From: planningcomments@staffsmoorlands.gov.uk
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access
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Application Reference No. : SMD/2023/0232
Site Address: Land Off Rownall Road Wetley Rocks Staffordshire
Comments by: Ian PodmoreFreehold Rownall Resident
From:
Rownall Ridge
Rownall Road
Rownall, Wetley Rocks
Stoke on Trent
Staffs
ST9 0BT
Phone:
Email:
Submission: Objection
Comments: I object strongly to this retrospective planning application for the following reasons:

1. This enormous over sized agricultural shed (one of many in the same ownership in Rownall and the only one, not yet granted change of use from Agricultural to industrial!) has only ever been used for the storage of agricultural Fertiliser (Bone Meal) inline with the agricultural planning consent given at the time of its erection and appropriate to its sensitive positioning within the Green Belt. It has never been granted or used for the storage and distribution of the wider range of B8 industrial goods but during the last twelve months this site has operated in significant breach of permitted planning consent as confirmed and recorded by SMDC Planning Enforcement.

2. The applicants amazing audacity to submit a sworn Statutory Declaration from Garry Robinson, a long serving and still loyal employee of the landowner should be disregarded of no consequence and is surely non admissible being as an independent witness statement which is surely ¿a clear conflict of interest¿ ?! Neither is the submitted undated alleged ¿photographic evidence¿ contained in their Planning Statement showing the steel sheeting and portable temporary buildings presently stored on this site a proof of prior use, as it only merely confirms the nature of the running Planning breach which has emerged and formed the nature of current usage over the last year which resulted in the serious neighbourhood formal Stage 1 and 2 complaint now being reviewed by the State Ombudsman!

3. In the last year the landowners have been allowed to operate this site in significant breach of the authorised agricultural planning consent with a clear objective in so doing, of being able to successfully eventually winning B8 change of use approval thereby ¿regularising¿ their present intrusive industrial rental activity. This is the cause of such considerable continuing neighbourhood nuisance. The constant daily delivery, storage and commercial distribution of industrial steel sheeting from this site and temporary portable storage containers requiring specialist heavy vehicle transport is not appropriate in this deeply rural Green Belt area with extremely poor access over single track lanes with its numerous blind bends. Local residents have over the last year endured the constant movement of up to 25 Eddie Stobart HGV 40ft trailers which have been stored on this site forming an unauthorised heavy goods vehicle haulage yard. More recently the site now appears to be operating on a sub-let basis with Temporary Buildings.com. All of this blatant Industrial /commercial prohibited activity confirmed by SMDC planning Enforcement in the last 12 months has been carried out with complete disregard the need for local authority prior planning consent and the landowners should in such circumstances not be given the opportunity to ¿regularise¿ such damaging activities as result of their coercive behaviour.

4. With complete disregard for prior planning consent, the owners once again have also built an office extension on this site in the Spring of this year which seems the usual procedure for this landowner believing as before that everything can be eventually corrected by way of a ¿regularising retrospective planning application¿?! Such an adoptive council policy surely was never intended to be used in this manipulative manner and I believe, should not now be rewarded

5. The specific nature of the still continuing serious breach on this site involves the storage of up to 25 40ft Eddie Stobart HGV trailers and additionally (22nd June 2023) other green curtain sided unbranded 40ft HGV trailers, many unsightly miniature shipping storage containers presumably sub-let to the 3rd party operators of this site, ¿Temporary Buildings.com¿ and most recently now, the unsightly outside open air, pallet storage racking of large amounts of sheet steel panelling. Apart from the noise and neighbourhood disturbance of continual fork lift truck loading/unloading movements on this site, the present activity is adding to the heavy goods traffic along the most dangerous section of Rownall Road with all the blind bends and single track lengths without passing places presenting serious daily inconvenience and unnecessary safety hazards to all Road users.

6. In conclusion please consider that 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. If this application is granted, this would be the 7th massive green agricultural shed granted change of use industrial consent! Should this have happened and is industrialisation on this scale appropriate within our Green Belt? Furthermore there remains still 1 other similar application pending from the same origins within the designated area of the ¿Churnet Valley Masterplan¿ for conversion from agricultural use to holiday let accommodation! 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 dangerous encroachment to continue by granting consent to this commercially motivated objective application!

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