8 Heather View
Ball Green
Stoke on Trent
ST6 8BB

24th June 2019

Staffordshire Moorlands District Council
The Planning Department
Moorlands House
Stockwell Street
Leek
ST13 6HQ

For the Attention of Mr Ollerenshaw

Dear Mr Ollerenshaw

Re : Planning Applications SMD/2019/0349, SMD/2019/0320, SMD/2019/0331 :
(Land at Ball Green Farm, Woodhouse Lane, Brown Edge)

I am writing, once again, with regard to the above planning applications which are, in fact, re-submissions of **SMD/2018/27/28/29** which were **REFUSED** by yourselves on 8th June 2018.

The rationale behind your refusal was that the close proximity of the proposed building to neighbouring dwellings would result in unacceptable harm to the living conditions of those neighbouring occupiers due to overbearing impact, noise and general disturbance, odour and loss of outlook. It was not considered that amendments could be sought which would overcome the environmental harm identified. Having considered the revised submission we remain **STRONGLY OPPOSED** to the revised proposal and bring to your attention the following supporting arguments.

Impaired Living Conditions

The revised proposal for the building shows it to be of similar size but slewed into a new position from that of the original submission. Granted, it is marginally lower in height with a slight adjustment to its positioning but, never the less, it still remains in very close proximity to our home. The proposal for a barn 180ft long and 120ft wide would still practically fill the proposed site and would be excessively intrusive and would have a severe impact on the landscape.
We still believe that our recreational time spent in the garden would be adversely impacted upon, our enjoyment of our outside garden space would become intolerable. What is currently a total joy for ourselves, our neighbours, our families and visitors will be destroyed completely and we would be left with an industrial sized barn and total blot on the landscape.

Loss of Privacy

The proposed building, a few feet from our garden boundary, would totally dominate every aspect of our garden, our conservatory, and all rooms to the rear of our property. This would result in a profound breach of our right to privacy and our personal entitlement to the quiet enjoyment of our home and garden, something that has been precious to us for over 20 years.

Overshadow

We are concerned that, due to its close proximity, the height and position of the proposed building would cast shadow over our garden and therefore inhibit its use and our enjoyment.

Environmental Concerns

Comments made by the agent in the submission documents have done absolutely nothing to allay our original and continuing fears. For example;-

Proposal to plant a screening belt

- How many years would this take to grow and mask a building of the size proposed??
- How do they intend to prevent the cows from devouring the planting as they do to our border planting every year!!!!

Replacement of automatic scrapers

- What exact type will replace them??
- How and during what hours do they intend to utilise them??
- How can they guarantee no background noise??
- Will the `thumping machines` cease to operate and, if so when??

Extended slurry provision in the future

- Why is this even necessary when they actually state that the existing tank (210K) has sufficient capacity for the existing herd??
- How many additional beasts to they intend adding to necessitate an additional tank (500K), twice the size of the existing tank and according to the plans both to run in tandem??
- Exactly where do they propose to site this proposed monstrosity??
- Floating covers will do nothing to diminish the smells we currently experience!!
- **MORE SLURRY LEADS TO MORE SMELL – LID OR NO LID!!!!!!!!!!!!!!!!!!!!!!!!!!**

Design Statement

2.3 – States that there are very few relatively flat areas to accommodate such a build. Really ?? We find this inconceivable when plans are quoting 273 acres plus 120 acres grazing. In fact, at the bottom of Gorsey Bank where the cows are herded daily there are flat fields on either side of a new pathway which the farm has only recently added. Either one would prove a suitable alternative site??

3.6 – This states that the proposed design is needed to meet current standards required by **Farm Assurance & Welfare Standards**?? Surely this implies that Ball Green Farm currently operates below the required standards, if that is so, then surely this is a matter for the **Environmental Animal Welfare Department**??

Increased Noise Levels/Pollutants

- Due to increased livestock movement to + from sheds and within a contained large holding area!!
- Due to operational noise from milking machines!!

- Due to a requirement for regular feed trailer movements!!
- Due to slurry removal operations, scraping etc!!
- Due to bedding removal operations **(proposed used storage area not detailed on plans??**)!!
- Due to heavy farm machinery and tractors required on a regular basis!!
- Due to milk collection tankers!!

Noise levels have already increased significantly over the past year and, more recently, with the addition of bigger and more sophisticated farm machines and JCB diggers!!

Increased Light Pollutant

An increase in light pollutant, both internal and external on and around the site, for operational safety and security reasons would inevitably have an unwelcome adverse impact!! We urgently require full detailed information please regarding proposed plans for light provision??

Present security lights are on all night long and are visible from our house. In addition to this we have also experienced an ever increasing use of farming vehicles with headlights on, late into the night and shining directly into our home.

Slurry Pollutant

The proposed siting and precise location of the new proposed 500k tank are not detailed presently on the submitted plans. The proposed size could mean another massive blot on our outlook and landscape in general. Potentially this could be visible from our home if sited adjacent to the existing one. Surely, without submissions now to cover this eventuality, this planning application is invalid and cannot be discussed further or agreed in isolation. The planning committee cannot be expected to reach a decision piecemeal and the applicant should be advised that full details of any future proposals/applications must be submitted now for consideration!!!???

In conclusion we remain in total opposition and strongly object to the proposals. We ask that the Planning Department take into consideration our comments as we feel that we will lose the use of our home and amenity, will have our privacy invaded and will see enormous pollution in an area of natural beauty. This is totally unacceptable and we respectfully ask that you support us by refusing the applications.

Yours sincerely

Linda Brookes Mike Brookes