

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 COUNCILLOR DUNCAN WALKER

Address
30 Longfellow Close
STOKE-ON-TRENT
ST6 8FB

Company/Group/Organisation Name Ball Green Residents

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

Ball Green residents have raised significant concerns with this application from the outset and they further oppose the appeal which I fully support.

The areas of concern they have raised are listed below.

1. Increased traffic and road safety. These included increased HGV traffic on Bemersley Road which is very narrow at key elements where this proposal would impact. During construction this would only exasperate the safety situation and cause disruption for the residents.
2. Consultation- It appears from correspondence with local residents in the Stoke On Trent section that they were not consulted by the applicant which the Inspectorate are invited to consider.
3. Noise and Environmental Impact- The potential of noise and nuisance levels during the operational phase does not appear clear which has led to further concerns and apprehension within the local community. Additionally concerns have also been validly raised for the impact on wildlife if hedgerows were to be removed.
5. Cumulative Impact- Residents have drawn attention to other nearby developments which may impact on the character of the area and importantly their quality of life. It is noted the appellant cites the need for development based on the contribution to climate and energy objectives but is also of significant merit to consider the legitimate concerns of the community that would be directly impacted together with Staffordshire Moorlands District Council planning policies in respect of Green Belt protection.

The Planning Inspectorate are invited to consider applying greater weight to the local authority's very detailed reasons and the genuine concerns of local residents.

4.