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From: planningcomments@staffsmoorlands.gov.uk
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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

[REDACTED]

Application Reference No. : SMD/2026/0113 Site Address: The Hollies Cheadle Road Blythe Bridge Staffordshire
ST11 9PW Stoke On Trent Comments by: Gregory Coppenhall Staffordshire Moorlands District Council
From:

Stockwell Street
Staffordshire Moorlands
Leek

ST13 6HQ

Phone:

Email: [REDACTED]

Submission: Neither

Comments: The proposed development fails to provide an acceptable relationship with protected trees on site. The proximity of built form is likely to result in future pressure for arboricultural works, including pruning or removal, to the detriment of their health, longevity and public amenity value. This is exacerbated by the future residents likely to be over retirement age and spending more time in their property and its garden with a lack of useable amenity space.

A more appropriate relationship would require increased separation between built form and retained trees; however, this is unlikely to be achievable without a reduction in the proposed number of units to be developed. As such, the proposal is considered to result in an unsustainable relationship between development and protected trees on site.

The applicant is advised to revise the proposal to reduce the number of units, in order to achieve a sustainable relationship with retained trees, creating more space between retained tree canopies and the development. Any revised scheme should be supported by an Arboricultural Impact Assessment and Arboricultural Method Statement in accordance with BS 5837.

Officers would be happy to review amended plans, however, in its current form the proposal raises concerns and is likely to be objected to.

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