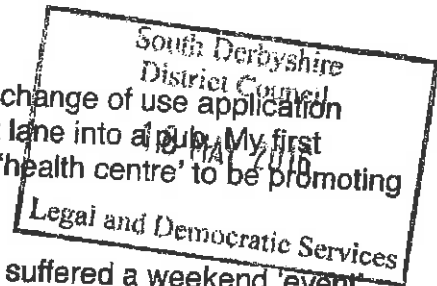


Dear Sirs,

Thank you for your letter notifying me of the ridiculous change of use application changing the not-yet-open sports pavilion on Cockshut lane into a pub. My first impression is how unbelievably irresponsible it is for a 'health centre' to be promoting alcohol sale and consumption.



Your invitation to comment was timely, as we have just suffered a weekend 'event' which has been a perfect demonstration of why Melbourne Sporting Partnership and their tenants are totally inappropriate people to run a pub. The event began on Saturday. It was clearly inadequately planned, and demonstrates the inappropriate nature of adding any more "attractions" to the site because, despite the new car park, visitors to the site parked on the pavement of Cockshut Lane all the way from Robinson's Hill to Hope Street. This road is the main through road past Melbourne from South Derby to the A42. The parked cars reduced this road to a single carriageway with passing spaces. Not only that, but because they parked blocking the pavement, it forced walkers into what was left of the road. This parking behaviour is clearly unacceptable and is going to lead to death or injury if it continues to be repeated.

We also had to put up with loud music on the Saturday night - on the far side of the 'pavilion' building so I can only anticipate the nuisance would be greater if the building were repurposed as a pub.

On further thought it seems that Melbourne is already plentifully supplied with Public Houses and there is no need to add another on what was a greenfield site. If one was necessary in this corner of Melbourne then refurbishment of the existing Melbourne Arms would have been more appropriate.

I note the application is to allow opening times up until 11pm every night - meaning disturbance at 23:30 when drinkers will be thrown out and will be slamming their car doors. This is unacceptable. I deliberately purchased my home, backing onto the sports field, for the quiet location as I am usually in bed by 10pm due to starting work at 7am. I did not buy this site to have a pub built in my back garden. If I'd wanted that I could have gone for somewhere in the middle of town.

Having lived here for many years I can report that Melbourne Sporting Partnership and the clubs using the site repeatedly demonstrate themselves to be bad neighbours. We have experienced:

- 1) Strimming being performed outside our bedroom window at 6am on weekend mornings.
- 2) Tree felling into our back garden without warning or notification - contrary to boundary work legislation.
- 3) Burning of green tree cuttings causing smoke for 12hrs - necessitating me to take medication in order to breath. Whilst this started at 1pm, the smoke was still causing me breathing difficulties at 10pm and we had to keep our windows closed even though it was a stuffy night.

4) Pavements on Cockshut Lane being routinely blocked by parked cars, even when the 'new' car park became available. Despite 'Melbourne Sporting Partnership' allegedly being to promote sporting activity I am finding their blocking of the footpath and restricting the width of the roadway makes both walking and cycling on Cockshut Lane more dangerous. I see far more walkers being inconvenienced by this unacceptable behaviour than the small number of people who visit the site to play ball games. Why are participants not encouraged to walk or cycle rather than driving there?

5) The holding of excessively loud music events - such that even with double glazing locked and secured we've had items vibrating inside the house. It has been so bad we've had to make bookings to spend the weekend away when this event has been repeated.

6) Noise nuisance - we frequently experience disturbance from unnecessarily noisy activity on the site - people using the cricket nets to bounce footballs off being particularly annoying.

As Melbourne Sporting Partnership already demonstrate that they are antisocial neighbours I cannot see any circumstance where adding a pub to the site would make things any better and I can only imagine it will deprive me of sleep due to increasing the excessive disturbance they already generate.

I am also disappointed at the dishonesty of this application. We were sold the development as a 'health club' providing facilities for the sports fields. We have had the annoyance of the heavy lorries and equipment, the noise waking us having been told that the 'improved facilities' would improve the area. The inclusion of a car park was sold as an improvement of congestion on Cockshut Lane when the dirt carpark overflowed. What do we see on the first 'big' event held? Tents have been put up on the hard standing and we have the road and pavement full of parked cars. With this one event causing this mess there is simply no capacity for the extra traffic that a pub on the site would generate.

*A Hoge*  
4<sup>th</sup> May 2016

