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**From:** planningcomments@staffs Moorlands.gov.uk  
**Sent:** 11 August 2025 07:38  
**To:** Planning Comments (SMDC)  
**Subject:** Comment Received from Public Access

**Categories:**

Application Reference No. : SMD/2025/0339 Site Address: Land off Rownall Road Wetley Rocks Staffordshire ST9  
OBT Comments by: Andrew Krawiecki

From:

Ivy Cottage  
Clewloes Bank  
Bagnall  
Stoke on Trent  
Staffordshire  
ST9 9LP

Phone:

Email:

Submission: Objection

Comments: 1. The building extension in question is in Greenbelt, and has a Current Certificate of Lawfulness for Agricultural Use ref SMD/2024/0094. This is sufficient for currently authorised use. Application SMD/2025/0339 fails to make reference to proposed land use. A retrospective application must not enable authorised or otherwise change of use.

2. Comment in respect of Planning Statement, figure 1. This appears to show an area of hardstanding, in Greenbelt as part of the facility. This hardstanding is in Greenbelt, It is not authorised, and was accepted as such by the Planning Committee meeting where SMD/2024/0094 was accepted. This is consistent with comments I made at the time also.

3 Comment in respect of Plans submitted. These refer to a granted planning application for an agricultural building. Ref SMD/2020/0064. It fails to mention this permission has expired. It was granted in March 2021, and development had to take place in three years (Ref certificate granting permission).

I walked close to the site on 3 August 2025 and will forward a photograph which indicates dumping of soil on Greenbelt

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