

Public representation – objection to application SMD/2025/0339 for:
Retrospective consent for the external alterations of the building

SMD/2025/0339. Retrospective consent for the external alterations of a 'Cow Shed' made again, without prior planning consent!

This mega sized 'Cow Shed' built some 20 years ago under the guise of an agricultural building (which to my knowledge, incidentally, has never seen a cow, has been a source continuing extreme neighbourhood nuisance for at least the last 15 years,

I list in dated sequence below, just as a reminder to councillors all the confirmed contraventions and sources of ongoing extreme neighbourhood nuisance at this site over the many years of its existence.

2010 - Your Ref. JC/10/00285/FUL – SMDC confirmed planning contravention involving day and night rotary grinding of bone causing disturbing neighbouring residential noise. SMDC planning awarded the landowner 12 months of continued usage to facilitate transfer of the process to their Cheddleton rendering business.



13th July 2017- The steel frame extension, was from the outset, despite local objection, constructed almost **70% larger than the approved LPA consent!**



The roof lights on the applicants approved plans in the extension totalled 6 whereas 20 roof lights were installed from the outset which aligns to the configuration, spacing and size of the existing roof lights in the former existing enclosed building, suggesting that applicants intention was to fully enclose this extension to form one enlarged building? The unapproved enclosure of the open 'hay store' with unapproved up and over overhead roller shutter door.

2018 – A non standard/non industry conforming unapproved concrete vehicle hard standing area laid behind the shed without planning consent



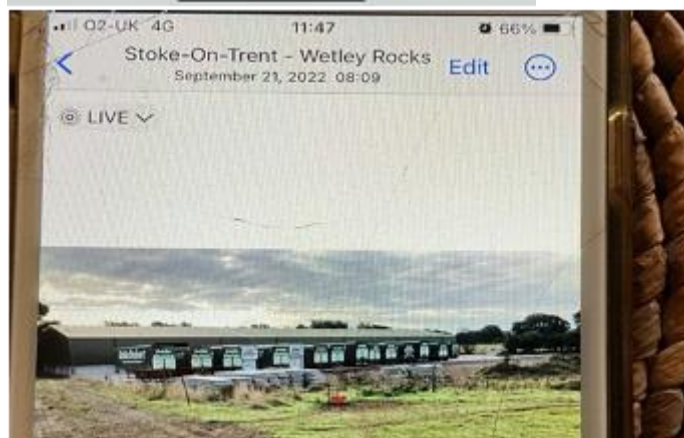
2018 – A full length welfare extension built on the eastern side of the shed without planning permission.



2019 – The site sublet beyond agricultural planning consent for the storage of used Eddie Stobart HGV trailers.



HGV trailers



2020 – The site let illegally to for the storage and distribution of portable modular buildings and Marquees.



15 August 2024 SMDC granted Lawful Certification on grounds of “likely probability” despite residential corroborated timeline evidence supported by residents sworn affidavits. Decision given conditionally that the site remained **exclusively for agricultural use.**

25 January 2025 Police raided the site following a report of unusual activities at the shed after the National Grid discovered significantly high sustained levels of electrical consumption at the shed which caused local power outages.



2025 The shed and welfare extension being advertised for commercial/Industrial rent



11th July 2025 extensive quarrying and soils removal at the rear of this site without planning

Before



After



Conclusion This application SMD/2025/0339 is yet another planned sequential chronological move in an attempt to eventually gain not only consent for the unapproved current still outstanding many planning contraventions at this notorious site but also lay the way for the likely next 'Change of Use' application?! Its clear the intention is to gain consent to establish another industrial warehousing park to duplicate that already wrongly consented to by SMDC at Wayfields Farm under the same ownership, despite that original construction consent was granted with the condition it should also remain for originally agricultural use only and demolished if the agricultural need ended, despite which the SMDC granted the 'Change of use' application there and now we have a massive 3 shed complex industrial warehousing park inside our Green Belt!! Please do not create another!!

The SMDC need to stop this farce, by ending their enabling actions in support of evidential serial planning contraventions which continue to cause significant neighbourhood nuisance over the last 15 years on this site!

Sincerely

Ian Podmore

ST9 0BT sent on behalf of the Rownall/Bagnall Save the Green Belt Campaign