

From: [Ian Podmore](#)
To: [Planning Comments \(SMDC\)](#)
Subject: Fwd: Rownall Solar Farm Objection SMD/2023/0523
Date: 24 January 2024 14:49:04

I fear my related additional submission sent to you on the 12th of January for publication on the application portal SMD/2023/0523 may have been overlooked?
I would appreciate if this second submission below could be added to my objection comments on the portal relating to Rownall Farm.
Regards Ian Podmore
Sent from my iPad

Begin forwarded message:

From: Ian Podmore <>
Date: 12 January 2024 at 11:01:00 GMT
To: planningcomments@staffs Moorlands.gov.uk
Subject: Rownall Solar Farm Objection SMD/2023/0523

Please attach to my already submitted objections to the above major planning application

Subject: Fwd: SMC202200146 - Rownall Fm Rownall Rd Wetley Rocks

Without Prejudice

This photo below, is the mega sized agricultural shed at Rownall Farm, one of 7 former enormous agricultural Sheds on Farms all, in the same family ownership in Rownall and as yet, the only one, not granted 'Change of Use' from the 'current restricted agricultural use' by our own LPA!

This one, on Rownall Farm land, has been operating 'industrially' without consent for 17 months in confirmed LPA breach of the existing agricultural planning consent and has on two separate occasions also been extended without prior building planning consent.

Back on 22nd May 2023 after 12 months of this confirmed still running breach of planning consent, SMDC Enforcement Planning advised that a 28 day warning of enforcement decision, expiring on the 19th of June 2023 was given to the landowners of the above property!

Since then the Council accepted the landowner's continued delaying promises to submit retrospective 'regularising' planning applications which were eventually lodged incomplete, on 6th June 2023 but judged invalid. Further time was given to the landowners to amend these applications SMD/2023/0231 and SMD/2023/0232 which were finally lodged on the Council Planning portal being advised and published on 27 July 2023. Subsequently, both these applications were strategically withdrawn at the landowner's instruction without explanation the day before the hearing on 13 September 2023! Since 13 September 2023 the Commercial HGV trailers keep rolling along Rownall Road delivering, offloading industrial merchandise to this site for storage and subsequent onward loading and delivery with all of the noise and nuisance reported to Council Enforcement now well over a year ago which, so far has not been resolved!

Here we are now in mid January 2024 and the daily nuisance and confirmed running breach of existing planning consent on this site continues, and the

Council continues, to prevaricate in this matter failing to enforce existing planning regulation!

Back on June 1, 2023 on an entirely separate matter, on a different property in Rownall, but in the same family ownership, a 'possible' further breach of planning regulation at Wayfields Farm was reported as it appeared a Double Glazed Office entry doors, upper floor picture windows and a brick facade frontage and a very big third party operators Company name Board had been added without prior required planning consent?

It seems again, despite all the promises the Council after 6 months still a ruling on this alleged contravention is still outstanding at Wayfields Farm.

The photograph below of the agricultural barn at Rownall Farm taken from the boundary entrance drive at Farriers Cottage, not only shows the extremely close unapproved northern end extension but the highly intrusive extremely bright floodlights left on all night which, rather than protecting this site are already attracting undesirable 'hoodies' to the area. It also shows the total inadequacy of such earth bunding and the intended obscuring tree line. This particularly strategically located mega agricultural shed must never be granted 'change of use' it must remain for agricultural use only as originally intended and authorised. It must not become yet another attempt to by-pass Green Belt building regulation as has become such a successful 'wheeze' in Rownall.

There can be little doubt that if this Solar Farm application is approved this shed will very soon afterwards become the operating and storage centre for all the expensive equipment most vulnerably located right on the doorstep of Farriers Cottage, the 5 Lakeside Barn Conversions and Rownall Farmhouse.

The long overdue promised enforcement (now the subject of a stage 2 formal complaint) must now be taken before any Council decision is reached on application SMD/2023/0523.

Sincerely Ian Podmore, Rownall Ridge, (formerly Rownall Hall), Rownall Road, Wetley Rocks. ST9 0BT



Sent from my iPad