refer to planning application number **SMD/2023/0338.**

Site address :-

Rose and Crown, New Street, Biddulph Moor. ST8 7HZ

Proposal :-

Retrospective application for upgrade to existing outdoor seating area, including the erection of a stand-alone shelter structure, new surrounding paving and new section of low-level brick walling

Comments :-

To simplify consideration by the planning committee, a group of close neighbours of the above property are submitting this as a joint comment. Their names and addresses are listed below :-

John Taylor - 451 New Street, Biddulph Moor. ST8 7LP

Michael Guy – 453 New Street, Biddulph Moor ST8 7LP

Glenys Lawton – 1 Hillside Close, Biddulph Moor

Higham Hulme – 442 New Street, Biddulph Moor

Karl Santrian – 449 New Street, Biddulph Moor ST8 7LP

Greg Leahey – 447 New Street, Biddulph Moor ST8 7LP

- **426 New Street, Biddulph Moor**

We understand that the alterations to the front step and construction of a ramp to provide a second disabled access, on the public footpath in front of the public house, is being dealt with by Staffordshire County council.

Joules Brewery have completed an SMD Application for Planning Permission, submitted a Planning Statement and drawings of the building. These documents contain lies, grossly inaccurate statements and comments clearly designed to miss-lead the Planning Committee.

1 On the SMD Planning Application Joules state that vehicle parking has remained unaltered, just by looking at their block plan it

can be clearly seen that a large area were vehicles used to be parked has been blocked off. An estimate is that at the very least 2 places have been lost, that equates to **20% of the parking area has gone** if their numbers are correct.

2 On the same document they are asked if trees or hedges have been removed, Joules have ticked the box for NO. **This is untrue.** There were trees along the boundaries with the properties in New Street and Wragg's Lane. The trees along the boundary with New Street remain, the one along the boundary with the property on Wragg's Lane were ripped out. The village of Biddulph Moor is in a farming area. Quite a number of residents of the village are members of the farming community, the government is paying farmers to plant trees, Joules Brewery is ripping them out.

3 Joules Brewery have submitted a drawing of the building, this drawing shows the height of the building to the eaves as 2 meters and 3 meters to the apex of the roof, **the building measures 2.5 meters to the eaves and 4 + meters to the apex of the roof !!!!.** Quite a substantial difference, 33% higher. If Retrospective Planning Permission is granted will Joules Brewery be required to alter the building to comply with the drawing they have submitted for approval.

4 Joules Brewery Planning statement:-

There are a number of alarmingly inaccurate statements and misleading comments.

They list contents as below, We will respond to the same list

1. Introduction
2. Location
3. Demand change
4. Proposal
5. Neighbouring Properties
6. Planning policy
7. Conclusion.

1. Introduction.

"The Rose and Crown is the only pub on Biddulph Moor"

Incredible, there are 2 pubs on Biddulph Moor. If you go from the Village Green up Hot Lane on the left-hand side there is the Village Hall, right next to the hall there is the children's playground with swings, roundabouts, climbing frames, arial runway and slides etc installed and recently expanded by the "Biddulph Moor Village Committee" to create "The Hot Scotch park". 100 meters further on, on the other side of the road is the Foxhound Pub. A Free House. This building was erected in 1836.

"The pub is central opposite the main shop"

This building closed as a shop in September 2017 well prior to the pandemic and has been a private residence ever since. There is a combined Shop and Post Office on the same side of the road as the Rose and Crown, virtually opposite the Village Green. There is also a Pharmacy on New Street approximately 200 yards downhill from the Rose and Crown. We also have a total of 4 Churches and Chapels. The Rose and Crown is not, as implied, the only recreational / communal facility in the village.

We agree that "The Village Pub" is an important asset to any village community, and we are aware that small pubs have become less viable in *"the last Few Years"*. The pandemic and government restrictions on the entertainment and food industry created big problems for this industry **at that time**, and the inflation we are all suffering now is not helping either. Joules clearly decided that erecting this building would bring in more business and pay them more profit. The way Joules Brewery have gone about this, the increase in profit has not happened, they may have won an award for the Crown Warf in Stone, but they have not won any awards for the Rose and Crown on Biddulph Moor.

2. Location

The Rose and Crown is located on the corner of New Street and Wragg's Lane in the center of Biddulph Moor, diagonally opposite the Village Green.

3. Demand Change.

The pandemic of 2020-2022 caused a fundamental change in socialising habits **at that time**.

People are absolutely delighted that they are now free to socialise as they did prior to the pandemic.

A very small number of people, probably with underlying health problems, still, very understandably, choose not to mix in groups. These people do not go to either of the pubs on Biddulph Moor, they remain at home and mix with the same small numbers of close friends as they did, when permitted, throughout the pandemic.

There are no anxious groups who will only meet in open spaces, There has been no trend, and no permanent change on Biddulph Moor to the drinking habits of the local people, just people delighted to be able to mix again with friends and total strangers. This claim is total rubbish and just part of a screen that Joules Brewery are trying to generate to cover their ill-conceived and failing plan to increase their profits without the costs incurred in applying for planning permission.

One of the things that people did learn from the pandemic is that you can buy alcohol from a supermarket much cheaper than you can from a pub, so some people drink at home, **not in a shed outside a pub.**

4. Proposal

The reason for the beer garden cover is to increase the profits of Joules Brewery. The Brewery is not in business to make beer, like every other business it is there to make money.

There are no customer demands for "more external premium space".

The customer trend is non-existent.

Anxious customers do not go to meet strangers in any place.

5. Design

The building is an industrial steel portal frame building with a cheap and ugly white corrugated cement board roof. The fabrication is fixed to the ground. Before the shell was finished erected, workmen and materials were on site to put up the brick walls. The suggestion that there was a design change after the erection started is totally fictitious.

Design Comments.

The building is lit up until midnight every night.

Only 1 third of the front of the building is closed and one end is totally open. Chatter from customers is not a problem, the problems are that they have had bands outside playing in this building, they started at 2 pm and continued until 10pm. The sound could be heard over ½ a mile away.

If it is dry on Saturday afternoons, they have had bouncing castles to attract families to visit, the noise is like standing outside a junior school playground at playtime, but playtime at the pub lasts more than half an hour. Even when they do not have bouncing castles the noise from children can be the same level. Children play football in the car park and have been seen to run out into the road chasing balls. The front wall of the car park is quite low on the car park side, children climb onto it, this what children do. On the roadside of the wall there is an 8-foot drop. This place is an accident waiting to happen.

For proof that there are no trends, the building has in fact been little used in the time it has stood, they had an opening party when the present tenants first started, and it was used at that party on Remembrance Sunday. During the winter months people walked in, looked round, and walked back into the pub. It was totally unused during the winter months, far too cold. When the warm weather

came customers sat in the outside seating area between the pub and the shed, **If you do not want to sit inside the pub, why would you want to sit inside a shed.**

The front wall of the car park has a recess that houses a wooden bus shelter with a tile felted roof, the "Biddulph Moor Village Committee" had this shelter installed to replace the steel bus shelter that stood before, the shelter was designed to be **"IN KEEPING** "with the locality, the building that Joules had erected is an industrial steel portal frame building with a cheap and ugly white corrugated cement board roof. It is not **"IN KEEPING"** with the locality.

If a planning application had been made, and the local community consulted, interested people would have suggested that the building be turned through 90 degree's and run along the wall with Wragg's Lane. Car parking then would not have been affected, no trees would have been torn down and the building could have been joined to the pub allowing customers to enter without crossing an open area during inclement weather. If 2/3rds of the side had been left open, as it has been with this building, with the movement of the sun across the sky during the day, the sun would have shone into the open side of the building during the day instead of just last thing in the evening as it does now. The building then could have possibly provided the facility Joule's claim they are trying to provide, without the removal of trees and affecting the previously available car parking facility.

We used to live in a village, now we live in an industrial estate.

The building is an eyesore and an

If they are going to continue having bands in this building, then at the very least the walls of the building should be closed to keep the excess noise in and the roof replaced by one that is "In Keeping", preferably, the building should be removed and the tree's that stood before should be replaced.

5. Neighbouring Properties

Pub chatter is not a problem, the pub was there before all of us. If you choose to live close to a pub you should accept that there will be some disturbance.

External numbers

Just looking at their block plan, it is clear that they have reduced the car parking space and greatly increased space for customers. True temporary covers are allowable, but this clearly is not temporary and was never intended to be so. The building would be excellent as a factory unit, on an industrial estate, it is not acceptable right in the middle of the village of Biddulph Moor. What it has achieved is to reduce the number of tables that are actually "Out of Doors" between the pub and the shed. This has reduced the facilities they offer their customers. This has not been a positive move.

6. Planning Policy

Someone has clearly invested quite some time in researching the National Planning Policy Framework.

Unfortunately, no one at Joules Brewery invested any time at all in consulting their customers, the local inhabitants on Biddulph Moor, neither did they listen to the previous licensee who vacated the Rose and Crown immediately prior to Joules starting construction of the shed. Had they done so, and heeded the comments, they would not have lost their old customer base to the Foxhound Pub and their profits would have been considerably better than they now enjoy.

7.Conclusion

Joules Brewery is not a small organisation, they own multiple public houses, they say they own 40, they would have known that planning permission was required for this development.

From completion to application for retrospective planning permission is 8 months, The Brewery is clearly hoping that the locals here would have become accustomed to the presence of this building.

The mistakes and inaccuracies of their application can only be to mislead the planning committee and to cover their own backs.

The reduction in car parking space has resulted in more parking on the roads and footpaths. This is right in the middle of the village, and on a busy crossroad. This has increased the accident risk.

The attraction of families with children has added to the safety issues and noise levels.

The development has damaged the amenity of local residents who's Mental Health and Wellbeing has not been properly considered.

Has a formal risk assessment been done and registered.

We refer to a refusal of retrospective planning permission :-
https://www.charnwood.gov.uk/files/papers/plans_2_item_12_3_june_2004/Plans+2+Item+12+3+June+2004.pdf

SMDC Design Principles for Outbuildings :-

5.3 Garages and outbuildings states that "The roof pitch and materials should match the main dwelling"

6. Materials. states that "In new buildings, the choice of materials should be appropriate to the locality and sensitive to local tradition".

The attached photograph taken from in front of the property shows the 200-year-old Pub to the left, the Bus Shelter that is **"In Keeping"** to the right, and, center stage is the cow-shed with the horrendous white corrugated roof that is anything but **"In Keeping", "Sensitive to Local Traditions"** and not in any way compliant with SMDC design guidance.

Historical Comments :-

The shed has failed, it has not attracted the quantity of customers Joules thought it would, It has been little used since its completion and is a "White Elephant" and has been a total waste of money.

The problems at the Rose and Crown stem from Joules Breweries decision after the pandemic to not allow the then licensee, to sell guest beers brewed by other breweries. That decision has alienated a

lot of their customers and the erection of the cow-shed has only exacerbated it.

The way this application has been written, and its incredible inaccuracies clearly shows that people at the Brewery, 30 miles away from Biddulph Moor do not have the local resident's interest at heart, only to make as much money as they can from an ailing pub suffering from constraints applied by the brewery.

We ask that the application be refused, and that Joules Brewery be instructed to remove the building and replace the trees they ripped out.


ROSE
AND
CROWN
FINE
ALES