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**From:** planningcomments@staffsmoorlands.gov.uk  
**Sent:** 09 April 2024 12:25  
**To:** Planning Comments (SMDC)  
**Subject:** Comment Received from Public Access

Application Reference No. : SMD/2024/0067 Site Address: The Tawny Hotel Consall Lane Consall Staffordshire ST9  
OAG STOKE-ON-TRENT Comments by: Consall Parish CouncilConsall Parish Council

From:

5 The Grove  
Church Lane  
Staffordshire Moorlands  
Ipstones  
Staffordshire  
ST10 2LD

Submission: Neither

Comments: Dear Planning Committee,

Re: Consultation on Planning Application

Application SMD/2024/0067

Consall Parish Council met on the 20th March, and discussed the above application. Accordingly, the following matters are raised for consideration by the Planning Committee of SMDC:

1. Consultation with Residents

Consultation of residents has been non-existent in this application. Whilst it is classed as a Minor Application, given the location is very isolated and residents widespread with expanses of agricultural land separating them, Consall Parish Council is of the opinion that there is an enhanced need for consultation in this case with the placement of Planning Notices being essential.

2. The Planning Statement (Very Special Circumstances) ¿Land falls away to the South¿

¿5.3 The proposed solar array will be located on land that gently slopes in a southerly direction, and will lie adjacent to the existing car park associated with the wedding venue and hotel to the immediate east / southeast of the site. Some views of the development will be afforded from the north along Consall Lane. The accompanying Visual Impact

Assessment serves to demonstrate that the presence of existing roadside hedgerows, coupled with proposed new hedgerow planting, will nevertheless preclude any significant views of the development. The new hedgerow planting has been incorporated at the request of the nearest neighbouring occupier.

Consall Parish Council note, however, that there appears to be no investigation of the Visual Impact from an elevated aspect such as that of a nearby farm, or from across the valley at a distance. The latter point having been cited as relevant on another application at Planning Committee heard on the 29th February, 2024. It should also be noted that a response from The Priory includes photographs, two of which show an elevated view from the property across the adjoining land on which the solar array is proposed. It clearly shows the uninterrupted view of the proposed site as well as wedding pods along the northern perimeter of the Tawny Hotel.

### 3. Site and Surroundings

2 (2.2) The site is located within the rural area and also forms part of the North Staffordshire Green Belt. The site is not within a Conservation Area, nor are there any statutorily listed buildings located within close proximity of the site, the nearest being the Grade II Listed Consall Old Hall located 250 metres to the north/northwest of the site. The agricultural land is designated as 'Poor Quality' by Natural England's agricultural land classification maps. The site as a whole is also located within the Churnet Valley Master Plan area. There are no public footpaths crossing the site, the nearest being 100 metres to the northeast (Public Footpath Consall 4).

The Planning Committee should note that Consall Old Hall is a significant Listed Building and 250 metres close to the site. Bordering the site of the development is also Consall Nature Park, now RSPB and a designated SSSI.

The proposed site is also categorised as Registered and Remnant Historic Parkland according to an SMDC Reference (Churnet Valley Landscape Character Assessment, Landscape Character Plan Character Type Sub Area 4a, Drawing ST12062-001/04a, Jan/Feb 2011). The link below explains how such areas should be farmed, and cared for:

<https://hefer-data.org.uk/guidance/farming-the-historic-landscape-caring-for-historic-parkland-2004.pdf>

An application was considered 29th February, 2024, at SMDC Planning Application Committee where the following policies were cited: Policy SS10 of the Staffordshire Moorlands Local Plan and advice in the National Planning Policy Framework; Policy SD4 of the Staffordshire Moorlands Local Plan and advice in the NPPF; Policy DC3 of the Staffordshire Moorlands Local Plan and the NPPF.

The application in question was refused as recommended. There may be similarities in the Landscape Character to this application.

#### 4. Councillor and Mrs Penfold

The Penfolds have submitted their own representations regarding this application. However, it should be noted that CPC supports Councillor and Mrs Penfold in their strong request for substantial screening should this application be approved by SMDC PAC.

In conclusion, Consall Parish Council make no formal objections provided screening is adopted and the other matters are considered carefully.

Yours faithfully,

Ms Ruby Hammer

Consall Parish Clerk on behalf of

Consall Parish Councillors

consallparishcouncil@hotmail.co.uk

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