**From:**
**Sent:** 28 June 2023 12:17
**To:** Planning Comments (SMDC)
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : SMD/2023/0231 Site Address: Land Off Rownall Road Wetley Rocks Staffordshire
Comments by: Ian PodmorePrivate domestic freehold resident
From:

Rownall Ridge
Rownall Road
Rownall, Wetley Rocks
Stoke on Trent
Staffs
ST9 0BT

Submission: Objection
Comments: I object strongly to this retrospective planning application for the following reasons:

1. This mega sized agricultural shed has agricultural usage planning consent appropriate to its positioning in Green Belt. It has never been granted either industrial storage/distribution or B8 consent nor should it be, in this highly rural setting.

2. Contrary to existing planning consent, the owners have operated for the last 12 months in significant breach causing considerable neighbourhood nuisance, noise, litter, all night bright floodlighting security and continual daily traffic access chaos all of which has been recorded confirmed earlier this year by SMDC Enforcement.

3. The owners also built an office extension on this site in the Spring of this year without prior planning consent which seems the usual procedure for this landowner believing as before that everything can be corrected by way of a ¿regularising retrospective planning application¿?! Such activities, I believe should not be rewarded

4. Consequently, In the absence of any planning enforcement action taken over the last 12 months, this continuing enabled breach is currently the subject of a neighbourhood formal complaint, stages 1 and stage 2 with decisions still pending.

5. The specific nature of the breach involves the storage of up to 20 Eddie Stobart HGV trailers on this site which have left only to be replaced now (22nd June 2023) by other green curtain sided unbranded HGV trailers?! Additionally very many unsightly miniature shipping storage containers are still on site operated on a presumptuous sub-let by ¿Temporary Buildings.com¿. All of this daily heavy goods traffic has had to negotiate the most dangerous

blind bends and single track section of Rownall Road which has caused and still causing considerable inconvenience and unnecessary safety hazards to all Road users now for over a year!

6. In very recent times the SMDC have granted ¿change of use consent¿ to 6 similar sized agricultural sheds in Rownall all in the same ownership, and all inside the Green Belt. This would be the 7th if granted and there remains still 1 other, within the desinated area of the ¿Churnet Valley Masterplan¿ currently pending!! Of late the ¿Chair¿ of the SMDC Planning Committee has indicated that this area of Green Belt should not be further ¿industrialised¿, this is precisely what will result, if Councillors allow this precedent to continue by granting consent to this commercially motivated application!

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