

From: planningcomments@staffs Moorlands.gov.uk
To: [Planning Comments \(SMDC\)](#)
Subject: Comment Received from Public Access
Date: 11 August 2024 10:31:11

Application Reference No. : SMD/2024/0094
Site Address: Sylvester Farm Land Off Rownall Road Wetley Rocks Staffordshire
Comments by: Ian Podmore Freehold private resident
From:

Rownall Ridge formerly Rownall Hall
Rownall Road
Rownall, Wetley Rocks
Stoke on Trent
Staffs
ST9 0BT

Submission: Objection
Comments: WITHOUT PREJUDICE

The Planning Committee recommendation reports dated 14 September 2023 and now 15 August 2024 based on exactly the same facts and evidence, reach entirely opposite conclusions, veering first from outright refusal to now a recommendation to grant this Certificate of Lawfulness.

This apparent U-turn demands urgent answers to some important questions

¿ Why is this case now considered ¿unambiguous¿ when it has proved not only highly complex and ¿ambiguous¿, but extremely time and cost consuming, occupying so much of scant Council resources and rate payers money?

¿ Why accept the applicants account of events and timeline as being most probable, when its full of their own contradictions, compromised by conflicted employee declarations and accepting of a letter statement from the commercial tenant business who had no right to operate on this site?

¿ Why disregard the undisputable independent corroborated residents timeline photography and ignore our recorded offer to submit ¿Affidavits¿ despite the evidence already proving before the extension was completed, that the applicants changed their ¿intent¿ in 2021 in favour of exiting wheat farming to pursue the massively greater financial profits from sustainable energy generation?

¿ Why, disregard the vast increase in the number of residential nuisance complaints from 2022, as an objection to the Rownall Solar Farm application when, the level and nature residential nuisance at that time dramatically increased after the site was industrially sub-let, almost 2 years before the Rownall Solar Farm application?

¿ Why accept the applicants claim of a continuous 10 year breach when independent evidence proves it wasn't and the applicant's own admission that useage varied from ¿agricultural bone meal¿ storage, back to hay and grain storage before being rented out industrially in 2022?

¿ Why, allow numerous frequent daily HGV vehicles, to and from this site over inappropriate single track lanes, when the Council had already imposed a condition limiting truck deliveries to only 2 vehicles per day?

¿ Why, since 12th of September 2023 following the withdrawal of the retrospective application SMD/2023/0231 has the Council not taken enforcement action against the unlawful building of a welfare extension on this site?

¿ Why now, have high intensity far reaching HD surveillance cameras been fitted to this agricultural shed which activate a loud arresting audible warning against trespass, even when walking along the neighbouring public footpath?

There is a real community risk that this shed could be used to store expensive highly flammable explosive solar energy lithium Iron batteries and equipment, which must not be permitted owing to the very close vulnerable residential dwellings.

KC opinion suggests that a decision to grant this application will give rise to a strong case against the LPA for procedural non-compliance over the last 3 years. In these circumstances, we ask the Council to further defer this hearing or refuse this application and reassess the comprehensive evidence and the facts rather than reach an unsafe decision.

Sincerely, Ian Podmore, Rownall Ridge Formerly Rownall Hall ST9 0BT

Sent 11/08/2024 on behalf of the 'Save the Rownall and Bagnall Green Belt' Campaign

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