
From: planningcomments@staffs Moorlands.gov.uk
Sent: 04 July 2024 12:05
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: H Cooper

From:

Bottomhouse Farm
Ashbourne Road
Bottomhouse
Leek

Submission: Objection
Comments: SMD/2024/0188

4 wooden party lodges will add 20 people to the existing 34 people in the Green Man Party House plus a site manager making a total of 55 persons on site; each could have a car, equals 55 cars. There are only 35 car spaces currently and 9 proposed making a total of 44 spaces. What happens when people bring a friend, or supermarket deliveries arrive or bouncy castles, outside catering including pizza ovens, barbecues being erected on site, all of which have been seen to occur at the site ? Where does every vehicle park? This would equate to over 100 vehicles.

The 4 party lodges will still be the same width as the previous application which was rejected by full SMDC Planning Council in November 2023.

This application would still be extending into rural undeveloped land contrary to the SMDC plan. The application is in conflict with the NPPF.

The location does not offer good public transport facilities.

30 additional trees are proposed for the site. I assume these trees would have to be mature in order to shield the buildings on the site?

The application is still speculative and opportunistic. The business model is still unsuitable for this location. The building and premises at the site are unsuitable for current operational use, albeit no planning was given for this use. The building and site are situated on a major busy crossroads.

The owls and their offspring, curlews and hunting birds still use or fields and adjacent grassland for hunting and breeding. All are protected species.

This application does not enhance the local community of Bottomhouse in the Parish of Ipstones.

This application is made under the GMPH limited company and the managers' lodge application is made under the Derwent Venue Ltd, ?

Environmental Health SMDC have said it is impossible to stop noise permeating my property because of the close proximity to my family home.

H Cooper MBA

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