

From:

To:

Cc:

Subject:

SMD/2025/0302 - The Orchard, Lower Hill Farm, Draycott

Sent:

21/10/2025 17:03:32

Lisa

Summary: no objection subject to conditions

Detail:

I have the following comments on this application seeking full planning permission for a new detached dwelling and separate garage.

Existing Trees and Hedges

An arboricultural report accompanies the application. A mature Sycamore (denoted T1 in the arb report), with stem position just outside the western end of the application site but with significant crown overhang, is protected as T29 under TPO No. SM.21. Other individual trees/groups of trees/hedges are also shown in the arb report and are situated at/adjacent to the application site boundaries. It is demonstrated that all built elements of the proposed development – dwelling, garage, drive, retaining walls to east and south – would be located outside the Root Protection Areas of all noted existing trees and hedges, including the TPO-protected Sycamore. Given appropriate care and temporary physical protection during construction, there should be no significant adverse impact on trees and hedges.

Visual Impact

The site is located just beyond the northern side of the car park to the neighbouring restaurant La Ville Verde, with site ground levels significantly higher (I'd estimate by 3 – 4m) relative to the car park and Uttoxeter Road. The building platform for the proposed development would be excavated such that floor levels of both dwelling and garage would be set down by up to c.2.5m or so below existing ground levels at the eastern and southern boundaries of the site, with retaining walls also proposed to support the excavation. In addition, the form of the proposed dwelling would have a stepped roofscape with lower levels closer to the southern boundary, and main two-storey ridge (itself of lowered dormer form) being set back some 23m and more from the southern boundary nearest Uttoxeter Road. Furthermore there is substantial screening vegetation of mature trees and shrubs along the intervening boundary, which even following leaf fall in autumn/winter will still provide reasonable filtering of views of the proposed development. Given that most potential viewers will be drivers or passengers (i.e. receptors of no more than medium sensitivity to changes in the view), travelling at 30 – 40mph or more with only a brief passing glimpse of the development across the car park, and even then seen in the context of the surrounding existing buildings, it is considered that the development would not have significant adverse visual impact on views from Uttoxeter Road and the restaurant car park.

From within the application site there are limited views out towards rising ground in open countryside to the north and north-west, so conversely there may be views back towards/into the application site from these external locations where various public rights of way pass. The rights of way to the north-west are generally at not much higher ground level than the application site (with higher ground beyond not having public access), and intervening screening would be provided by existing buildings and trees/hedgerows related to various Cheadle Road properties. Public Footpath No. 31 (Draycott Parish) traverses approximately west to east along or just to the north of a hill ridgeline; there may be some views into the site, although at c.400m away. From here, if visible at all, the proposed development would be seen in the context of surrounding buildings and structures and nestling amongst mature tree

cover against gently rising ground beyond to the south of Uttoxeter Road, and would not be notably prominent or incongruous.

Overall, it is considered that the proposed development would not have significant adverse visual impact, and there would not be significant harm to the character and appearance of the area.

Conclusion

I have no objection to this application on grounds of either harmful impact on existing trees and hedgerows or adverse visual impact. I would request that the following conditions be imposed in the event that planning permission is granted:

1. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development, unless otherwise approved by the LPA. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), unless otherwise agreed by the LPA and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
2. 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 and hedgerows 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-R25-84 dated 17th July 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.

Steve Massey Arboricultural Officer

Development Services

High Peak Borough Council and Staffordshire Moorlands District Council

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