

By email
By hand.

Blackbrook Farm
Ellastone Road
Winkhill
ST13 7QR

Planning Application SMD/2017/0351 - Peak Wildlife Park.

Dear Sirs;

Further to receiving notification of the above mentioned planning application, we enclose our objections to the planning application.

The planning application is retrospective as the building is already erected, and fully operational. We trust this does not bias any decision in favour of the development. We would hope that our objections are considered, in accordance with the Local Plan and the National Planning Policy Framework.

We have no objection to the Park operating a commercially successful business on its 40 acre site. We have no objection to the Park operating many snack bars, should they so wish. We do however; wish to exercise our right of objection to this commercial development as it is in such close proximity to our residence, and does not conform to local and national planning guidance:

Overview:

We are a family of 5, with 3 children, the youngest of whom has just turned 6.

Our kitchen, dining room, bathroom and 2 of the childrens bedrooms are directly adjacent to, and looking onto to the "Snack bar"

The Parks existing cafe, is housed within a traditional stone and tile building, so noise from its function is not an issue, as it is operated within an enclosed building, and the number of customers is limited to the size of the building.

Prior to the erection of the "snack bar" visitors to the park would normally be dispersed throughout the 40 acre site, and so noise from visitors and the day to day running of the cafe would be sporadic and intermittent. Since the erection of the Snack Bar building, this has become, especially at peak times (lunch time, weekends and school holidays), a focal gathering point for visitors to the Park, increasing and concentrating noise.

The snack bar is open fronted on 3 sides, has a concrete base, full plumbing, and electricity running a number of refrigeration units 24 hours a day. Music is played from the building. The building is a permanent structure.

The Snack bar building has been erected within 1 meter of our boundary wall, and 3 meters from our house.

1 - Noise disturbance - increased noise due to operation of the facility and concentration of customers in at one point very close to our house:

The building, is an "open air bar" design. It has no soundproofing, and is not an enclosed building, being open on 3 sides. Therefore; it does not encapsulate the noise generated by the public, staff, machinery, and music which is played through loudspeakers during the hours of operation listed in the planing application.

Additionally, the building concentrates the number of visitors in one area. The building is less than 1 meter from our boundary wall, and less than 3 meters from our house - inevitably this causes a noise disturbance.

2 - Noise disturbance - increased noise do to music:

As mentioned above, music is played from the bar through loud speakers. It can be heard from within our home, whilst windows and doors are shut, and can certainly be heard outside our house in our garden.

Due to the close proximity of the Snack bar building to our residence, we would expect the PPL and PRS music licensing bodies to have considered the impact of music being played at this site, if they were consulted.

3 - Listed building status:

Our property was built around 1600 and is listed. Prior to our ownership, the previous owners of the Park (then Blackbrook Zoological Park) somehow managed to build a stone clad extension to the cafe, which cuts through and into the curtilage of the listed building. Further development of land immediately adjacent to the listed building will have (has had) a serious visual impact on the property, both from our perspective and wider members of the public.

4 - Design:

The design of the building is not in keeping with the surrounding buildings which are all built from locally quarried stone.

5 - Overshadowing:

The building overshadows our property, taking light from our kitchen and dining room areas. As the property is so old, the windows are set lower in the ground floor elevations than in modern properties, so the height of the snack bar effects the amount of light entering our house.

Summary:

We understand and accept that the Park is entitled to maximise the commercial opportunities available. However, this should not be at the cost of increased noise to us as their neighbours, through the siting of a large commercial building in such close proximity to our residence. Additionally, the listed status of our property should be something which Committee protects, as a cherished part of our local heritage, rather than allowing it to be degraded for short term commercial activity. The considered and sensible solution would be to site the building elsewhere on the 40 acre site, in an area where it does not detrimentally impact any neighboring (especially listed) property.

There is no material reason why the Snack Bar must be sited in its current position. The proximity of the "snack bar" to the cafe, should not be considered as a legitimate reason why the Snack bar building must be sited next to the cafe. For example, the building could be re-located to a different position - perhaps at the rear of the staff accommodation, and the family room. In this scenario, the Parks clientele, could just as easily order food from the bar and collect their orders from the cafe, if the Park utilised technology such as a restaurant paging/notification system which would notify customers when their food is ready to collect. Alternatively the established system of hand delivery to the bar or tables could be employed.

Should the Planning Officer, or Committee members wish to discuss any point in greater detail or require any clarification, we are happy to assist. Equally, should a site visit be required, we are happy to accommodate this.

Best regards

Dave and Clare Cobley.