

To: Ben Hurst

Staffordshire Moorlands District Council

Stockwell Street

Leek

ST13 6HQ

06.09.23

Dear Ben,

Thank you for your time yesterday. As discussed, please find attached the letter concerning the planning application SMD/2023/0419.

Please can you not publish my address on the planning portal.

Yours Sincerely

Mr.Moss

Mr. Moss

Unit F

Forge Way

Brown Lees Industrial Estate

ST8 7DN

To: Ben Hurst – Case Officer- Staffordshire Moorlands Planning Dept

06.09.23

Planning Application Ref: SMD/ 2023/ 0419

Sovereign Planned Services, Unit 3D Forge Way, Brown Lees Industrial Estate, ST8 7DN

Dear Sirs,

I am writing in reference to the aforementioned planning application. As the landlord of a number of industrial units neighbouring the above unit, I would like to formally raise some concerns regarding the recent application.

While I do not have any initial objections to the unit being utilized as a microbrewery, as such an operation would involve typical operational activities associated with an industrial estate's regular functions, during hours that align with customary operational times, based on the details presented in the planning application, the promotional materials on the outside of the building (see enclosed photos) coupled with the outdoor seating area and astro turf, it seems that the unit's intended operation is more aligned with a pub rather than a microbrewery. The sandwich board advert located on the outside of the building states that the car park will be locked 15 minutes after last orders are called and may not be unlocked until 12pm the following day. This location does not present a suitable location for such an undertaking. This shift in purpose raises concerns regarding potential challenges that could impact both myself and my tenants, which include:

- Parking – parking availability falls short of accommodating the stipulated visitor numbers indicated on the planning application, consequently vehicles are being parked along the roadside and within the turning head adjacent to both of my properties who both require articulated vehicle access.
- Access – uninterrupted 24-hour access is essential for both properties, with a requirement to ensure no vehicles or hindrances that could disrupt the convenience of the tenants.
- Security - The security gates previously agreed upon with Staffordshire Moorlands Council to mitigate the potential for anti-social behaviour and theft in the lower section of the estate are now proposed to remain open until at the latest 01:00 am and at best 23:00 pm under this application. This poses a security risk to my property and my tenant's assets.
- The lines have become blurred from what was an industrial operation to that of a pub which is undermining the industrial estate's status as a reputable professional employment hub, which will create difficulties in both retaining current tenants who are substantial employers in the area and enticing new ones.

It is important to note that in the initial application for change of use within the planning committee meeting notes on the 16th of November 2021, Councillor Yates said" he had concerns that the site is creeping to becoming a pub and he feels that this is inappropriate in an industrial area"

Councillor McLoughlin suggested that the hours of opening be restricted.

The concerns expressed by certain council members at the initial planning meeting have materialised into a tangible outcome.

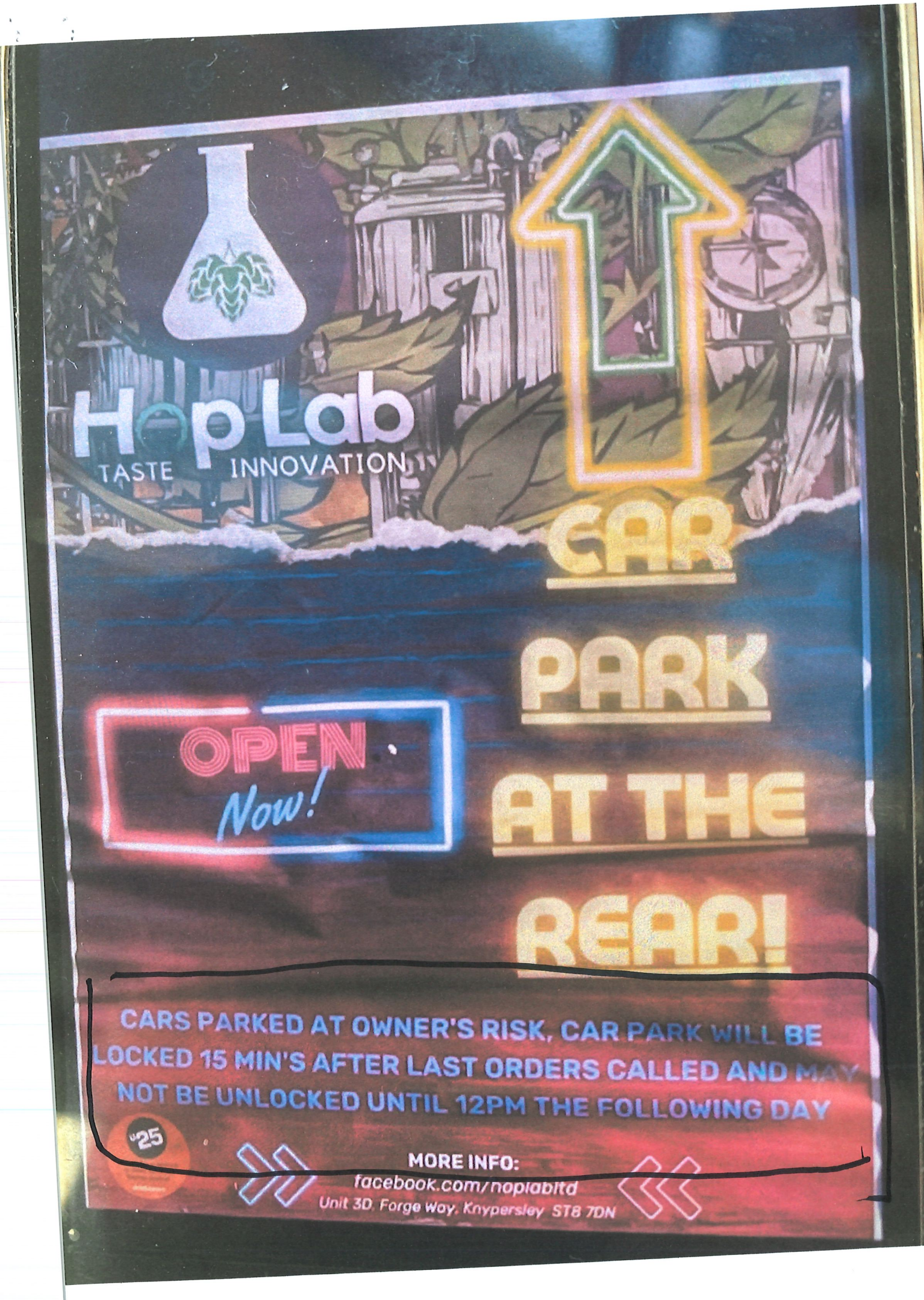
Within the initial application it states that the customer seating area is solely intended for "tastings" What is the rationale for conducting such activities until 1 a.m.? Why couldn't this activity be conducted during regular operating hours, especially if the application indicates sufficient parking is available to accommodate the small, expected number of visitors? On 03/12/2021, Staffordshire County Council received additional information from the applicant clarifying the use, operating hours and parking available at the site. Please can you advise where we can view this additional information?

We require uninterrupted access to units 24 hours a day. I have already observed vehicles parked in our designated access areas, which are now being utilized as overflow parking facilities. The new proposed 5 p.m. opening time will impact the operational activities of my tenants.

In conclusion, it is evident that if the intended use of the site is indeed a micro-brewery, there should be no obstacle to its operation within regular operational hours. Any deviation from this, by definition, classifies it as a pub, rendering this location entirely unsuitable for such a purpose.

Yours Sincerely

Mr. Moss


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