

[REDACTED]

From: wljchedd [REDACTED]
Sent: 02 September 2026 14:16
To: Wilkinson, Peter (CLLR); Planning (SMDC); Jane Curley;
[REDACTED]
Subject: Late representation- Subject: Objection to Application NMA/2026/0019

[REDACTED]

Dear Planning Officers/Chair of Planning Committee,

I wish to formally object to application NMA/2026/0019 relating to the approved Flexible Energy Facility at Cellarhead Substation, Rownall Road.

My objection is based on the view that the proposed change cannot reasonably be considered a Non-Material Amendment.

The original application, SMD/2022/0444, was approved following detailed assessment of the development's size, scale, appearance, landscape effects and visual impact within an open countryside and Green Belt setting. The site's visibility from Rownall Road and nearby public footpaths was a significant planning consideration, particularly given the industrial nature of the development within a rural landscape.

An increase in the height of the GIS building would alter the approved scale, massing and visual appearance of the development. These are material planning considerations which formed part of the original assessment and approval. As such, I do not believe that an increase in height can properly be regarded as a non-material change.

I am also concerned about the cumulative impact of the numerous amendments that have been submitted since planning permission was first granted. While individual changes may be considered in isolation, the cumulative effect is that the development is increasingly diverging from the scheme originally approved by the Council and presented to local residents.

Furthermore, the approved development relied on specific landscaping, screening and bunding measures to mitigate its impact on the surrounding area. These mitigation measures were designed in relation to the approved dimensions of the infrastructure. Increasing the height of the GIS building raises legitimate concerns as to whether the approved screening remains adequate and whether the visual impact has been reassessed appropriately.

The proposal therefore raises concerns regarding compliance with the objectives of Policies SS1 (Development Principles), DC1 (Design Considerations) and DC3 (Landscape and Settlement Setting) of the Staffordshire Moorlands Local Plan, all of which seek to protect landscape character, ensure good design and consider the cumulative effects of development. The original application itself recognised the sensitivity of the site's rural setting and the importance of mitigating visual impacts.

Given the nature of the proposed amendment, the planning history of the site and the potential implications for landscape and visual amenity, I respectfully request that the Council determines

that the proposal is not a non-material amendment and requires the applicant to pursue the appropriate planning process, allowing for full assessment and public consultation.

For these reasons, I urge Staffordshire Moorlands District Council to refuse application NMA/2026/0019

Yours faithfully,

Wendy Johnson

Station Road Cheddleton ST13 7EE

Sent from my Galaxy