

Appeal Statement : Re non-determination of SMD/2024/0188
The Green Man, Bottomhouse, Leek
Enhancement of existing holiday accommodation to include four holiday lodges.

1 Introduction

This planning appeal is for the non-determination of revised planning application (SMD/2024/0188) for the erection of four holiday lodges to complement and expand the existing holiday accommodation and tourist facility at 'The Green Man', former public house, at Bottomhouse Nr Leek (ST13 7QJ). A concurrent tandem revised planning application (SMD/2024/0235) to provide a lodge accommodation for an onsite manager to continually monitor the site has also been appealed for non-determination concurrently with this appeal. The two sites partly overlap since they share a common vehicular access, which is the existing access to 'The Green Man' former public house, and the proposals for both are shown on each site plan. It is hoped by the appellant that both 'tandem' appeals will be determined by a single appeals inspector as they are effectively interlinked.

An application for the lodges was originally applied for in July 2022, refused in November 2023 (SMD/2022/0426) and for the manager's lodge in November 2022, refused November 2023 (SMD/2022/0631). The revised applications are to reduce the size and appearance of the lodges and to address various other concerns raised in the planning officer's report to committee, especially including historic noise complaints.

2 Timing for non-determination

Although the application for SMD/2022/0426 took sixteen months from application to refusal, part of the reason for this in the early stages was that the applicant's agent noticed the online objection from Environmental Health re historic noise disturbance, and the applicant decided to introduce an application for an onsite manager's lodge to control potential noise and provide onsite maintenance in November 2022. It was agreed between the applicant and the planning officer that this would therefore go to the February 2023 planning committee. In the event, and for reasons unknown to the applicant and agent, it did not go to committee until November 2023, which was sixteen months after the first application had been validated.

The current application now being appealed was applied for on 22 April, and validated on 20 May 2024, so six months will have elapsed without determination before the application is put on the next possible agenda for a planning committee meeting. There has been no agreement to extend the time for determination. The application is listed as a 'minor' development with a statutory determination period of eight weeks.

3 Proposal

The application is for four holiday lodges to modestly expand the existing holiday accommodation business, and the 'tandem' manager's lodge application is to monitor the site, provide day-to-day maintenance, and prevent any potential noise. Historically, there had been reported disturbance to neighbours from the venue, which did not have sufficient business turnover onsite to enable the employment of an onsite full time manager/supervisor. The proposals aim to redress this and the appellant wishes to create a limited expansion of the existing business which maintains the 'Trip Advisor' rating in excess of 4.7 experienced at other properties in the 'Peak Venues' portfolio.

The Design and Access Statement (document D02) describes the proposals in detail and the major adjustments which are made to the original schemes applied for in 2022 (which were both refused by the planning committee in November 2023). The adjustment attempts to address and rectify the points raised against the proposals in the planning officer's report to committee, and those raised by committee members. Neither the applicant nor agent had had any feedback from the planning department in the period before, despite requesting a meeting for this purpose in February 2023.

4 The Governments' presumption in favour of growth and the proposed revisions to NPPF

The Design and Access Statement (D02) shows how the proposals accord with the local plan for a limited

sustainable expansion to an existing business.

This is supported by the current Labour government's drive for growth and the proposed revisions to the National Planning Policy Framework, as detailed below (comments in blue by the appellant). By the time this appeal is decided the revised NPPF will have been finalised and published and the changes will be a material consideration in deciding this appeal.

The new Labour government published (extracts below) on 8 July 2024:-

HM Treasury, The Rt Hon Angela Rayner MP, The Rt Hon Rachel Reeves MP and The Rt Hon Ed Miliband MP

The Chancellor has today (8 July) promised to take immediate action to fix the foundations of the economy, rebuild Britain and make every part of the country better off.

In her first speech as Chancellor, Rachel Reeves pledged to leaders of some of the UK's pioneering industries to build growth on strong and secure foundations built on stability, investment and reform, and forged through a new partnership with the private sector.

Addressing the difficult economic inheritance this government faces, she committed to taking immediate action to drive sustained economic growth, the only route to improving the prosperity of our country and the living standards of working people.

Setting out her first steps to deliver on the government's commitments in its manifesto that every action it takes will be based on sound money and economy stability, the Chancellor promised a new economic model that will grow the economy.

Chancellor of the Exchequer Rachel Reeves said:

'Today I am taking immediate action to fix Britain's economic foundations.

By growing our economy we can rebuild Britain and make every part of the country better off.'

Deputy Prime Minister Angela Rayner said:

'Our country is under new management and a new era for economic growth will be built on secure foundations.

The Chancellor and I will work in lockstep to kickstart the economy, unleashing housebuilding and powering local growth.

Change starts now. We will unblock the bottlenecks and drive forward a transformational package to build.'

The Chancellor has also welcomed the Deputy Prime Minister's commitment to make the economic benefit of development a central consideration when intervening in the planning system.

Extracts from the draft revisions to the National Planning Policy Framework for consultation:

Achieving sustainable development

7. The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner.

The proposal is a sustainable commercial development.

8. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-

being; and c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The application which is submitted for appeal is a sustainable development growth expanding an existing tourist facility which will support visitor's health and cultural well-being, and enhances the existing natural environment whilst improving biodiversity following feedback from the Staffordshire Wildlife Trust. It supports all three objectives a) to c) above.

11. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies for the supply of land which are most important for determining the application are out-of-date, granting permission

Decision-making

39. Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

The application under appeal is for holiday lodges built from sustainable materials and landscaping which measurably improves bio-diversity under the statutory Biodiversity Net Gain metric.

Determining applications

48. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

A longer period has not been agreed with the applicant.

Planning conditions and obligations

55.56. Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions

56.57. Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. 24.

The appellant is happy to agree to conditions and suggests later in this appeal document some reasonable ones to ensure the application's acceptability.

Building a strong, competitive economy

85.83. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

The appellant wishes to expand and adapt the existing tourism business through investment.

Supporting a prosperous rural economy 88.86. Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside

The appeal is for sustainable growth of the existing tourism business in a rural area through new well-designed buildings, respecting the character of the countryside and increasing bio-diversity

89.87. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land should be encouraged where suitable opportunities exist.

The appeal site is on land which had previously been used for touring caravans. However, as confirmed by the County Highways Officer, it does not have an unacceptable impact on local roads, and has excellent public transport access (bus stop shelter on the boundary) and nearby access to footpaths and cycling.

Open space and recreation

102.100. Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities.

The proposed holiday lodges provide access to the Peak Park approximately only half a mile away and therefore provide opportunities for physical activity and recreation through walking and cycling, whilst benefiting nature through biodiversity net gain

113. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, in all tested scenarios.

Although the planning officer's written and spoken report, and individual councillors mentioned concerns on accessibility and road safety (and this was Reason 4 for refusal), this was the exact complete opposite to what the County Highways Officer had written in the professional response to the statutory consultation.

Making effective use of land

123.121. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

The application makes effective use of poor land and ensures safe and healthy living conditions for the visiting tourists, whilst improving the environment through Biodiversity Net Gain.

124.122. Planning policies and decisions should: a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.

The application is for a tourism scheme mixed use for both individual families and conferences whilst achieving net environmental gain.

Habitats and biodiversity

185. To protect and enhance biodiversity and geodiversity, plans should: a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The application under appeal has identified and mapped the site ecologically with a suitably qualified ecologist who has

made repeat visits, and a scheme has been prepared from the ecologist's advice and following feedback from the Head of Nature Recovery Networks Staffordshire Wildlife Trust to produce new woodland and wildflower habitats achieving considerable Biodiversity Net Gains in excess of the minimum required.

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Comment similar as in Para 185 above.

5 Officer's written and verbal reports to the Planning Committee for the larger scheme Nov 2023

This appeal is for non-determination of the application. However, the revised application is a reduced version of that which was refused at committee in November 2023, and the changes to the scheme are a direct reflection and response to the concerns of the planning officer in his report and the feedback from councillors, so the report at the November 2023 planning committee meeting is a material consideration.

There were some errors in the written report. It was stated at 6.1 that a total of nine neighbouring addresses were notified, when in fact on the planning website seventeen owner/occupiers were contacted, and return objections from two neighbouring residential properties are recorded.

At 7.17 it was reported to the planning committee that
'It is not apparent or demonstrated that the site has good connectivity with public transport, walking and cycling and therefore E4 (1) A is not found to apply.'

This is at complete variance with the response from Staffordshire County Council Highways Officer, whose professional opinion is listed in the same planning report in Para 6.5, detailed below:

There is a bus service from Leek to Ashbourne with bus stops directly outside the site providing public transport to Leek (approx.5 miles) and Ashbourne (approx. 11 miles). There are numerous public rights of way surrounding the site and other local tourist attractions such as, Alton Towers and Manifold Valley

Access to the holiday lodges will be off Bottom Lane via an existing commercial access, which previously served the pub. There are no proposed modifications to the access and visibility is good. The access served the pub car park and in continuous daily use it is considered that trip generation would not increase as a result of the addition of the proposed lodges.

It is noted there are no footways along Bottom Lane or Ashbourne Road however, pedestrian access to the bus stops will be via a footpath through the site.

The planning officer wrote at 7.21:

7.21 SMDC Environmental Health advise against approval on grounds that the noise impacts are not known but that the existing premises are cause of complaint. This point has been discussed with the applicant. In response they have submitted a further application SMD/2022/0631 for siting of a static caravan to accommodate an on-site manager and maintenance person.

However the planning officer failed to mention and report to committee the complete reversal of this opinion by Environmental Health when the latter commented on the Manager's Lodge application being reported to the same November 2023 committee immediately after the lodge consideration. Environmental Health commented:

1. The caravan under this application is to address ongoing noise concerns and those raised for a proposed holiday lodge development adjacent to the Green Man. This application does appear a positive move in noise control. The permanent presence of a warden while the Green Man is occupied by guests would assist in ensuring guests do not impact nearby residential properties.

The caravan should be restricted to warden/site management use only.

Recommendation and Conditions

The Environmental Health Department have no objection subject to the following conditions being applied to any permission granted.

They then list conditions which are acceptable to the appellant.

The planning officer also reported verbally to the committee that there was some residential history of disturbance, however no management proposals to mitigate this had been submitted. The applicant had not been specifically asked for further proposals, believing that the tandem application for a managing supervisor's lodge was the proposal in this respect. A specific noise management proposal has therefore been submitted with this revised and reduced application.

At 7.24 in the report it stated:

The applicant's submitted ecology report took into consideration badgers, bats and birds. It recognises that nesting birds are likely and the LPA would say highly likely in the season February/March to July. Objectors have raised concern about ground nesting birds on adjacent land. There is a potential for disturbance from the site to displace birds on adjacent land. How significant this would be is perhaps difficult to gauge. There is no specific survey information on the adjoining land and its bird fauna.

Following the planning refusals at the November 2023 meeting the ecologist revisited the site for this revised smaller application, and checked for any changes since his first visit and report. He especially checked the wider area outside the site and looked for evidence of the ground nesting birds since this was the nesting season. His updated report included in this appeal indicates that he found no evidence.

Section 8 of the planning officer's report to committee covered a conclusion and planning balance.

It reported on the much larger scheme to the current revised smaller application. This had larger four bedroom lodges with greater impact and prominence than this appeal scheme which is much reduced, and the reductions are discussed in detail in the Design and Access Statement D02.

The conclusion again reiterated that

'8.4 The proposed holiday lodges would not be in a location that offers, or is capable of offering good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling.'

Which again was completely contrary to the Highway Officers opinion.

Also, at 8.5 in the report to committee:

Neighbours are concerned by the greatly increased capacity of the site that would result and owing to noise disturbance at anti-social times from the existing business, complaints about which are confirmed by the Council's EHO, they are very concerned about the prospect of this increasing further. In the absence of a dependable means or system for managing the site this becomes a further reason for refusal.

The officer again failed to report that in the immediately following application to be considered by the planning committee for the manager's lodge the Environmental Health Officer's opinion had reversed completely and there was no objection.

In the application which is subject to this appeal there are detailed proposals for noise management in a separate report document D11. A programme of secondary glazing to windows looking on to neighbours is also being carried out, and new doors, to further reduce potential noise, and the proposed manager's lodge on site will enable the monitoring of evening activities to ensure a quiet environment for neighbours.

'Peak Venues', who own the Green Man, now also have strict noise management agreements as part of their

booking terms which can be seen on the 'Peak Venues' website. The programme of upgrading windows and doors at the original pub building is underway....the appellant has received all the new windows and doors, and the works will have been completed by the end of November 2024 so can be inspected after this date. The Environmental Health Officer met with the appellant on site in Summer 2024 to review procedures for managing noise, and also put in noise monitors to check the sound levels at the bedroom of the nearest residential property across the B5053 Bottom Lane, through a two weeks period. The EHO was happy with the procedures in place and the readings from the noise monitors were within acceptable norms.

The revised planning applications (SMD/2024/0188) and concurrent tandem revised planning application (SMD/2024/0235 to provide a lodge accommodation for an onsite manager) which are the subject of these appeals are specifically to address and rectify the items of concern in the planning officer's reports and the neighbouring objections.

6 Suggested Planning Conditions

The County Highways Officer had requested a condition being imposed for the driveways, parking and turning areas to be installed prior to the proposed lodges being occupied and the appellant is in agreement.

SMDC Environmental Health suggested a condition that the associated manager's accommodation should be restricted to the manager's use only, and also suggested other conditions re timing of the works, lighting, pollution and contaminants, and the appellant is in agreement with all these.

The appellant also suggests putting forward the following conditions which would be acceptable:-

- 1 The landscaping including 75 trees as proposed following feedback/discussion with the Staffordshire Wildlife Trust be planted prior to the proposed holiday lodges being in use.
- 2 The manager's lodge to monitor the site being in place prior to the holiday lodges being in use.
- 3 That the timing of the works on site be carried out to avoid the bird nesting season as recommended by the ecologist from Arc Ecology.
- 4 That the measures in the D11 Noise Management Proposal be carried out prior to the holiday lodges being in use.

7 Ecology and Biodiversity Net Gain

The existing trees, hedge line and landscaping within the site, screen the proposals. They provide a continuous tree belt to the south east boundary to screen from adjacent roads.

This application was submitted to Staffordshire Wildlife Trust (SWT) who were asked to review the application as part of a service level agreement with Staffordshire Moorlands District Council to provide ecology advice regarding planning and development management functions. They responded to request a holding objection prior to receiving further information. Although neither the applicant nor agent were informed of this the applicant's agent noticed the request on a periodic online checking of the application. The agent responded directly to the Head of Nature Recovery Networks at SWT with document D17, which has the Wildlife Trust's queries on the left and the agent's responses on the right.

Following this feedback the site biodiversity survey drawing (D14A) was updated and also the site plan (D01A). More woodland area was added to the site and a total of 75 new trees proposed, in addition to the existing 73 on site (ie a 100% uplift in tree numbers). These are positioned to create woodland areas for the benefit of wildlife and to further reinforce the existing screening of the holiday lodge proposals. Also four areas of the existing grassland are proposed to be enhanced through wild flower seeding. The species of trees and incorporation of enhancement of grassland to best benefit wildlife were advised by the Ecological consultant who prepared the Ecological Appraisal Report and carried out the walkover in April during the bird nesting season. This all increased the Biodiversity Net Gain above the minimum required by the government in new planning applications.

Following this Staffordshire Wildlife Trust Head of Nature Recovery emailed the agent:

*'We've looked at the metric and it all looks good. I shall let SMDC know.
Would it be possible for there to be a short report detailing how the habitats will be managed please?'*
A further report D18 Report on Habitat Management was then produced and submitted.

The Wildlife Trust wrote to SMDC:

*'Staffordshire Wildlife Trust has been asked to review the above application as part
of a service level agreement with Staffordshire Moorlands District Council to
provide ecology advice regarding planning and development management functions.
Following the receipt and review of the documents relating to Biodiversity Net
Gain, we wish to remove our HOLDING OBJECTION and no further comments.
Reagrds
David Cadman MCIEEM
Head of Nature Recovery Networks Staffordshire Wildlife Trust'*

8 The Planning Committee Meeting and Refusal of Permission

This appeal is for a scheme which is smaller than that which went to committee and was refused. However many of the points of discussion from the committee meeting are relevant and drove the redesign of this smaller and more biodiverse scheme which is now being appealed for non-determination.

The appellant is grateful to the planning committee for its conduct and a full discussion of the project. However, the appellant believes that there was misinformation given between councillors and public speakers which partly contributed to refusal. The unfortunate historic noise and disturbance problems at the site which the manager's proposed lodge introduction is seeking to address also drove a decision to refuse.

The Planning Committee meeting was recorded as a video and this is available online at SMDC's website.

The planning officer's report to the planning committee and its variance with the consultee responses is noted at **section 5** above. However, the planning officer otherwise gave a balanced introduction noting that the site is not in Greenbelt and that policy SS10 had a provision for limited sustainable rural expansion.

Of the councillor comments that were made, the following were of great concern to the appellant:-

Councillor Malyon said that the B5053 bordering the site was busy, that there were many accidents, and it was unsafe. *This was the exact opposite of the County Highway Officer's consultee response.*

Councillor Roberts said that 100 people could be invited for the day. *This is unrealistic and well beyond the capacity of the development and day invitations have never been made in the past.*

Councillor Johnson said that possible amendments which had been suggested by the agent should be put into the drawing and not verbally at the committee meeting.

The appellant agrees with this but there had been no feedback from the planning officer during the months of the planning application, even when on 9 Feb 2023 the agent wrote to the planning officer:

'If your assessment is edging towards a refusal Justin would like the opportunity to discuss both applications with you to explore whether there are any adjustments which may be possible to frame the project into an acceptable form.

He would welcome a direct discussion with you to assess what may be the 'sticking points' in giving an approval.'

The first feedback on the project was seen by the agent and appellant in the form of the planning officer's report to committee in November 2023, published just a few days before the planning committee meeting. The agent was therefore only able to address possible changes by condition verbally to the committee, without working on a new reduced scheme (which is the subject of this appeal) and delaying the application by even more months to those already experienced.

Councillor Cawley suggested to the planning committee that there was potential criminality, and the Bishop of Derby had made a speech suggesting that isolated houses could be used for illegal purposes involving 'trafficked women'.

This surprising suggestion could be levelled at any holiday property anywhere. The historic noise problems from The Green Man were partly due to insufficient financial turnover with the existing limited facility to be able to employ a permanent manager/supervisor on site. The additional holiday lodges and 'tandem' managing supervisor's lodge application seeks to address this and this has been successfully employed at some of the appellant's other sites.

Councillor Hulme stated that there had been too much flexibility with verandahs in the scheme and then said that the agent is suggesting to the committee that they could be taken out from the scheme. He then went on to say that the property was adjacent dangerous crossroads and the records are there.

The verandahs are completely removed from this smaller scheme. The comment re dangerous crossroads was contrary to the Highway Officer's assessment and consultation response.

Councillor Hoptroff stated that hot tubs for the lodges would create further noise.

The appellant does not have hot tubs in the proposal and none are shown on the drawings nor intended.

Councillor Malyon, speaking on behalf of the objectors, stated that they had seen the planning officer out on site several times, and how come no one for the applicant had been on site to see him?

The applicant nor agent had regrettably not been invited to site for any of these meetings despite requests from the agent for a meeting and feedback in February 2023. The first feedback given was the officer's report to the Planning Committee published just a few days before the meeting. The planning officer for the scheme was courteous on the occasions when he could be contacted, and the appellant recognises the huge workload which the planning department and officers must be experiencing whilst perhaps being under-resourced. However, the lack of feedback and contact and delays in the timescale are beyond a reasonable level for operational businesses hoping to modestly expand and improve.

Summary of Appeal

The application which is the subject of this non-determination appeal seeks to provide a sustainable expansion to an existing tourism business, with the proposed revised scheme significantly reduced from that which was refused by the planning committee in November 2023.

The holiday lodges are reduced in plan size, and in height, and in the number of bedrooms proposed. Verandahs to the lodges are removed from the scheme. Materials are chosen for the exterior which are in keeping with a countryside woodland location, and the structure of the lodges is in sustainable materials with minimal ground penetration on piles.

A comprehensive scheme of Biodiversity Net Gain is proposed, more than doubling the existing trees screening the site, following feedback from Staffordshire Wildlife Trust and Arc Ecology.

There are no objections from the statutory consultees including Highways, Environmental Health, Waste services, water and drainage, with positive responses regarding the proposals.

A 'tandem' application for a manager/supervisor's lodge has been submitted and also is being appealed for non-determination. The two applications could be linked by planning conditions.

The proposals align with the current Governments' presumption in favour of growth and the proposed revisions to NPPF, and with the local plan.

Although the appeal is being made for non-determination in a reasonable time-frame, the appellant welcomes an independent professional assessment based on a presumption in favour of sustainable development, and the written provisions in the updated National Planning Policy Framework and the local plans.

The appellant seeks through this appeal to introduce a modest sustainable expansion of the existing tourism business which is in keeping with the rural location, and which also overcomes historic problems with

disturbance from the existing building affecting the nearest neighbours. The proposal will massively increase biodiversity at the site. The appellant is happy to accept associated planning conditions to an approval to ensure an outstandingly successful outcome for both the existing premises and the proposed new holiday lodges.

Appeal on behalf of 'Peak Venues', GMPH Ltd