
From: planningcomments@staffs Moorlands.gov.uk
Sent: 04 July 2024 12:52
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: M Cooper

From:

Ashbourne Road
Bottomhouse
Leek

Submission: Objection

Comments: The Green Man Party House property is in operation by an under the radar application. The adjacent properties, SMDC planning and council members are now aware of how this happened. The 2013 application was for extra lettable rooms to a Public House. The licence was surrendered soon after planning was approved.

These intentions were not made clear to anyone and an article published in the Leek Post & Times suggested "Green Man brought back to its former glory"; this did not happen. This property is not suitable for the operational use as sold to the general public. Groups of adults shouting, screaming with bouncy castles, water slides and fancy‐dress parties; were again not mentioned as any part of the many planning applications associated with this property. An all‐day bar and all‐night disco night club are its main operational use. Are Wedding parties on the list of intended further use with fifty four people plus guests and bring a friend? The building and the site are unsuitable for this type of use in the rural family hamlet of Bottomhouse, surrounding villages and close proximity to family homes. Noise pollution, light pollution, anti‐social behaviour, unsociable hours, sleepless nights are included in the many reports to 101, 999 police, SMDC planning and Environment Dept., for noise complaints by neighbours on three sides of this unruly property. The current planning application is unnecessary as SMD/2013/0257 already included a managers' flat within the building. The application lacks detail of the true use of its plan. The use is unclear. The property is in a naturally quiet and light free area and this application is in conflict with the National Planning Policy Framework, NPPF. The NPPF, states very clearly that the natural environments should be protected. NPPF, in particular to point 15: Conserving and enhancing the natural environment. 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 site now adversely impacts the area and significantly demonstrates and outweighs any benefits. The proprietor/s have shown little regard for the adjacent property owners, wider community, the special sensitive green area and the wider community.

Owls and their offspring, curlews and hunting birds still use our fields and adjacent grassland for hunting and breeding. All are protected species.

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

M Cooper BSC Hons Psychology, PCCE, Cert Ed,.