

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 16 January 2022 10:36:57

Application Reference No. : DOC/2022/0001 Site Address: Winkhill Garage Ashbourne Road Winkhill
Staffordshire ST13 7PP Comments by: Amanda Robinson

From:

Ashbourne Road
Winkhill
Leek

Phone:

Email:

Submission: Objection

Comments: Re: Application for Discharge of Conditions - DOC/2022/0001 by WG Tankers (Agent: Mr Stephen Cooper; Applicant: Buxton). Application logged 4.1.2022.

The above is in response to Enforcement Notice; SME/2019/00014: Notice Served; 30.11.21 - Final Date for Response by Agent/Applicant: 4.1.2022

Unfortunately, I as a resident of Winkhill, find myself in the position of having to write another list of objections to the application for Discharge of Conditions lodged on 4.1.2022 following the issued Enforcement Notice from SMDC for breach of Planning Permission by WG Tankers and related agent and applicant.

Objections:

1. Landscaping /Planting Schedule. Area A (banked area to the East)

The Agent/Applicant have stated that: Stored top soil and seed bank has been redistributed across the completed banked area as required under the approvals of application 08/01675/FUL;

This statement is without merit and is completely false. I would ask that SMDC (Steve Massey/Ben Haywood) request documented proof from the Agent/Applicant to confirm their statement.

The Agent/Applicant have also stated: Undertake control of agricultural Weeds, Brambles and grasses prior to commencement of landscaping. Additional sowing of UK Sourced native species

comprising *Ulex europaeus*, *Calluna Vulgaris*, *Ericacinerea* and *Vaccinium*, (Gorse, Heather, Bell Heather and European Blueberry (Bilberry)). To achieve general heathland. Undertake management of area including weed control and resowing of areas as required;

Again this statement is without merit. It sets out no timeline for their statement. There has been no supplied detailed description of how/when this plans to be achieved. Thus far, no sowing of any description has taken place and I reiterate my previous statement that the land has been left to its own devices without any input from WG Agent/Applicant

WG Agent/Applicant Method Statement

General maintenance of the area will be undertaken and weed clearance undertaken, as outlined previously. General sowing of the various seeds shall be undertaken in accordance with the supplier's

This has never been done

The area shall be maintained including additional seeding as necessary until a heathland environment is created and is self-propagating.

The area has never been maintained, no additional seeding has occurred. The resultant heathland that is currently insitu consists entirely of what has been self-propagated by nature

2. Landscaping/Planting Schedule. Area B (North East Bank)

The Agent/Applicant have stated Area working is incomplete under PP 08/01675/FUL. Once working complete, the following shall be undertaken. Preparation of levels and drainage as necessary to match that of Area A above. Distribution of remaining top soil and seed bank (Limited amounts available). Extensive sowing (due to limited soil bank remaining) of UK Sourced native species comprising Ulex europaeus, Calluna Vulgaris, Erica cinerea and Vaccinium, (Gorse, Heather, Bell Heather and European Blueberry (Bilberry). Undertake management of area including weed control

and resowing of areas as required, as outlined in area A above

WG Agent/Applicant Method Statement

The area will be prepared and levelled to the original profile on completion of the works as

above. The remaining top soil/seed bank will be spread over the area. General sowing of the various seeds shall be undertaken in accordance with the supplier's information. The seeding shall be increased as necessary, over that to Area A, to supplement the seed bank material as necessary.

The area shall be maintained including additional seeding as necessary until a heathland environment is created and is self-propagating.

The areas to the North and North East part of the site (Area B) are incomplete and still require removal of spoil and reprofile under the Planning Permission granted in 2008. Landscaping and planting to these areas will be undertaken, as outlined, but only once this is finalised.

This statement clearly sets out the mindset of WG's Agent/Applicant, we are now some 14 years down the line since the original planning permission was granted and as has been stated many times previously there is no impetus on WG to propel the landscaping and boundary treatment scheme forward. Agreeing to the Discharge of Conditions for the Enforcement Notice will allow WG Agent/Applicant to continue as they wish for the foreseeable future without repercussion!

3. Landscaping/Planting Schedule. Area D (Main Entrance)

The Agent/Applicant have stated to form kerbed planter in accordance with that indicated on Drg No ARC-WG-002 and excavate hardstanding and replace with in 1.50m of mixed graded sub soil with min 450 top soil. Provide planting as: Native shrubs/understorey. Holly (*Ilex aquifolium*) Note, planting must not impair vision splay as required by Highway requirements. Hawthorn (*Crataegus monogyna*), Hazel (*Corylus avellana*) Geulder Rose (*Viburnum opulus*), Dogwood (*Cornus sanguinea*). Interplanted with native trees: 1.75/2.00m 2.50m To achieve spacing, Silver Birch (*Betula pendula*), Rowan (*Sorbus aucuparia*) Bird Cherry (*Prunus padus*) Goat Willow (*Salix caprea*).

4. Landscaping/Planting Schedule. (Area D1) Main Entrance

The Agent/Applicant have stated to form kerbed planter in accordance with that indicated

on Drg No ARC-WG-002 and excavate hardstanding and replace with in 1.50m of mixed graded sub soil with min 450 top soil. N.B. the planting schedule is as seen in point 3, so will not be repeated.

5. Landscaping/Planting Schedule. Area D2 (Main Entrance)

The Agent/Applicant have stated to form kerbed planter in accordance with that indicated

on Drg No ARC-WG-002 and excavate hardstanding and replace with in 1.50m of mixed graded sub soil with min 450 top soil. N.B. the planting is as seen in point 3, so will not be repeated.

This refers to points 3, 4 and 5 (D, D1 and D2). Planting to areas A, D, D1, D2, E and F will progress immediately on discharge of the condition. Planting shall be as below - Bare root trees and shrubs should be planted during the dormant season (November to February inclusive). Further full details are explained in the method statement supplied.

I refer to my statement in point 2. WG Agent/Applicant do not, I believe, have any intention of fulfilling the criteria for the landscaping and boundary treatment scheme. In their statement, they imply that they will ONLY progress on discharge if the condition! The dormant season, as they indicate themselves for planting is Nov to Feb, we are now almost in February and as a consequence WG Agent/Applicant will now have another opportunity to evade and push back the date to begin to remedy the situation.

6. Landscaping/Planting Schedule. Area E (West bank of River Pond)

The Agent/Applicant have stated Native trees: Common Alder (*Alnus glutinosa*) Feathered variety
Crack Willow (*Salix Fragilis*). Planted within boundary, min 300mm from fence line;

WG Agent/Applicant Method Statement

Planting to areas A, D, D1, D2, E and F will progress immediately on discharge of the condition. Authorisation shall be obtained from the land owner for access to undertake works from the public footpath prior to any works being undertaken

I refer to my statements in points 2 and 3. I am however, confused by the statement referring to the obtaining permission from the landowner. Can planting/fence erection/works not take place from the land owned by WG? Why can they only complete this if access is granted for the public footpath? Surely works can be carried out from one side only?? I would request that SMDC review this statement

7. Landscaping/Planting Schedule. Area F (Eastern River Bank)

The Agent/Applicant have stated Native trees: - Silver Birch (*Betula pendula*), Goat Willow (*Salix caprea*) Hawthorn (*Crataegus monogyna*). Planted on bank to cover any spaces due to planting difficulties to area E and generally to introduce vegetation along bank;

WG Agent/Applicant Method Statement

Planting to areas A, D, D1, D2, E and F will progress immediately on discharge of the condition.

I refer to my statements in points 2 and 3 with regards to this area.

8. Landscaping/Planting Schedule. Area G (North East Corner)

The Agent/Applicant have stated ¿Native trees: Silver Birch (*Betula pendula*) or Downy Birch (*Betula pubescens*), Feathered variety, Rowan (*Sorbus aucuparia*), Hawthorn (*Crataegus monogyna*) Undertaken when works to bank complete¿

9. Landscaping/Planting Schedule. Area H (Central East boundary between area A and B)

The Agent/Applicant have stated ¿Native trees: Silver Birch (*Betula pendula*) or Downy Birch (*Betula pubescens*) Feathered variety, Rowan (*Sorbus aucuparia*), Hawthorn (*Crataegus monogyna*) , 1.25/1.50m 2.50m but irregular to form natural appearance. To achieve spacing. Undertaken when works to bank complete¿

10. Landscaping /Planting Schedule - Area I (To rear of proposed Office building)

The Agent/Applicant have stated ¿Native trees: Silver Birch (*Betula pendula*) or Downy Birch (*Betula pubescens*) Feathered variety, Rowan (*Sorbus aucuparia*) Hawthorn (*Crataegus monogyna*). 1.25/1.50m 2.50m but irregular to form natural appearance. Undertaken when works to bank/office building complete¿

WG Agent/Applicant Method Statement

Area G, H and I. When profiling works are complete, planting can be undertaken as below (details are on the full document if required).

In addition to the above, an office development is also approved to the front of the site (South East), therefore the landscaping and planting works to Area I cannot un undertaken until this is completed.

I refer to my statement in point 2. I will reiterate my point that we are 14 years since the original planning permission was granted and there has been no progress in developing or installing anything to camouflage the site from view.

Additional Objections/Observations

The ARC21-WG-002 Entrance Detail Plan ¿ currently contains wording for ¿galvanised fencing¿ which I objected to in March 2021 (application for discharge of conditions 6,7,9,10,11,12,14,15). As I stated

previously, this is not suitable for a rural area and the introduction of industrial materials for coverage is not appropriate unless there conditions are added to ensure that trees are planted to obscure the erection of such. Could this please be investigated or addressed?

Conclusion

Although WG Agent/Applicant have supplied the necessary documentation on the date that the enforcement notice was due to be established, it is my very strong belief that if the condition is discharged, WG Agent/Applicant will continue to operate as they have done previously, with no regard for the residents of Winkhill, the blot on the landscape that the site currently is and has been for the past 14 years, and will also give WG Agent/Applicant another opportunity to avoid the full rigour of the conditions set out in the planning permission.

Indeed when a full breakdown of the documentation supplied by WG Agent/Applicant is analysed they have only highlighted one single area of the Landscaping and Boundary Treatment Scheme that they state they have actioned which is without merit or foundation. The rest of the areas to be addressed are still to be done, may be done OR may never be done.

It is with this in mind, that I respectfully request that the Discharge for Condition DOC/2022/0001 is wholly and categorically denied.

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