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Sent: 22 June 2026 17:48
To: Planning Comments (SMDC)
Subject: SMD/2026/0258

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To the planning officer-

**Comments on the application by Mr and Mrs Humphreys, land refer of Meadow Place, Brookfields Road, Ipstones
SMD/2026/0258**

1. **Drainage** - The plans make no reference to the drainage of the site which we find surprising. We know that there is a well/spring adjacent to the proposed building site . Our property is downhill of the spring and therefore in the line of any possible changes to the water course.
2. **Trees** - On the plans it shows the planting of 2 silver birch trees next to the high leylandii hedge (which is up to 4 metres in height) adjacent to our garden. We **strongly object** to such trees being planted here. Our house and garden are at a lower level than the building site and such trees would tower over our property. These would not be neighbourly or necessary .
3. **The Leylandii hedge for screening** - We are aware that the northern hedge of the proposed building site has some die-back. The owner has already taken action to remedy the situation by infilling with Laurel. The southern hedge is the boundary to our garden and is also beginning to die-back in places especially in the south east corner. We have been reassured that the hedge will be future proved and fully maintained as it provides essential screening as prescribed by the planning permission.

Thank you.

Yours sincerely

Mrs Linda and Revd Arthur Hack
70 Brookfields Road
Ipstones
Stoke on Trent
ST102LY