

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/B3438/W/24/3351328

DETAILS OF THE CASE

Appeal Reference APP/B3438/W/24/3351328

Appeal By ANESCO LTD

Site Address
Land Off Bemersley Road
Brown Edge
Staffordshire
ST6 8UL

SENDER DETAILS

Name MR DAVID MCGRATH

Address
25 Overland Drive
Brown Edge
STOKE-ON-TRENT
ST6 8RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

Below is what I submitted to SMDC. In my objection to this application, I can say nothing has changed the Transport statement which was inaccurate even down to the speed limit on the access route still remains not changed. In their latest Plan of the site they make mention of passing Places for FARS. (Fire and Rescue) vehicles at the location I cannot see anything of this description. It appears to me they simply type what sounds correct but do not bother with its accuracy, below are the remaining points I still stand by besides this.

We select a location where confusion will reign as it is on the border of two Planning Authorities and most of

the issues concerning the Public will not in some ways concern the main Authority. (I hope I am wrong). The

site is going to be roughly the size of four plus Football pitches.

The Transport statement concerning the route vehicles up to 16.5m. suggests to me no actual evidence of

travelling the route to evaluate. It states the HGVs will travel along the A53 turning left into Norton Lane. This

would first of all be almost impossible for vehicles of that size and then it would be travelling along a narrow

Lane. I have researched this by using various On line route finders for HGVs and on every occasion anything

above 7.5t was not shown that route. I also note the Traffic survey which was carried out, I apologise if I am

wrong but was Norton Lane in places closed for Road works during that period.

The site is linked to Ball Green only via Bemersley Road which is just about wide enough for two cars to pass,

has no footway and is edged with hedgerows making it appear unsafe for walking. This was a description of the

present road given by SMDC when refusing a Planning Application in 2018, and reiterated by Andrew McGlone Appeal Inspector who described Bemersley road as fairly narrow. Nothing as far as the road has

changed since then.

I drive along Norton Lane and Bemersley on average twice a week the road is littered with unmarked damaged

Speed Breakers I am sure the Residents will soon be frustrated by the HGVs crashing over them. I do not

reside on this road or near it. I also note from one Coal/Mining report that vehicles had to be towed from the

field as it is so wet whilst trying to carry out their survey a strip of concrete will not prevent all the mud being

driven back onto the road. They also suggest work should stop if there is rain and allow down time has this been

allowed for in the 36 weeks for completion.

1. The very special circumstances as required by the National Planning Policy Framework (NPPF) paragraph

147 for the development in the Green Belt ARE NOT MET by this application:

a. There are already Brownfield sites that have been identified particularly in the village of Ball Green, one

just 850 metres away from this site. This is absolute evidence that there are no special circumstances to allow

this development to proceed on Green Belt.

b. As the NPPF clearly states at paragraph 151 "When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to

demonstrate very special circumstances if projects are to proceed". With other sites available in the immediate

location there are no special circumstances for this to proceed.

c. The storage of electricity which is taken from the National Grid and then sold back to the National Grid is not increasing the production of energy from renewable sources.