From: KEVIN HUDSON
To: Planning (SMDC)
Subject: DET/2019/0041
Date: 31 December 2019 10:27:24

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>
> Dear Sirs
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> We would like to object to the proposed development and application of change of use at Brook Farm, Bradnop, reference DET/2019/0041.
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> The reasons for this objection are as follows:
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> This would have an adverse effect on the residential amenity for us as neighbours, both proposals are within 50 metres of our boundary and the increased noise from a cafe,shop and padel tennis courts would therefore have an impact on us. Padel tennis is well known for being a noisy activity both from attending participants and the nature of the sport. We would experience a loss of privacy due to increased road users and the additional noise from traffic, smells and general disturbance associated with staffing, supplies and deliveries that would also be needed at this proposed outlet.
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> We have also reviewed the Staffordshire Moorlands local plan document (2018) on your website and I believe that this proposal contravenes a number of areas in this, for example;
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> Policy number SS2 and the settlement hierarchy states that only limited development of an appropriate nature should be considered in the green belt - this proposal does not appear to be in keeping with the policy as it will negatively impact the area regarding an increase in noise, odour above and beyond normal domestic use, attraction of rodents and potential light pollution.eg if facilities open during the hours of darkness and into the evening.
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> Policy DC4 states that it will protect the green space from inappropriate developments, and the construction of an isolated cafe,farm shop and noisy sporting arena would certainly be detrimental to the peace and tranquility of the area and the domestic dwellings close by. There is considerable wildlife in the surrounding area such as deer,birds of prey as well as small wild mammals and garden birds that live in the hedgerows.
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> The proposed development is not close to public transport which reduces its viability - the nearest bus stop being approximately 1km away therefore it is likely that most visitors will need to arrive by car, thus increasing the traffic on single, unlit, country lanes. The proposed access is also on the brow of a hill which could increase the risk of accidents with more traffic using these lanes.
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> New sport, recreation and open space facilities should be in an accessible and sustainable location and carefully assessed so that they do not have a detrimental impact on the local area, especially if they are proposed on the edge of a settlement in the open countryside. Opportunities to promote access to facilities by public transport and by alternatives to the car such as recreational routes, cycleways and bridleways etc should be maximised. The proposed padel court development breaches these guidelines, being close to open countryside, with limited access to public transport, bridleways or cycleways, again noise and traffic will impact on the local area.
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> There is no demand for a retail development of this nature in the Hamlet of Bradnop. In the local town of leek there are numerous butchers, run by local families and coffee shops. In addition Beaver Hall is 3km from the proposed site and The Cottage Kitchen is 5km away, both provide similar provisions and services and therefore doubtful that a business of this nature is sustainable.Brough Park has adequate leisure amenities and there appears to be limited demand for Padel tennis.
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> This planning permission request is for prior approval if this were to be granted then further ideas and plans for increased capacity of the cafe, shop, outside tables, play areas and other ventures could be proposed and introduced, all which would further impact on this green belt area.
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> Yours faithfully
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> Kevin and Helen Hudson
> The Old Farmhouse
> Bradnop
> ST13 7NQ
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