
From: planningcomments@staffs Moorlands.gov.uk
Sent: 05 June 2023 08:22
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2023/0197 Site Address: Totmonslow Farm Draycott Road Totmonslow Upper Tean
Staffordshire ST10 4JJ Stoke-On-Trent Comments by: Emma Yates Highfields Farm

From:

Highfields Farm
Riverside Road
Tean
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ST10 4JW

Phone:

Email:

Submission: Objection

Comments: Myself and my husband wish to object to the development. Although there has been a better level of engagement with this application, I do not feel that the applicant has listened and efficiently responded to the feedback given by the planning committee in February, when their first application was rejected.

The committee were very clear on the need to remove the entire field behind our properties, and this has not happened. As residents we were told by REPD that the most they could move the development back was 120 meters from Horseshoe Barn. As you can appreciate this is better than the original submitted application but this still will be visible from our properties. Considering the applicant offered to move the site back 100 meters in the room (see webcast on public record) I do not believe that an offer of an additional 20 metres is sufficient. Please can you share the guidelines for a re-submission of an application, as I was under the impression that it had to be significantly different and I feel a 20-metre pushback does not deem this a significant change? This goes without saying that the development is not 120 metres away from the boundary of the Old Barn as the planning development still backs onto their garden fence.

We appreciate the additional screening/hedgerow has been proposed but this will take a minimum of 5 years to grow, based on the visuals provided & we do not want to live for 5 years looking at a solar farm. As a minimum, more developed hedgerows need to be planted to minimise the impact. Please note, the same level of screening/hedgerow has not been planned for or offered on the rear of the Old Barn.

Please also confirm the minimum and maximum height of the screening hedgerows, in addition to the information on maintenance including who will conduct it and when it will happen.

Having reviewed the portal a few weeks ago, there was not a construction plan which sets out the impact to ourselves by week, as well as noise disturbance. Also, we were expecting details of the appointed developer.

The glint and glare assessment still states that there will be an impact to residence at Highfields over 3 months of the year; I do not feel this is acceptable.

There still has not been any recognition of the impact this development will have on our re-sale ability or depreciation of our properties. We all purchased our properties to live in a rural setting not an industrial one. This development fundamentally changes the environmental setting of where we live. As tax payers, I feel it is totally inappropriate that this development should be to the financial detriment to ourselves.

I ask the Planning Committee to take a strategic look at their approach to renewable energy. Based on existing and recent applications the A50 will become an industrial corridor for solar developments and the accumulative impact will mean the loss of farming land for the next 40 years. Surely there must be a better way to make a difference to the Moorlands; why not require every new house, factory, extension or garage build to have solar panels included. There must be a better way to make a difference, than to sign off a vast array of solar developments that will inevitably create considerable waste in 40 years time, including the removal of batteries.

Finally, if this application were to progress, we would like a condition put in place that stipulates that no other developments can be placed in the fields directly in front, to the side or behind our property whilst the solar plant is in place. Plus to be provided the names and contact details of an Enforcement Officer as a key point of contact to ensure all conditions are being adhered to.

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