

Application Reference No. : SMD/2024/0188 Site Address: THE GREEN MAN Ashbourne Road Bottomhouse Leek
Staffordshire ST13 7QJ LEEK Comments by: R COOPER

From:

Bottomhouse Farm

Bottomhouse

Leek

ST13 7QJ

Phone:

Email:

Submission: Not Object

Comments: OBJECTIONS SMD/2024/0235 & SMD/2024/0188

We have had years of sleepless nights and weekend disturbances from anti social noise disturbance, trespass, threatening behaviour and a recent sighting of lewd behaviour in the bar. Interventions have been sought with police 999 ,101., our local MP and councillors. All adjacent family homes have made objections and have suffered similar consequences.

Previous comments made by the full planning council include; The applications are opportunistic and speculative and have no clear business plan.

The proposal for a managers' lodge show no mechanism for how disturbances would cease or ensure that this could or can happen. It is not possible to balance stated needs with harms identified and contrary to policies SS1, SS2, SS10, DC1 and E4 SMDC Local Plan and to the NPPF.

The proposals would not improve the economic, social and environment conditions of the area nor does it comply with the development plan for sustainable development.

The proposed applications would not be in a location that offers or is capable of offering good connectivity.

The previous similar applications were rejected by the full planning committee in November 2023 on the grounds of being more harmful to the environment. Catering for over c.54 persons as overnight guests and additional people increases the risk of uncontrollable neighbour disturbances especially at anti social evening and night time is increased and with the known reported history of such disturbances from the existing business and in absence of a system of control and management to avoid anti social neighbour disturbance the proposal is likely to result in unacceptable harm to the amenities and living conditions of neighbouring residents and contrary to Staffordshire Moorlands Local Plan SS1, SS10, E4 and DC1 and the NPPF.

Further development would extend into undeveloped rural land and double the size of the existing building and occupancy. This could not be considered a limited expansion and not identified in local plans. The proposal was rejected in accordance with D01, D02, D04, D05, D06, D07.

Finally had the 2013 business plan been completed which was acceptable to the planning council at that time the issues that have subsequently arisen over the past 11 years which have included uncontrolled parties would not have occurred since within that original plan there was capacity in the plan for additional guests, a managers' apartment and licensing laws were controlled.

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