

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 17 March 2024 11:15:34

Application Reference No. : SMD/2024/0067

Site Address: The Tawny Hotel Consall Lane Consall Staffordshire ST9 0AG STOKE-ON-TRENT

Comments by: Mr & Mrs J.S. Penfold

From:

The Priory
Consall
Wetley Rocks
Stoke-on-Trent
Staffordshire
ST9 0AF

Phone:

Email:

Submission: Neither

Comments: SMD/2024/0067 The Tawny Hotel, Consall ST9 0AG

Response to Planning Application for solar array

(due 20/04/24)

The Priory, Consall, Stoke-on-Trent ST9 0AF

From: Mr & Mrs J.S. Penfold

Background

The Planning Application refers to the 2019 declaration by SMDC of a climate emergency. Planning consent for the Tawny Hotel development was granted in 2020 with a requirement for an annual energy audit.

The existing combined heat and power plant (CHP) is very noisy and measurements at The Priory indicate that it is well above British Standard levels particularly in the evenings. It is adjacent to the Foxtail Barns wedding venue.

In the summer of 2023 we were approached by the owner of the Tawny Hotel proposing installation of a biomass boiler on land adjoining the car park. The land is pasture land in the ownership of a neighbouring farmer and is in full view of The Priory. We expressed major concerns on the grounds of the visual impact and proximity of the build, impact on air quality and emissions travelling downwind to The Priory and heavy traffic using the narrow lane to the northern entrance of the Tawny Hotel complex. It was suggested that consideration could be given to carbon-neutral means of power generation, namely photo voltaic array generating solar power. It is anticipated that a PV array and battery installation would be silent in operation and reduce the reliance on the CHP plant, and a preferable option to the wood-burning boiler.

Response to the Proposal

It should be noted that the Planning Application is incorrect in stating that there is no loss of amenity to the nearest neighbouring occupiers; (*see 5.22 and Conclusion). Photographs supplied within the Visual Impact Assessment do not include elevated views. The Priory was designed with a south-facing aspect to take in views across unbroken countryside. Now the views are of the Tawny Hotel wedding pods and car park. The proposed site is visible from the first floor windows and only the property's own garden planting screens the views from the ground floor. (*See attached photos)

As stated, screening would be essential to mitigate the visual impact. However, hedgerow planting alone is ineffective, as demonstrated by the intrusive views of the row of wedding pods despite planting some four years ago. This was acknowledged by the owner at a meeting at The Priory. In order to maintain the landscape character, the site would require fencing softened by mature trees and hedgerow planting along the entire length of the northern perimeter to effectively screen the solar panel array and the existing wedding pods.

On condition that these mitigations are implemented, we should not object to this Proposal. It is hoped that it will improve the carbon footprint of the Tawny Hotel and reduce reliance on the noisy CHP plant.

Appendix

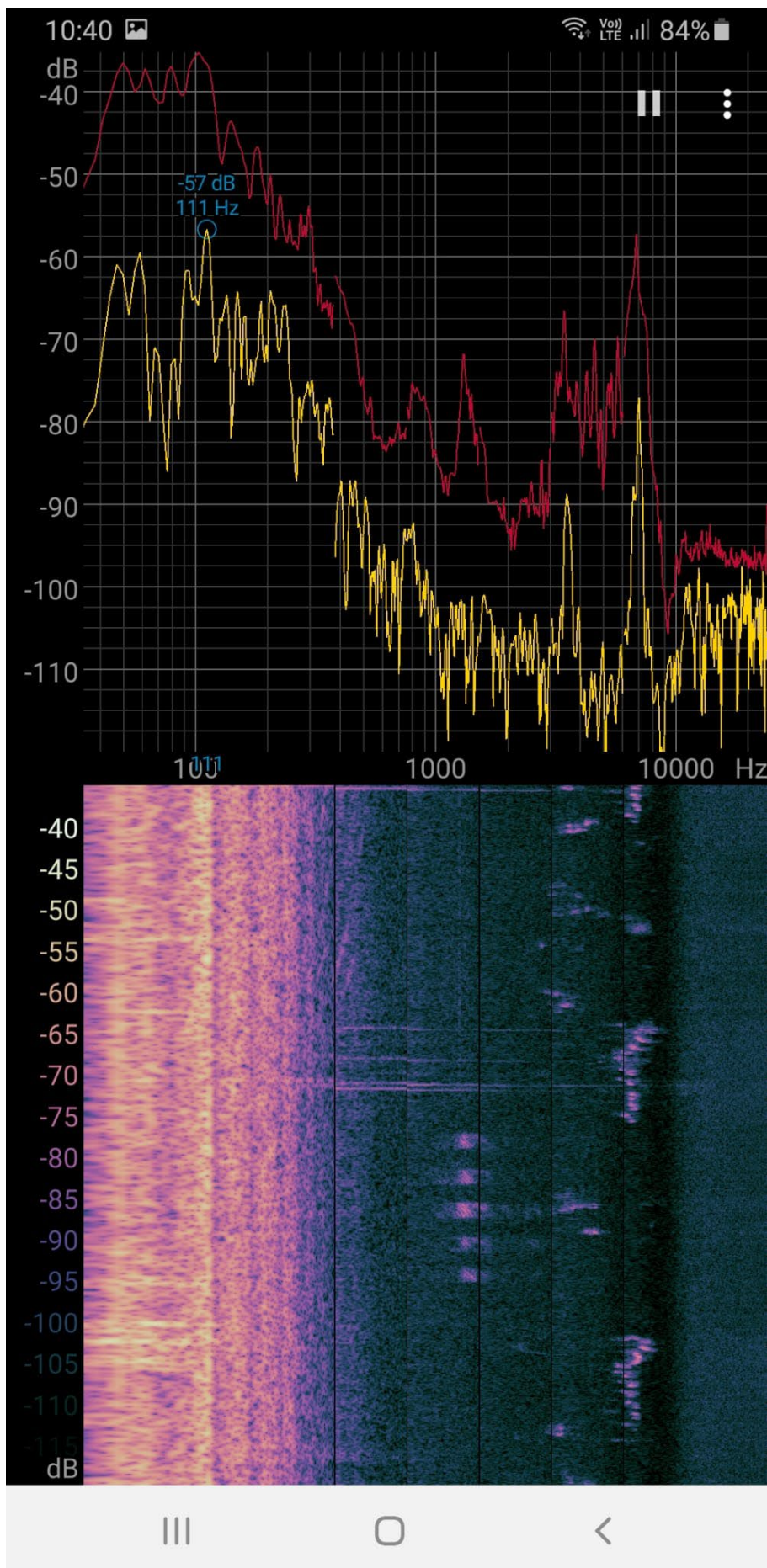
Attached images showing uncalibrated sound levels at The Priory

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10:39

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40.1 dB (SPL)

40dB: quiet library

MIN	AVG	MAX	
0.0	40.2	54.2	1x

