

Appendix 1

Example of comprehensive coverage in the officer report of third-party comments received

Extract from the officer report:

Application 23/04831/FU

Public/Local Response:

Site notice displayed adjacent to the site on 13.09.2020. Following this, correspondence was received, stating that the site notice had been removed. In response neighbour notification letters were sent to residents which live immediately around the site, as well as to those which commented on the previous application.

14 letters of objection received on grounds of:

Resident bordering the site, disputes the supporting comments made within the DAS submitted by RBA Planning at section 5.8 which advises that they are in support of the application and rises the following objections:

There has been no engagement made by the applicant, prior to planning application being made, as suggested within the supporting document that has been published by 'RBA Planning on behalf of applicant.

No consent was given for the use of pictures of their home within the document. Also, expressed concern as to where they have gathered information that formulates their opinions on the structures which implies their support and object to the proposal on the following grounds:

Increase noise and anti-social behavior,

Staff and owner, unable to control existing behavior of patrons,

Thrown objects and abuse from existing children's play area,

Impact from light pollution as a result of external lighting,

Customers parking outside of residential properties causing additional noise, Customers parking on Zebra crossing path,

Shelters will promote 'Smoking and vaping' alongside the rear gardens of residential sites.

Other objections covered below:

Increased activity close to residential property resulting in noise, smoke, drug use and foul language disturbance, all year round, with no respite in winter months and for longer periods;

Increase in anti-social behaviour, loud music and gang fighting;

Increase in aggressive behaviour, fighting in the street; Increase, in urinating and trespass on people's property;

Increase in litter been thrown in gardens; Increase in dangerous parking due to inadequate parking at the site;

Impact of the shelters on the historic and coherent appearance of building;

Impact on trees and habitats from structures;

Impacts on Mental Health and quality of life.

Failure to implement Court directive requiring *'to remove all external structures, put vehicle access back to its original state & remove all signage furniture to the front of the property attached to streetlights and other curb structures. The only Court Directive followed was the removal of external structures with all other actions not followed/completed. After losing the last court appeal, the publican then constructed a child play area at the rear of the Winterfell Rd properties, there is no issues with the play area apart from he constructed play structure that allows children to investigate neighboring gardens. The bordering fences are 8ft high, children scream and abuse residents in their gardens and throw objects into the gardens and at resident's windows.*

Unauthorised, external lighting causing light pollution into neighbouring properties, loss of sleep;
Original structures moved to rear of the property, used for food waste which is attracting vermin, causing health hazards;

Play equipment erected to the rear, impacting on neighbouring privacy;

Old single decker bus parked at the rear used as a party bus for private functions, causing further distress to residents;

Flooding.

One comment received: No objection however concern raised regarding the lack of parking, *'proprietor recently telling prospective customers on a Facebook group to park down a residential street as there isn't anywhere to park at the establishment. An increase in custom will only make this worse'*.

44 support comments received from residents who do not lived within the immediate vicinity of the site:

Nothing wrong with original gazebo's and positions;

Noise not an issue,

Nice space, looked good;

Good for the village;

Child friendly,

Allows use in all weathers, all year,

Keeps rain off;

Good ambient lighting,

Outdoor TV for sports fans,

Nice to sit outside and have a meal without neighbours overlooking'

Neighbours should expect a certain amount of noise and light, living next to restaurant/bar;

Beneficial to the community with good mature Clientele,

Nice to see a welcome frontage and seating area, Outside recreation limited in Drighlington,

Community Asset,

Responsible owner,

Supports local business,

Improves hospitality and atmosphere.

Improve, social, economic and atmospheric value, to up and coming area, for locals and visitors,

No detrimental effect on anyone,

Helped mental health during covid,

Business enhancement,

Better and safer facilities for customers.