
From:
Sent: 20 September 2022 10:19
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2022/0426 Site Address: THE GREEN MAN Ashbourne Road Bottomhouse Leek
Staffordshire ST13 7QJ LEEK Comments by: Marianne Cooper Bottomhouse Farm
From:

Bottomhouse
Bottomhouse
Leek
Staffs
ST13 7QJ

Phone:

Email:

Submission: Objection

Comments: I wish to make an objection to planning application SMD/2022/0426

The history of The Green Man Pub and Party house - SMD/2012/0442 Planning proposal was for extra lettable rooms / a managers flat and refurbishment of the Green Man Public House. SMD/2013/0257 There was no mention of the Public House license to be surrendered. This occurred soon afterwards. The Green Man then became a Party House. If this had been made aware to us and the community, we would have asked that stringent restrictions were attached to the property for disturbance from excess noise pollution, anti social behaviour and operating in unsociable hours. There is and never has been a manager on site. This application went under the radar.

Local residents have made countless complaints to the Ipstones Parish council, Bradnop council, MP's, 101 police line and most recently on the 11/09/2022 a call to 999 for threatening and anti social behaviour from guests in the Party House, when they were informed to turn off the thunderous loud music which emanated from the curtilage of the site to neighbouring properties at 00.15 am. The noise pollution issues, anti social rowdy behaviour have been an integral part of this property since its inception in 2013. The police have been asked to put the Bottomhouse crossroads on a 'drive by' as a matter of course.

The owners of the Green Man party house / letting agencies, live many miles away and rely on the disturbance of neighbours to contact them. They suggest they have a 24 hours contact number but when called no one attends the site. As an adjacent property and long sufferer from these disturbances; we are no longer able to enjoy our family home because of the nuisance this Party House invokes.

SMD/2022/0426 This site is in a special open landscape and an Environmental Sensitive Area (ESA). The grassland is based on a peat soil. Curlews nest and breed in adjacent fields and in our fields. There is a Barn Owl which nests in the adjacent plot of land to the proposed site and hunts in our fields. We have a Hen Harrier that visits our property and also uses the proposed site. This application is in conflict with the NPPF Habitats and biodiversity, 179. To

protect and enhance biodiversity.....(a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; 61, wildlife corridors and stepping stones that connect them...

No information has been put forward as to the impact of lighting, installing new road surfaces and parking bays that the development will have on local habitat and wildlife on and around the site. The area in question would incur major construction to support this application ; further destroying this ESA plot of land, trees and top soil to site four permanently large fixed residences. The proposal can only adversely impact the area and significantly demonstrates and outweighs any benefits when assessed with the NPPF. In particular to NPPF 15: c, Conserving and enhancing the natural environment. 185:a, ... adverse impacts on health and the quality of life. b, identify and protect tranquil areas.... c, limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. This area benefits from being intrinsically tranquil and free from light pollution.

The proposed new planning application SMD/2022/0426 for four permanent sited large houses, only showing on the plan with eight parking spaces. This can only exaggerate this anti social problem by taking the numbers of guests up to sixty seven persons and potentially sixty seven vehicles, hosting an all day bar and an all night, night club. This application can only further damage the local businesses, amenities and the visual moorland landscape by extending the accommodation of which would become an over developed intrusive site. The development will be seen from Ipstones Edge, Morridge, Onecote roads and further afield as it is in visual prominent open countryside. The building materials are not in keeping with the many stone farmhouses in the locality.

There is an over abundance of these holiday lets in Staffordshire Moorlands and the surrounding Peak District National Park; all of which offer accommodation to a host of differing needs. The site can only amplify the adverse effect on the enjoyment of neighbouring dwellings and detriment to the indigenous wildlife and create additional highway safety issues. This proposal is not a necessity

Marianne Cooper, BSC (hons) Psychology, PCCE, Cert. Ed,.

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