From: planningcomments@staffsmoorlands.gov.uk
Sent: 11 June 2024 14:17
To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0188 Site Address: 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.

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 people 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 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 and access from the main A532 is.

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