[redacted]

[redacted]

[redacted]

We note that the application form states, ‘Retrospective permission for replacement of an existing asbestos-built function room with new covered seating area’ whereas the introduction of the Design and Access Statement states, ‘to seek Full Planning and Listed Building Consent for the erection of an external bar to serve an existing beer garden’. Can you please confirm which one is applied for or is it both. If it is the latter, we would have further comments to make.

Regarding the new covered seating area, if you are mindful of approving the applications, its consequence of emitting noise from patrons and dogs should be time limited at night due to the proximity of surrounding dwellings, some of which are designated for the elderly. This would be exacerbated during the summer when these surrounding dwellings have their windows open and enjoy their peaceful amenity time in their gardens. Any unrestricting lighting times at the structure would prolong patrons at the location.

The proposal should not have an adverse impact on the amenity of existing neighbouring properties and must satisfy Local Plan Policy 14 Amenity, particularly 5.26, 5.27, 5.28 and LP14 C; that predicted adverse noise impacts, including internal and external levels, timing, duration, and character are acceptable.

Yours sincerely

[redacted]

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