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**From:** planningcomments@staffsmoorlands.gov.uk  
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**Categories:**

Application Reference No. : SMD/2024/0235 Site Address: Managers Accommodation The Green Man Ashbourne Road Bottomhouse Leek Staffordshire ST13 7QJ Leek Comments by: Allan & Dawn Wain

From:

Smithy House  
Ashbourne Road  
Bottomhouse  
Near Leek  
Staffordshire  
ST13 7QJ

Submission: Objection

Comments: When the original planning application to turn the empty Green Man Public House into holiday/conference accommodation, we welcomed it. This change of use would ensure that the Green Man did not fall into disrepair & the derelict land would be cleaned up & maintained. Also there would be a manager on site at all times, in the Green Man building, to ensure that the neighbours wouldn't be affected by any noise or anti-social behaviour. Sadly, this was not the case, the building was tidied up a little on the outside & the car park was fenced in. The derelict land to the side was left derelict, with old lorry bodies and falling down shed. The manager's apartment did not happen either, so we went from a little noise during public house opening hours to noise and rowdy behaviour through the night and into the morning, affecting all the surrounding properties.

Our main objection to both sets of plans is the noise that up to 34 people (at present) make. If the plans for the lodges are granted, there could be up to an extra 20 people, making 54 in total & the possibility of more noise. There are 4 properties within 110 metres of the Green Man boundary, some of which have young children, all of whom are affected. Bottomhouse is only a small rural hamlet and we feel this development is too big for this small area.

In this application the design & access statement makes it clear that there will only be sufficient work to justify the permanent employment on site of a supervisor when the lodges are built.(I am paraphrasing here). This means that only if planning number SMD/2024/0188 for the four lodges is passed will there be manager/supervisor on site. Although a manager/supervisor on site 24 hours a day whilst the accommodation is occupied, can only help to reduce the noise, having such a large development is too big a compromise for our community.

Despite the findings of Mr Richards in the Ecological Appraisal, there are definitely Curlews and Barn owls living in our area. Both species have been regulars over our land for many many years.

We would like to point out that on the location map, on both applications, the blue boundary line is incorrect. It includes part of our field (where the word "shelter" is written), which belongs to Smithy House, not the Green Man. It is where our field gate is and is our access from the main A532.

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