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Stoke on Trent
Staffordshire
ST6 8BB

6th February 2024

Staffordshire Moorlands District Council
The Planning Department
Moorlands House
Stockwell Street
Leek
ST13 6HQ

To whom it may concern

**Re Planning Applications SMD/2024/0028 (Ball Green Farm, Woodhouse Lane, Brown Edge)
Variation of condition 9 of SMD/2023/0343**

I once again strongly object to the above amendment which was only amended in November 2023.

The original planning approval given (SMD/2021/0179) was for the development on green belt land immediately adjacent to the residential area of Heather View, Farm Lea and Gorsey Bank, Ball Green, described as “Retention of excavation works, erection of freestanding agricultural building for animal housing, extension to existing agricultural building to provide animal housing, erection of slurry tank and retention of vehicular access”.

The applicant’s first planning application was rejected in June 2018 because of the detrimental impact it would have on those of us living in Heather View and Farm Lea. It was said by the committee “we are concerned about the impact on their outlook and the amenity, potential for pollution, noise, light and general disturbance in an area where presently you have agricultural land”.

In March 2020 led by the same Committee Chair, the planning committee voted to reject three applications for the same reason – too big, too close to our homes and would have a severe detrimental impact on those living in Heather View and Farm Lea.

In April 2020, just a few weeks after this Committee the applicant decided to go ahead with excavating the green belt behind our homes. By June 2020, all the hedgerows had been torn out, land levels had been changed beyond recognition, and a vehicle track from Gorsey Bank down towards our homes and across to the farm had been constructed. My neighbours complained to SMDC on many occasions and were eventually told this work had been carried out in readiness for a new planning application. This wasn’t submitted until March 2021 at which point my neighbours had reported the ongoing daily use of the unapproved track. I was suffering unacceptable harm to my living conditions, disturbance from noise, light pollution, clouds of dust and invasion of my privacy.

In July 2021 I raised concerns about the impact this development would have on my home, the noise I would endure; the illumination levels; the odour and infestation likely; and the access in particular which means those using it invades my privacy as the drivers overlook my home.

The committee appeared to have understood our situation and so numerous conditions were attached to the application that were supposed to ensure that we did not suffer further from what we had already put up with.

One condition had been put forward by the applicant himself and this was to use the track occasionally when bringing silage to the site. This was supposed to be for 2 days 2 or 3 times a year, so a maximum use of 6 days. But following the meeting the applicant immediately breached this condition and was using the track for all his farming activities. Being elderly, my neighbours said they would report it all to SMDC on my behalf as we were not able to enjoy our own personal amenity for the noise, dust and being overlooked.

In November the applicant asked the Planning Department to vary the condition so that he could use it more than the 6 days he had previously asked for. Despite all neighbours opposing this the Committee members agreed to it being used for up to 30 days per year but once again just for silage collection use. It was reworded to make it clear that as it was for silage only then it could only be used from May to September.

Despite this just a few days later I could hear a lorry come down the track and saw bright headlights and brake lights and so the applicant has clearly ignored the condition that was agreed.

Now I have received your letter to say he is asking for the May to September wording to be removed as he says he needs to buy silage in outside of this time. However, I constantly see large tractors and trailers coming in and out of the main farm entrance so why can this not be used if he does ever have to buy it in, instead of causing me to lose even more use of my home and garden and not to have the peaceful enjoyment of them, which is my right?

Previous committees have been clear that “this development is too close to our homes and as a result it is causing irreversible impact on the enjoyment of our homes and property, nuisance and annoyance, invasion of our privacy, inappropriate noise and light pollution and the additional dust created is detrimental to our health”.

I therefore strongly object to yet another variation of condition 9.

I would also like to bring to your attention the lighting that has been installed on to the barn which shines into my home constantly. This is intrusive and causes me not to be able to use my bedroom at the rear of my home as it is so bright. This has been reported to you 12 months ago by my neighbours on my behalf and still has not been sorted

Yours sincerely
Mr G Hood