

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 11 April 2025 20:40:43

Application Reference No. : SMD/2025/0145

Site Address: LAND ADJACENT TO COPPICE BARN Hollow Lane Cheddleton Staffordshire

Comments by: Elizabeth Hall

From:

Fold Court
Cheddleton
Staffs Moorlands

St13 7lf

Submission: Neither

Comments: On reviewing the reports a number of occasions across multiple documents and maps it refers to the proposed dwelling being accessed from Ox Pasture. This is incorrect it should be Fold Terrace.

The access across Fold Terrace into the proposed gateway is now a private road having been purchased by a previous resident on Fold Terrace. I couldn't see reference to any permission being sought from them to have access into the land for a residential home purpose.

Finally the tree T1 on the arboriculture map - I'm in support of significant maintenance of this tree. Whilst the report presumes good condition on visual inspection that isn't the case. This has been reported to the council 3 times as being unsafe which the council arboriculture officer agreed. They apparently had no way to contact Mr and Mrs Briand so were unable to progress to instruct remedial work at the time. Significant chunks of this tree have fallen into my garden and onto the public footpath below. The size of the last reported branch would have been fatal had it hit someone, particularly a small child given that path is used regularly for school access. Photos were taken by the officer. It is ESSENTIAL that this tree receives significant remedials to avoid damage to the new proposed property and my own. I would also like reassurance that during any tree works, that precautions would be taken to avoid damage to my property given the scale and height of the tree and close proximity to my home.

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