

Application Reference No. : SMD/2022/0088 Site Address: FIE Bones Lane Cheddleton Staffordshire
ST13 7BT Leek Comments by: N Bagguley

From:

Woodlands Avenue

Cheddleton

Leek

Submission: Object

The reason for my objection is that there are already consistent issues that need more attention before I believe the business should be authorised to expand.

Myself and partner moved to Cheddleton last year and although we were aware of the nature of the factory, we underestimated just how devastating the smell would be and how regular it would occur within the village.

Upon raising concerns initially, the response was to contact the environment agency, alert the local council and inform Ian Dakin of the parish council. All of which we found ourselves doing almost daily throughout the summer months as the smell was unbearable and increasing as the weeks went on.

The Environment agency website states “ For the smell to count as a statutory nuisance it must do one of the following:

- unreasonably and substantially interfere with the use or enjoyment of a home or other premises
- injure health or be likely to injure health

I can confirm that the smell substantially interferes with the basics of home living. Whilst the smell happens all year round, it is considerably worse in the summer months resulting in us not able to open our windows, sit outside in the garden, walk the dog locally, invite friends and family round, walk from home to other establishments within the village. All this due to the sheer intensity of the odour in the air.

Injure health or be likely to injure health, I am aware of neighbours suffering with asthma attacks to do the poor air quality and I believe that being stuck indoors throughout the summer is not beneficial to anyone mentally.

The odour does not just occur in the day, it stems through the night and into the next day, creating an ongoing, penetrating linger thus disallowing us to open windows again during the night.

Further issues in relation to the odour are that we are unable to hang washing outside to dry for the fear of it smelling like rotting flesh and we are unable to invite friends and family round to enjoy the garden due to embarrassment and the inability to enjoy fresh air. The village is bursting with other establishments and fantastic local pubs but again the option of walking to these or sitting outside seems almost unbearable with the lingering stench.

The village has plenty of beautiful countryside walks however the odour manages to cause us to venture further afield although occasionally the odour can also be smelt at Consall, dependent of

which way the wind blows that day.

I am sure that there are regular complaints received to SMDC in relation to the factory as it appears this is an issue that has been going on for many years. The extension of the factory is surely to cause comparable complaints. It would be interesting to know how many complaints have been filed to both SMDC and the EA this year as comments have been made amongst locals that the smell is worse than it ever has been recently and considerably worse under the new owners. I urge this to be taken into consideration when consultations take place. Odour assessments should ideally take place regularly throughout the summer months to allow a better understanding of what the locals are experiencing. The wagons are also a great contributor to the odour, however I believe that these are concealed as much as possible, yet they appear to sit out on the yard when waiting for a load and again this causes the smell to increase and sit in the air.

The odour is the obvious main concern and one that I beg is urgently addressed or at least considered within this application however there are other areas of concern within this planning application as detailed below.

The noise from the factory is another concern with a regular hum coming from the buildings and with trucks that seem to be delivering and taking loads round a 24 hour clock. The trucks create considerable noise due to this. With Woodlands Avenue close to Bones lane we can hear every time a truck goes past, which is fine in the day but not late at night or in the early hours of the morning. There is a further potential for noise pollution to increase during construction periods and operation, if the factory were to expand I would imagine the wagon fleet would also increase, adding to this.

Light pollution is also a concern, the factory is in clear view of Woodlands Avenue with the trees now thinned out, Floodlights and smoke are seen for miles during the night. With the factory asking to expand in such close proximity to residential properties, the light pollution caused would then be intrusive and materially alter the light levels in the environment around the site which would adversely affect the use or enjoyment of homes or open spaces. This along with the noise pollution could have a detrimental effect on the wildlife in the area, in the time that I have lived in the village I have seen bats, different species of garden birds, buzzards, pheasants, partridges, foxes and mice all from my garden in the field separating my property from the factory alone. I fear that with such construction taking place the wildlife would decrease and as the proposed work is to be completed on greenbelt land, I find this incredibly disheartening.

In addition to the array of existing issues the factory has does not appear to deal with, It is a legal requirement for all planning applications to be publicised to neighbouring properties yet there does not appear to be any evidence of this having been undertaken - there are no notices displayed in the vicinity of the development site.

Overall I object due to the existing issues surrounding the factory that I believe need to be addressed and investigated before expansion is authorised. I believe if the application were to be agreed this allows the odour source to increase, come closer to the residential area, increased vehicle movements, increased noise pollution, increase light pollution, a decrease of wildlife and a result of unhappy locals. Please consider the concerns of those who live closest and would suffer the most from this proposal going ahead. Thank you.