

From:
To: [Ben Hurst](#)
Cc: [Planning Comments \(SMDC\)](#)
Subject: SMD/2025/0278 - Ramshorn Estate, Ramshorn Road, OakamooreB
Date: 05 September 2025 12:18:24
Attachments: [image001.png](#)

Ben,

I have the following comments on this application:

Summary: no objection subject to conditions

Detail:

A previous application (SMD/2018/0349), which was refused and subsequently dismissed on appeal, proposed several elements of development including a proposal to relocate an as-yet un-built facilities building approved for a position elsewhere on the wider site to a revised new location within the existing "service yard" area near the main site entrance which is now the general application site area for the current application. The main tree-related concern with the previous 2018 application's relocated facilities building element was that there was no Arboricultural Impact Assessment (AIA) report covering this specific area of the site, and consequently it was not demonstrated that the proposed facilities building would not have detrimental impact on existing trees nor in turn on the character and appearance of the site/surroundings including creating greater visual intrusion as a result of the potential loss of/adverse impact on existing tree cover.

The site lies fully within the extent of Woodland W1 protected under TPO No. SM.105, and there are further unprotected mature trees immediately adjacent at the neighbouring property Ladybrook to the west.

An AIA report by Tree Heritage now accompanies the current application. The proposed position for the facilities building is within the existing long-established hard surfaced (hard core) extent of the service yard. The AIA demonstrates that the building footprint would be outside the RPA of all surveyed trees/hedge on/around the site. Whilst the building would be closely enclosed by massed tree canopies to its north, east and west sides, its non-residential use would mean that there should not be undue pressure for felling/substantial crown reductions due to issues such as shading and reduced outlook.

The proposal includes an element of staff car parking on site, but this is also within the extent of existing hard surfacing which would also acceptably provide for access and turning by service/delivery/collection vehicles as required, all using the existing hard-surfaced access off the main track through the wider site, and these arrangements would not have significant impact on existing trees.

The proposed facilities building would be set back from the road a distance comparable to that of the closest holiday lodges on the site, with timber-clad external walls and grey tiled roof (as proposed) adding to low and recessive visual impact. The proposal would not itself require the removal of any trees (although the AIA report recommends the removal of a damaged Pine denoted T9 on arboricultural safety grounds) and therefore the existing dense screening of

mature, young and understorey trees and shrubs between the service yard and the public highway would be retained to continue to provide effective screening. Following leaf-fall, there may still be some glimpsed but heavily filtered views of the brightly coloured storage containers presently on site, but the application planning statement advises that these would be removed off site following completion of the development as their function would be provided for within the new facilities building. This could be appropriately conditioned if the application is approved. Their removal, and that of various associated accumulated debris, would also greatly improve the “first impression” appearance of this yard area given that the new building is also proposed to provide a reception and basic grocery supplies facility for lodge guests.

In conclusion, I have no objection to this application on the grounds of impact on or relationship with existing trees (protected or otherwise), and I consider that the proposed development would not have significant adverse visual impact – particularly given the removal of existing containers etc. I would request that the following conditions be imposed in the event that planning permission is granted:

1. The first action on commencement of development, prior to any further action (including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access) shall be the erection of temporary tree protection barriers and advisory notices for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 *Trees in Relation to Design, Demolition and Construction – Recommendations*, and as set out in the Tree Heritage Arboricultural Report reference THL-R25-50 dated 21st May 2025 submitted in support of the application hereby approved, and these barriers and notices shall be retained in position for the duration of the period that development takes place, unless otherwise agreed by the LPA. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires unless otherwise agreed by the LPA.

I would also suggest a condition requiring the permanent removal off-site (the wider Ramshorn Estates site, not just the current applications site) of the existing storage containers, building/maintenance/service debris etc within a reasonable period of, say, 2 months following completion and first use of the proposed new facilities building.

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

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