

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: Opinion on trees! SMD/2024/0543 - Moorville Hall Farm
Date: 06 March 2025 08:59:28
Attachments: [image001.png](#)

From: Steve Massey
Sent: 05 March 2025 18:16
To: Chris Johnston
Subject: RE: Opinion on trees! SMD/2024/0543 - Moorville Hall Farm

Hi Chris

Tree-wise, the main issue is the mature Sycamore (either a multi-stemmed tree of 5 main stems, or up to 5 very closely grouped individual trees with a combined “common” canopy) within a small stone wall retained raised bed against the brick-built boundary wall. Clearly, and as indicated in the application’s supporting information, this/these tree(s) would have to be removed in order to accommodate the proposal. Not currently protected.

The tree is not readily visible from the A520 Leek Road, and in fact probably not visible at all from here even in winter when frontage trees in the hotel grounds are out of leaf. Looking at air photos, and given the distance of the tree (>200m) from the nearest stretch of public footpath to the east with some intervening screening by buildings and other trees, I suspect the subject Sycamore would also not be of significant visual prominence from these footpath viewpoints. There’s nothing I can see in your site photos to indicate that the Sycamore is itself in poor condition. As far as I am able without benefit of a detailed inspection and assessment from surrounding viewpoints, my amenity assessment of the Sycamore against our normal TPO-making criteria would suggest insufficient significance/quality/public amenity value to justify TPO protection.

The planning statement suggests this tree(s) is/are causing damage to adjacent/surrounding structures, and whilst this is not conclusively shown on the photos, its evident immediate proximity to the brick-built boundary wall, the lean-to, and potentially even the adjacent chalet buildings at the hotel, makes it a distinct possibility that damage to any or all of these structures is already occurring and/or could be anticipated in the future.

Distilling the above points, I’d conclude that it would not be appropriate to object to/refuse the application on the grounds of the unavoidable loss of this Sycamore nor to seek siting amendment to accommodate retention of the tree (such re-positioning would really need to achieve c.10 – 11m distance between new built development and tree stem positions to make tree retention properly viable, disregarding any unacceptable damaging impact the tree may already be having on existing structures).

In summary, we probably couldn’t reasonably refuse the application on these grounds. Better if approved to seek suitable mitigation of landscape/habitat enhancement measures elsewhere on site.

Hope this helps.

Steve

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

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High Peak
Borough Council



STAFFORDSHIRE
moorlands
DISTRICT COUNCIL
ACHIEVING EXCELLENCE

From: Chris Johnston
Sent: 27 February 2025 16:17
To: Steve Massey
Subject: Opinion on trees!

Hi Steve

Hope your well!

I have an application for a new farm building in Cellarhead round the back of Moorville Hall Hotel. This will lead to the removal of trees which are along the back wall of the chalets area to the rear of the main hotel building. I have enclosed some photo's and a site plan and there is also a pic in the Planning Statement enclosed. The google arial photo's also clearly shows the trees in full leaf.

The siting is ideal from a farm and landscape impact perspective as it would be very well screened but obviously don't want to lose the trees unless you consider they are poor quality or lack any amenity value (not easily visible from the road and perhaps visible but not very prominent from public footpaths).

I would be grateful for a quick opinion if possible. Do you think you may need a closer inspection on site?

Thanks
Chris

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