From: Musson, Martyn
To: Musson, Martyn

Subject: FW: PREM/05111/001 | Premises Licence - New Application | Open for Consultation | 17 Bradford Road

Stanningley Pudsey LS28 6AT

Date: 26 June 2023 11:12:19

On Behalf Of Carter, Cllr Andrew

Sent: 23 June 2023 16:43

To: Entertainment Licensing < Entertainment.Licen@leeds.gov.uk>

Subject: PREM/05111/001 | Premises Licence - New Application | Open for Consultation | 17

Bradford Road Stanningley Pudsey LS28 6AT

Dear Officers,

I wish to object to the above Licensing Application for the following reasons:

Public Safety/Prevention of Crime and Disorder/Prevention of Public Nuisance

The premises are close to residential streets that are used as a route through to Westroyd Park and Hainsworth Park. The proposed trading hours of 8 a.m. to 11 p.m. Sunday to Thursday, and 8 a.m. to 4 a.m. Friday are likely to cause increased footfall through the residential streets during the night and into the early hours by people looking to congregate in the Park and consume alcohol.

There will be increased noise nuisance and anti-social behaviour, plus an increase in traffic movement during the early hours of the morning in what is a residential area.

The shop has no off street parking, and has a bus stop located immediately outside, which encourages customers to drive up and park on the pavement when visiting the shop. If the business were to remain open until 4 a.m. then such parking would extend throughout the night.

It is alleged that the shop owner has suggested his reason for wanting the extended hours is due to the shop's proximity to the motorway. If vehicles were encouraged to come off the Stanningley Bypass to purchase alcohol and other goods, this would cause further traffic on a road where speeding and poor driver behaviour is already an issue.

Protection of Children from Harm

A number of young children live in the surrounding streets and could be subjected to inappropriate language and sleep disturbance if the premises attract late night drinkers. Groups already congregate around the bus stop outside the premises, and under the nearby viaduct. Increasing the licensing hours will also increase the potential for anti-social behaviour.

Can you please take these points into consideration when looking at this application.

Councillor Andrew Carter CBE Calverley & Farsley Ward

Sent on behalf of Cllr Carter by

I handle personal information in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). For a copy of my updated privacy notice or for further information, please click here or contact me.

Shared Lives week is happening on 26th – 30th June 2023! Join us on Twitter @LCCSharedLives to find out more about the service.

Shared Lives carers provide care in their own homes. It can be for a few hours, overnight, or even a couple of weeks. Find out more about a rewarding role as a Shared Lives carer: www.leeds.gov.uk/sharedlives.

From: on behalf of <u>Carter, Cllr Andrew</u>

To: Entertainment Licensing
Cc: Carter, Cllr Amanda

Subject: PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

Date: 30 June 2023 15:50:26

Good afternoon,

We wish to object to the hours requested, with reference to the premises licence for 17 Bradford Road Stanningley Pudsey LS28 6AT. The operating hours are massively excessive and will undoubtedly lead to anti-social behaviour and disturbance to the residential amenity of local residents. We are also supportive of residents' objections which have already been sent to you.

Regards,

Cllr Andrew Carter CBE
Calverley & Farsley Ward



I handle personal information in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). For a copy of my updated privacy notice or for further information, please <u>click here</u> or contact me.

Shared Lives week is happening on 26th – 30th June 2023! Join us on Twitter @LCCSharedLives to find out more about the service.

Shared Lives carers provide care in their own homes. It can be for a few hours, overnight, or even a couple of weeks. Find out more about a rewarding role as a Shared Lives carer: www.leeds.gov.uk/sharedlives.

From: Carlill, Cllr Peter
To: Musson, Martyn

Subject: Objection to Licensing Application PREM/05111/001

Date: 26 June 2023 17:55:18

Dear Martyn,

I would like to strongly object to application PREM/05111/001 - specifically the hours of the application on a weekend.

I have no issue with the opening of a shop in this location, but the application seeks to sell alcohol until 4am on a Friday and Saturday which I believe to be unacceptable in this location.

The area is essentially a small shopping parade in the middle of a quiet residential area, with most of the businesses open only in the day, apart from one off-licence that closes at 10pm.

This licence would I believe be the latest license available for some distance from this location. I am concerned it would therefore attract a significant number of visitors from a wide area to buy alcohol late at night, leading to increased noise nuisance through increased vehicle movements through the area, car doors, car radios conversation of visitors outside etc.

There is very little parking outside the shop, and I would be concerned that visitors would pull up in unsuitable locations, on the pavement or on the double-yellow lines. The nearby junction already has road safety concerns that this could exacerbate.

I am also concerned it could lead to street drinking and people congregating outside the shop and under the adjacent arches after all other licensed premises within the area have closed, leading to noise nuisance, litter and broken glass, as well as the possibility of bringing anti-social behaviour to the area. There are already concerns about anti-social behaviour in nearby centres, and this could be a magnet to attract people to this otherwise quiet residential location.

As this would be the latest license available for some distance, it could also increase issues similar to the above in nearby areas such as local parks and centres through the availability of alcohol into the early hours.

I hope these points are taken on board during consideration of the application,

Many thanks

Peter

Peter Carlill
Councillor for Calverley and Farsley Ward
Labour and Co-operative Party



I handle personal information in accordance with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR). For a copy of my updated privacy notice or for further information, <u>please click</u> here or contact me.

Shared Lives week is happening on 26th – 30th June 2023! Join us on Twitter @LCCSharedLives to find out more about the service.

Shared Lives carers provide care in their own homes. It can be for a few hours, overnight, or even a couple of weeks. Find out more about a rewarding role as a Shared Lives carer: www.leeds.gov.uk/sharedlives.

Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

I strongly oppose the granting of this licence on the grounds that the proposed operating hours are likely to significantly increase crime and disorder offences, create greater public nuisance problems and threaten public safety in the area.

Serving alcohol until 4am on a weekend is unreasonable and unnecessary. It will have a detrimental effect on the health and wellbeing of local residents, negatively impact public safety and put the security of businesses and homes in the area at increased risk. I can see no reason how a licence beyond 11pm can be approved.

The prevention of crime and disorder

The operating hours in the application significantly exceed those of similar shops in the locality and surrounding area. This will only lead to problem drinking and all the incidents that come with it. Other nearby licensed establishments have more reasonable opening hours, in line with the sensible approach that has seen this area largely free from incidents over the years.

These proposed hours of operation will only encourage problem drinking, increase antisocial behaviour issues, and attract problematic individuals to the area. We've seen this impact in areas like nearby Armley, which has a significant challenge with problem drinkers travelling from outside of the area, many from the city centre, to access cheap and readily available alcohol. There appear to be no additional measures demonstrated in the application that would limit this potential impact, with standard measures presumably only extending to enforcing no sale to under-18s and providing CCTV on the premises. I can see no satisfactory consideration from the applicant about how the hours of operation will impact the local community.

In addition, any demand for long opening hours and late-night alcohol is already covered by the Asda at Owlcotes, which is only a two-minute drive from the applicant's premises and located away from residential areas. I can find no other similar business licensed later than 11pm in this ward, or the surrounding areas. The nearest similar establishment is less than 50m away - it is licensed until 10pm. The applicant's other premises, located less than half a mile away in Farsley, is licensed until 11pm. It is in a similarly residential area. Away from the obvious public safety concerns, there is simply no need - or precedent - for such a late licence.

Anti-social behaviour and dangerous road use are well-documented problems further up Bradford Road, particularly into Thornbury. These operating hours will only encourage these types of individuals further down the road, where they are likely to congregate outside the premises. This will lead to noise from groups of people gathering at the bottom of the road and under the viaduct, as well as littering, and anti-social behaviour near homes. There is a general problem all along Bradford Road with speeding quad bikes and off-road vehicles, especially in the summer months. Again, these opening hours are likely to exacerbate the issue, encouraging increased road use and traffic throughout the night.

Away from the residential concerns, there are several small businesses nearby. None of these premises has similar operating hours to the applicants. Allowing people to congregate near these businesses into the early hours - under the guise of visiting an off licence - will undoubtedly raise substantial security concerns for business owners, particularly those which store high-value products on premises - i.e. automobiles and computing.

The prevention of public nuisance

It's important to note this is predominantly a residential area. There are dozens of houses within a 100m radius. While the immediate neighbour may be a commercial property, there are also several residential properties less than 5m away. The applicant has given little thought to this, or how their licensing application will affect the properties in the immediate vicinity.

It is a quiet residential area that happens to be located near a busy road. A regular, consistent stream of traffic throughout the day is one thing, increased traffic, unnecessary noise and disturbance until 4am on a weekend is another. Additionally, there are already traffic calming measures in place on this section of the road - these opening hours will only hinder those measures.

With a bus stop also located directly outside the premises, this further adds to the potential for public nuisance. Bus stops and off-licences nearby are regularly a catalyst for antisocial behaviour - just up the road at Pudsey bus station, for example, we've seen that impact with the enforced 6pm closure of the waiting rooms as a result of this. Residents must be able to feel safe where they live, and the prevalence of street drinking, crime, and anti-social behaviour is only heightened by the late-night availability of cheap alcohol.

Public safety

The location of the premises has significant potential to be problematic for public safety. It is a dimly lit area, sheltered by a railway viaduct. There are a number of dark side streets nearby and rear access to the neighbouring commercial premises.

Based on all points already outlined above, people will feel uncomfortable walking near this area if this licence was granted, especially into the evening and late at night. So will individuals using the bus stop directly in front of the shop.

More practically, the premises are located on a regular route for parents taking children to primary school. While scenes of antisocial behaviour, drinking and crime are unlikely at these times, it is unfair to subject children to the often unconsidered consequences of late-night drinking, such as litter, broken glass, vomit and public urination.

Over the road from the premises, Westbourne Place is an unadopted road with many residential properties and poor lighting. Residents range from elderly individuals to young professionals and families. It is hidden from the main road and is regularly used as a cut-through for

pedestrians, including school children. It can sometimes be a gathering point for children, looking to engage is nothing more sinister than hanging around, smoking or vaping out of public view. This can be enough of a nuisance for residents during daylight hours. It must not become a place for problem drinking, loitering and antisocial behaviour. A 4 a.m. licence makes this a considerable possibility and a danger to personal safety and property alike.

An ill-considered application

I would have had little objection to a sensible application in line with the hours of similar shops in the locality and surrounding area. But the applicant has shown little consideration - and respect - for the local community. At best it is naive, at worst it is opportunistic and an attempt to capitalise on a problematic drinking culture in nearby locales.

This is an area with a historically low crime rate, which borders others much more impacted by antisocial behaviour, nuisance noise, problem drinking, and other challenges. The granting of this licence will do nothing but turn the area into a magnet for antisocial behaviour. It worries me greatly that this appears to have not been fully thought through by the applicant. Or that there has been no consultation with residents beforehand.

While I don't think the area needs another off licence, I am not opposed to the principle - whether it succeeds or not is entirely up to customer demand. What I am opposed to, however, is an application with little thought given to how it might negatively affect the local community.

From:
To: Entertainment Licensin

Subject: Objection to application PREM/05111/001 (17 Bradford Road Stanningley Pudsey LS28 6AT)

Date: 30 June 2023 11:45:46

Attachments: Objection to licensing application.docx

You don't often get email from . <u>Learn why this is important</u>

Hi,

I am writing to strongly object to the application PREM/05111/001, specifically in relation to the hours of operation on a weekend. I am objecting on the grounds that the proposed operating hours are likely to significantly increase crime and disorder offences, create greater public nuisance problems and threaten public safety in the area.

This application is a great concern to me, my family and the surrounding residents, and I can see it has also become an issue of concern for local councillors.

I have tried to submit my full representation through the online portal this morning, but it didn't appear to be working, so I have attached it here.

If there is any other information you require, please do let me know.

Thanks,



Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

I am writing to object to the alcohol licence application for In N Out at 17 Bradford Road.

I have serious concerns that the granting of this licence will have a negative effect on crime and disorder, public nuisance problems and public safety in the area.

A licence until 4 a.m. on the weekend will only encourage problem drinking, increase antisocial behaviour issues, and attract trouble to the area. There are already plenty of off licences and alcohol retailers in the area, yet none are open beyond 11pm. The nearest similar business, for example, only sells alcohol until 10pm. For those that need alcohol after this time, the Asda at Owlcotes is nearby and away from houses and local businesses.

This is a quiet area that has had very little problem with crime or public disorder. A late night alcohol licence is highly likely to change that. Residents deserve to feel safe where they live and free from public disturbance.

I strongly object to the application, and believe these hours of operation would be detrimental to the health and wellbeing of residents, public safety and the security of businesses in the area.

From:

To: Entertainment Licensing

Subject: Re: PREM/05111/001 | Bradford Road Off Licence | New Premises Licence Application | Invalid Application

Date: 30 June 2023 12:22:16

Attachments: Objection to Licensing application PREM 05111 001 (17 Bradford Road).docx

Hi Martyn,

I hope you're well.

Please see my representations attached.

I assume now as there have been several objections this will be then be discussed at a hearing?

I would be grateful if you could confirm safe receipt.

Kind regards

Sent from my iPhone

From:
To: Entertainment Licensing

Subject: Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley

Pudsey LS28 6AT

Date: 30 June 2023 12:32:32

You don't often get email from

Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

To whom it may concern,

I am writing to object to the alcohol licence application for In N Out at 17 Bradford Road.

The granting of this licence will have a negative effect on crime and disorder, public nuisance, and public safety.

A licence until 4 a.m. on the weekend will only encourage problem drinking, increase antisocial behaviour issues, and attract trouble to the area. There are already plenty of off licences and alcohol retailers in the area, yet none are open beyond 11pm. The nearest similar off license, for example, only sells alcohol until 9pm. For those that need alcohol after this time, the Asda at Owlcotes is nearby and away from houses and local businesses. There is also a 24 hour petrol station 0.5km selling alcohol.

This is a quiet area that has had very little problem with crime or public disorder. A late night alcohol licence is highly likely to change that. Residents deserve to feel safe where they live and free from public disturbance, noise and fear.

I strongly object to the application, and believe these hours of operation would be detrimental to the health and wellbeing of my family, public safety and the security of businesses in the area.

Many thanks



Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

I am writing to object to the alcohol licence application for In N Out at 17 Bradford Road.

I have serious concerns that the granting of this licence will have a negative effect on crime and disorder, public nuisance problems and public safety in the area.

A licence until 4 a.m. on the weekend will only encourage problem drinking, increase antisocial behaviour issues, and attract trouble to the area. There are already plenty of off licences and alcohol retailers in the area, yet none are open beyond 11pm. The nearest similar business, for example, only sells alcohol until 10pm. For those that need alcohol after this time, the Asda at Owlcotes is nearby and away from houses and local businesses.

This is a quiet area that has had very little problem with crime or public disorder. A late night alcohol licence is highly likely to change that. Residents deserve to feel safe where they live and free from public disturbance.

I strongly object to the application, and believe these hours of operation would be detrimental to the health and wellbeing of residents, public safety and the security of businesses in the area.

From: Musson, Martyn
To: Musson, Martyn

Subject: RE: PREM/05111/001 FW: Objection to licensing application

Date: 03 July 2023 09:38:46

----Original Message-----

From:

Sent: 30 June 2023 18:11

To: Entertainment Licensing <Entertainment.Licen@leeds.gov.uk>

Subject: Objection to licensing application

[You don't often get email from

From: planning.comments@leeds.gov.uk

To: Musson Martyn

Subject: Comments for Licensing Application PREM/05111/001

Date: 03 July 2023 15:54:15

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 03/07/2023 3:54 PM from

Application Summary

Address: 17 Bradford Road Stanningley Pudsey LS28 6AT

Proposal: Premises Licence - New Application

Case Officer: Mr Martyn Musson

Click for further information

Customer Details

Name:
Email:
Address:

Comments Details

Commenter Type: Neighbour response

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 03/07/2023 3:54 PM I strongly oppose the application.

My concerns are increased noise level and traffic and anti-social behaviour. The street that I live on Westbourne Place) is used as a route to Westroyd and Hainsworth Park and I am concerned by increased footfall along this route during the night and early hours with groups looking to congregate and drink in the park. I have and many of the neighbours on my street have young children. The shop has a bus stop directly in front of it which is currently used from time to time for groups to gather in and has previously been damaged. The shop is also next to a sheltered and dark tunnel underneath the viaduct that leads to Varley Street which seems and ideal location for groups to congregate.

I am concerned that with all other licensed premises nearby closing at 11pm the next stop for all these people will be at the shop. I am aware of issues that Armley has had with late licensed establishments and do not want to see this replicated in Stanningley which currently has a low crime rate.

I don't think there is a need for the extended opening hours of this shop, Asda which is open until midnight is a short walk away and 2 minute drive, there is a 24-hour jet garage with Londis and a Tesco Express within half a mile and Stanningley off license which only opens until 9pm is across the road.

The shop doesn't have any parking, as it has a bus stop directly in front of it there are double yellow lines in place too and so the owners have been driving up and parking on the pavement and I'm concerned about the safety aspect of this is something that customers in their own cars and taxis also do.

I walk my daughter to the local primary school past this shop and don't want to be confronted by things such as broken glass and litter caused by late night visitors to the shop.

From: planning.comments@leeds.gov.uk

To: Musson Martyn

Subject: Comments for Licensing Application PREM/05111/001

Date: 05 July 2023 13:10:38

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 05/07/2023 1:10 PM from

Application Summary

Address: 17 Bradford Road Stanningley Pudsey LS28 6AT

Proposal: Premises Licence - New Application

Case Officer: Mr Martyn Musson

Click for further information

Customer Details

Name:	
Email:	
Address:	

Comments Details

Commenter Type: Neighbour response

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 05/07/2023 1:10 PM I am raising a strong objection to this application on the following grounds:

[1] It is unacceptable to sell alcohol until 04:00 hours on Fridays and Saturdays in what is a small parade of shops in a quiet residential area. Most of the businesses in the area open during the day only, or close at 22:00 hours

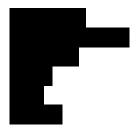
- [2] There are no other premises with such a licence, as far as I aware, within a short distance. This will, I believe, attract visitors from a wide area to buy alcohol out of hours, thereby leading to increased noise from cars, car doors, music, people talking outside etc.
- [3] If this licence is granted, it is highly likely to attract street drinking, groups of people congregating outside the premises, discarded bottles, cans and other rubbish. I am also concerned that there will be anti-social behaviour, noise nuisance and littering
- [4] There is little parking available outside or near the premises, and it is situated near a small junction which is already used as a rat run by cars, some driving over the speed limit. This will no doubt lead to accidents if there are cars parked on double yellow lines, groups of people congregating near the junction where cars cannot see oncoming traffic etc.
- [5] Anti-social behaviour has caused concern in a number of areas around this location, and it is a concern that a new off-licence selling alcohol at unsociable hours could attract anti-social behaviour to this area
- [6] There is well-documented evidence of the issues caused by late-opening off licences and a quick internet search will reveal the issues that are prevalent when there is such a premises for example, crime, anti-social behaviour and noise pollution

Interested Party Representation



(Form IPR1)	CITY COUNCIL
Section 1—Licence application details	
Please indicate as appropriate: I wish to object to the following applications: I wish to support the following applications:	
Applicant name (if known): MR MOHAMM	IFD DOZKI
Applicant premises name and address: 1N	'N' OUT, IT BRADFORD ROAD
Section 2 — Your personal details	
NB: If you are acting as a representative, plea	se go to Section 3.
Title	Mr Mrs Miss Other
Surname	
First name(s)	MANAGE TO THE PARTY OF THE PART
applicant and will be a public document at an	ration (including your name and address) will be sent to the my hearing of this matter. idance on making representations for further information and
alternative options.	
Section 3 — Representative details	
If you are representing someone else please o	complete details below
Name of Representative/ Organisation	
Full postal address (incl postcode)	
Please indicate capacity: Representative of Residents Association MP specify)	□ Ward Councillor □ Parish Council □ Trade Association □ Other (please

Section 4 – Representation grounds			
The representation is relevant to one or more of the following licensing objectives: Please tick relevant box(es)	Prevention of crime and disorder Prevention of public nuisance Protection of children from harm Public safety		
Please select :			
I object to the application being granted at all			
I object to the application being granted in its current f	form*		
*If you choose this option remember to tell us in the next	section what changes you would prefer to see.		
The grounds of the representation is based on the follow	ing:		
PLEASE FIND ATTACHED LETTER.			
You need to complete this box as fully as possible. If you do not the Licensing Authority may not be able to assess the relevance of your representation.			
Please attach supporting documents/further pages as necessary – please number all additional pages.			
Try to be as specific as possible and give examples, e.g. on 1 February I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises open until 2am this will cause a nuisance to me and other residents of the street.			
Signed:	Date: 12 7 23		



I am concerned that if the premises open until 4am this will cause nuisance and distress to me and other residents of the street, some who have very young children and I have an elderly gentleman who lives next door to me.

I strongly oppose the opening of the convenience store as I feel it will attract crime and nuisance offences. I believe serving alcohol until 4am on a Friday and Saturday is totally unjustified, when Asda is open until 12am which is only 5 minutes away.

I live opposite the premises behind Tranquility and frequently have young people hanging around there and it's a worry so I feel the convenience store will exacerbate this problem and there is already police presence in the area due to nuisance youths.

The parking is bad enough around the area as people seem to think that they can park wherever they want to and I believe the shop will make the situation worse.

I am a vulnerable woman who lives on her own and I suffer with anxiety and can get upset in stressful circumstances.

This is a nice quiet area and I wish it to stay that way, the proprietor doesn't even live locally so I feel he's not taking our feelings into consideration.

Regards

From:

To: Entertainment Licensing

Subject: Opposition to PREM/05111/001 - Premise Licence - New Application 17 Bradford Road

Date: 12 July 2023 16:20:18

Attachments:



You don't often get email from

Good afternoon

Please find attached my completed form and letter regarding the above application.

If you require further details, please do not heistate in contacting myself.

Kind Regards,







Opposition to PREM/05111/001 | Premises Licence - New Application | 17 Bradford Road Stanningley Pudsey LS28 6AT

I am writing to object to the alcohol licence application for In N Out at 17 Bradford Road.

I have serious concerns that the granting of this licence will have a negative effect on crime and disorder, public nuisance problems and public safety in the area.

A licence until 4 a.m. on the weekend will only encourage problem drinking, increase antisocial behaviour issues, and attract trouble to the area. There are already plenty of off licences and alcohol retailers in the area, yet none are open beyond 11pm. The nearest similar business, for example, only sells alcohol until 10pm. For those that need alcohol after this time, the Asda at Owlcotes is nearby and away from houses and local businesses.

This is a quiet area that has had very little problem with crime or public disorder. A late night alcohol licence is highly likely to change that. Residents and business owners, deserve to feel safe where they live and free from public disturbance. I have a business

My concerns are coming out of work later at night around 10pm. We have in the past had windows smashed with drunken people. We often get bottled left on the window cill. From people calling to the office licences which is down the road. So to make it 4am would make the matter worse.

Also there is the parking issue, me and my customers park outside at night. Someone tried to get into my car late whilst I was in it, at night round the back. So I park at the front.

Also alot of late workers use the bus stop outside the proposed business. Often single ladies their safety needs to be addressed.

I strongly object to the application, and believe these hours of operation would be detrimental to the health and wellbeing of residents, public safety and the security of businesses in the area.

From:
To: Entertainment Licensing

Subject: 17 Bradford Road, Pudsey, LS28 6DD

Date: 13 July 2023 15:41:53

Attachments: Objection to Licensing application PREM 05111 001 (17 Bradford Road).docx

You don't often get email from

Please find my objection to the above planning attached.

Many Thanks

