

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 20 March 2024 21:38:31

Application Reference No. : SMD/2024/0094
Site Address: Sylvester Farm Land Off Rownall Road Wetley Rocks Staffordshire
Comments by: michelle Beaumont New House farm

From:
New House Farm
Tompkin Lane
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Submission: Objection

Comments: Evidence and statements.

2.3 of the applicants plan says "If the local planning authority has no

evidence of its own, or from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application. The applicant's evidence needs to be sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability."

Numerous objections in this application have submitted evidence to challenge their statements.

The applicants planning statement is a catalogue of consecutive planning breaches.

3.9 declares the change of use to be feb 2023 but the approval of the original building was for farming.. I question the the evidence of farming. one photo of machinery on a nicely polished floor does not prove agricultural use. The hay storage photo suggests nothing bar an extremely small amount of fodder in an extremely large building. Herd numbers, purchases, sales and vets bills should all correspond to the site address and former site address. All the statements of truth come from employees of Pointons and sons, so therefore there is a high possibility of cohesion.

Ambiguous Site address.

Previous site addresses state Rownall Farm, Rownall Road but this application uses a no known address(Sylvesters Farm). Local people will not recognize this made up address. It is misleading. The application should state "previously known as Rownall Farm"

Inappropriate development is by definition, harmful to the green belt.(NPPF 152.) From a agricultural building, the applicant as continued to encroach adversely upon the green belt. The extensions and alterations are disproportionate additions over and above the size of the original building. (NPPF 154,c) Therefore they have caused harm to the green belt and they have encroached into the heritage rich landscape.

Heritage.

This site detracts from the rich heritage but no reports have been submitted. There are 5 listed buildings within 200m of this application but they are not shown on the local site plan.

Access to site

The country lanes assessing this site are not suitable to accommodate large heavy goods vehicles. The lanes are narrow (Only room for one car). They twist and turn following the undulating picturesque landscape. The green belt and the amenities it offers to the local people is adversely affected by the unlawful change of use at this site.

The industrialization in the green belt must not be permitted using agriculture as an excuse. This site has become an eyesore and not in keeping with its beautiful rural surroundings.

Four year rule

If this site is subject to 3 confirmed planning enforcement cases, the site has not gone 4 years without a public complaint.

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