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To: Planning Comments (SMDC)
Subject: Comment Received from Public Access

Categories:

Application Reference No. : SMD/2024/0235 Site Address: Managers Accommodation The Green Man Ashbourne Road Bottomhouse Leek Staffordshire ST13 7QJ Leek Comments by: M Cooper
From:

Submission: Objection
Comments: OBJECTION SMD/2024/0235

There appear to be numerous unclear/vague statements in ;

APPLICATION FORM

The managers lodge building use is not clear. The application for this building is made under a different Ltd company and could be then used for other unspecified purposes? Who will ensure that a manger is in the building and will supervise given the troublesome long history at this site? The current one noise monitor has the support of an App manageable from different long distance locations ie. the owners homes/ office and has been ineffective since installation 09/02/2023 as residents continue to complain directly to the owners, MP, Councillors and SMDC Environment Department.

THE EXISTING USE states; Lawned area adjacent Green Man Public House (now converted to holiday/conference accommodation). The Green Man is used as a Party House not a Public House, since the licence was surrendered soon after 2013 planning was approved? The property is not a holiday or conference accommodation. The proposed garden site for the managers building is in clear visual sight from the Onecote, Ashbourne and Ipstones roads. It is in clear view from neighbouring properties. All of the neighbouring properties have made objections to this development.

The site suffers from noise contamination and these buildings will introduce further noise, lighting, transport contamination. The site is vulnerable specifically because of the nesting protected Owls. Curlews hunt on the plot. Also, NPPF point 185:, a, mitigate and reduce potential adverse impacts from noise... significant adverse impact on

health and quality of life (b) identify and protect tranquil areas ...(c) light pollution on local amenity, intrinsically dark landscapes for nature conservation. The area is intrinsically quiet.

The local moorland is of a peat and heathland base and is included in an Environmentally Sensitive Area (ESA).

The Staffordshire Wildlife Trust 2021 report states;

Avoid ÷ Where possible habitat damage should be avoided, as does the NPPF, 184, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort ÷ planning permissions should be refused.

D13 ECOLOGICAL APPRAISAL REPORT states;

' there were suitable features for nesting birds present that could be used by nesting birds at any time during the current breeding seasons'.

We have forwarded videos and sightings of the Owls and Curlews to Staffordshire Wildlife Trust. We have lived at this site for decades and have seen the improved habitats support these protected species. Adjacent property owners have also reported the same sightings.

BIODIVERSITY NET GAIN asks: Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)) which are: on land to which the application relates; and ii. exist on the date of the application for planning permission, (or an earlier agreed date). The application states NO should be YES.

SITE VISIT. Can the site be seen from a public road, public footpath, bridleway or other public land? The application states NO should YES.

The proposed materials for these buildings are of a poor quality and would be detrimental to the attractive stone historic farmsteads, some dating to the 17th century.

E14 MANAGERS LODGE BIODIVERSITY SURVEY. ..The submitted photographs of the site, entrances and plot have been taken from a great distance using a wide angled lens camera. These images are misleading as the adjacent family homes in some case are within a few metres. The site is not hidden from the Peak Park Boundary and visible from all viewpoints and not as stated in E14 Managers Lodge Biodiversity Survey.....'The site is completely hidden from all viewpoints and the Peak park Boundary' ? The existing and proposed Tree Legend on E14 report shows

more trees both proposed and existing? The managers building is approx 30 metres from the Party House and to the rear. All party activities occur in the front of the property, predominantly in the bar and cafe area. The cafe is of a poor quality. It was built with no insulation to the single stone, large single glazed windows/doors and apex roof. Hence the thunderous noise that emanates from the building.

The submitted revised planning application cannot and has not addressed the issues from the 2023 refused application. By its very formula of offering a Party House and events, the guests are allowed to rise to the occasion of a veritable all day pub and all night, night club. The property has had the opportunity to put forward a revised Business Plan and manage the noise via the one noise monitor. There is ample room for a manger inside the property. Cllr Malyon invited the applicants to attend an Ipstones Parish Council meeting to allow the concerned aggrieved residents the chance to discuss the problems associated with the Green Man Party House. The applicants suggested they would check their diary. No response to this kind offer has been received.

Adding more numbers of persons (up to 54) plus bring a friend and vehicles to the property, is a guaranteed recipe for additional further noise pollution, intrusive lighting, anti sociable behaviour and operating in unsociable hours. This property should have had restrictions placed on its original planning application for its operational use. Managing large groups of people is complex. Numerous studies based on 'Groups Normalise Behaviours' have found that we often decide how to act based on how those around us are acting or how they are allowed to behave. Where a large group believe they are behaving in a normal fashion, the group bonds whether this is healthy (normalization) or negative, excessive drinking, all night parties or drugs is then classed as normal to group members. Managing 54 + people should be a priority for SMDC planning department on this planning application. We thank all of the local residents for their support and abhorrence of these events taking place within the community. We sympathise with the noise pollution abuse you also experience across the open moorland area. This is a violation of the privacy for the homes within earshot of the Party House and a violation of our personal space. The proprietors of the Green Man Party House do not live here. We all do.

In summary, this proposal is neither modest nor needed. New residential dwellings are not normally allowed. There is an over abundance of existing holiday accommodation in the Staffordshire Moorlands and Peak Park district. The area is not screened and sits in open moorland and is not a concealed area. The development will not enhance the existing site. The site is not derelict. Overgrown grassland can be cut and maintained and returned to its former glory in this environmentally sensitive area (ESA). Any new planting will take years to mature and will not provide screening to adjacent permanent residences and the open countryside.

The current business model, a Party House, is the primary problem and further building will not curtail the noise or provide any significant employment. Environmental Health SMDC have said it is impossible to stop noise permeating my property because of the close proximity to my family home.

There is no evidence to support the statement that adding to the site numbers will render any substantial increase in revenue. The site now adversely impacts the area and significantly demonstrates and outweighs any benefits. The proprietor/s, Ltd company/s have shown little regard for the adjacent property owners, wider community, the special sensitive green area and the wider community. Any further development would be detrimental to a large part of the principle and attractive stone historic farmsteads, that are currently exposed to and visible from Onecote Road and attractive features within the landscape that contributes to the character and appearance of the area. The site in turn would be harmful to the character and appearance of the area. There would be conflict with policies SS10, DC1, DC2 and DC3 of the SMDC Local Plan and the NPPF in these regards.

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