

Subject **FW: Consultee letter for PlanningApplication Application: P/2016/01107**  
From Karen Duffill <tutburyparishclerk@gmail.com>   
To <aallen@tutbury.org>, Chrys Smedley <chrys4@tinyworld.co.uk>, FRANCIS CROSSLEY <FRANCIS.CROSSLEY@NWLeicestershire.gov.uk>, <Jyn\_hale@yahoo.co.uk>, <mariaguest@talktalk.net>, Pete Steadman <Pete@steadman1.fsnet.co.uk>, Sue Adams <adamssue@hotmail.co.uk>, Tim Spencer Smith <family@tspencersmith.wanadoo.co.uk>, William Crossley <billcrossley36@gmail.com>  
Date 20/10/2016 12:56

---

fyi

-----Original Message-----

From: Cllr D Goodfellow [mailto:[duncan.goodfellow@eaststaffsbc.gov.uk](mailto:duncan.goodfellow@eaststaffsbc.gov.uk)]  
Sent: Wednesday, October 19, 2016 11:56 AM  
To: Karen Duffill <[tutburyparishclerk@gmail.com](mailto:tutburyparishclerk@gmail.com)>  
Subject: Fw: Consultee letter for PlanningApplication Application: P/2016/01107

Karen - fyi

---

From: Cllr D Goodfellow  
Sent: 19 October 2016 11:53  
To: Charlotte El Hakiem  
Subject: Re: Consultee letter for PlanningApplication Application: P/2016/01107

Dear Charlotte,

I write in connection with the above, and would confirm that in line with much of the feedback received by local residents, I would object to the development.

Specifically in relation to the Local Plan - I would comment as follows:

I refer to the Local Plan element, "The Vision: A Progressive East Staffordshire" and in particular that "Larger strategic villages will build upon their role as rural centres for residents in the local area with services, facilities and jobs enabling people in the wider area to live and work locally" and also "the richness of the Borough's landscape and its biodiversity will continue to be valued and protected in a way which sensitively accommodates the needs of farmers, rural businesses, visitors and residents. Landscape character and quality will be conserved and enhanced and biodiversity fostered with appropriate new landscaping encouraged".

It is quite clear that the proposed development provides no meaningful benefit or jobs in the local area - and pollution emitting diesel power generation, albeit on a standby basis, will not contribute in any way to the richness of the landscape, nor its biodiversity.

In terms of Strategic Objective 11: "To promote the prudent use of finite resources and the positive use of renewable resources, through the design, location and layout of development and by optimising the use of existing infrastructure".

Obviously diesel based power generation does not promote prudent use of finite resources - nor it is a positive use of renewable resources.

Referring to Strategic Objective 12: "Countryside: To protect, conserve and enhance the local countryside, character, distinctiveness and quality of the landscape and the diversity of wildlife and habitats"

Quite clearly this "industrial type" development in open rural countryside

in an elevated location bordering a housing development does nothing whatsoever to conserve or enhance the local countryside.

Item 2.13 of "The Sustainable Development Strategy" confirms that in order "to protect the countryside, it is necessary to define precise limits to development, settlement boundaries, around the main urban areas of Burton upon Trent, Uttoxeter and Tier 1 and Tier 2 villages". Item 2.44 goes on to explain how: "the Borough Council will look to protect, manage and actively enhance the biodiversity, geodiversity, landscape character and Green Infrastructure assets of the Borough. The strategy is to protect and enhance existing green areas."

The proposal is clearly outside settlement boundaries and is entirely contrary to enhancing biodiversity, geodiversity or landscape character. Strategic Policy 8 covering "Development Outside Settlement Boundaries" indicates that development would only be permitted in certain circumstances. However this proposed development does not create a new business appropriate in the countryside, nor is it the provision of renewable energy generation. The policy goes on to state that development "must not adversely affect the amenities enjoyed by..the occupiers of residential and other property within that settlement". The close proximity of the new development directly opposite would clearly result in adverse outcomes in terms of noise, pollution and traffic safety.

The Planning, Design and Access Statement submitted with the proposals states in connection with SP8 that "it has similarities with renewable energy schemes" which is clearly nonsense in any consideration of their argument. It also suggests that "an overriding need for the development to be located in the countryside can be demonstrated. Again - there is no obvious demonstration of this provided. This is a rural location and no need is demonstrated when viewed in the context of siting a development such as this bordering or abutting a more sensible location - such as an industrial estate, or other brownfield or "commercial" site.

Turning to Strategic Policy 14 on the Rural Economy, any justification under this section will not be relevant, as the proposal is not being made by an existing farm for any diversification in the true sense of the word - nor does it create any new employment development. This is a speculative development, by a third party. The Planning, Design and Access Statement states that it "provides rural diversification and income to a farmer whilst using a very small area of land" which confirms that the farmer will receive an income from the development - not that it is diversification of their activities.

The Air Quality assessment provided concludes that: "the proposed development is not anticipated to result in a significant adverse effect on air quality at the receptors considered in the assessment". It is not clear from the assessment what inputs have been provided other than manufacturer supplied data on emissions. Given that there appear to be other sites of this nature operating in the UK - why doesn't the report relate to 'actual' and tested emission data. Moreover it confirms that there is an adverse effect on air quality (the relevance of 'significant' aside).

The conclusion of "Transport" in the PDAS is that there is no or negligible impact. It does not however make clear any consideration of the context of the road - junction with national speed limit, opposite a further new junction, and a mid-road crossing point - nor the fact that presumably the relevant vehicles are large HGVs.

Landscape and Visual Impact: I would take issue with the fact that the site is "relatively low lying"- the site is located on a ridge - whilst it may be considering low-lying from the main road, it would be visible from the upper areas in Tutbury - and also the lower-lying areas across to Rolleston.

Noise: "There would be some noise during construction and operation." Again reliance appears to have been made on technical data rather than typical operational data - which once again will not give local residents any 'comfort' that these matters have been adequately assessed. Once again - there is an admission that there is a noise impact (and again setting side

the extent), an impact remains an impact on the amenities enjoyed by..the occupiers of residential and other property within that settlement. Clearly developments of this nature, if you consider them to be appropriate at all, should be sited more appropriately in suitable industrial or commercial areas.

This is clearly in contravention with a significant number of areas of our local plan, is of no material benefit to the local residents, is being sought to be developed in clearly the wrong place, and at odds with many environmental objectives a zero-carbon world.

Please come back to me with any questions or queries - and I should also appreciate a reply on the issue of the call-in.

With Kind Regards,  
Duncan

---

From: Charlotte El Hakiem  
Sent: 05 October 2016 13:08  
To: Cllr D Goodfellow  
Subject: Consultee letter for PlanningApplication Application: P/2016/01107

Please find attached Consultee letter for PlanningApplication application P/2016/01107

629076

Dear Sir/Madam

Re: planning correspondence

Please find attached correspondence for the above reference number.

Please enter the above reference number into the short cut below -

<http://www.eaststaffsbc.gov.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx>

Planning Delivery  
East Staffordshire Borough Council