on Tuesday 4th January 2022. Merry Christmas and a Happy New Year one and all.

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Job No. 01041

Good Afternoon Chris,

Following my email this morning, please find attached revised drawings. To address your comments, we have moved the position of the dwelling, together with the link and garage, away from the northern boundary to reduce the amount they encroach into the embankment, thus reducing the amount of extraction required. This has also provided space to allow for the proposed hedge to be extended to provide the additional screening. I have included a section through the proposed garage to help illustrate how this revised positioning of the dwelling sits in relation to the embankment.

We hope the attached meets with your requirements.

Please let us know if the amended drawings are deemed acceptable and an appropriate date to agree an extension of time.

Kind Regards

Hewitt&Carr Architects

Billie

BILLIE CHELL BArch (Hons)
Architectural Assistant

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