

Ref planning application 2020/91601

To whom it may concern,

Please find attached some general comments relating to the proposed change of use and extension of the Dunkirk pub at 231 Barnsley Road. We are generally supportive of the development but would object if certain restrictions could not be put in place.

Rear garden

As stated in the design and access information for the planning application

“Noise from Customers

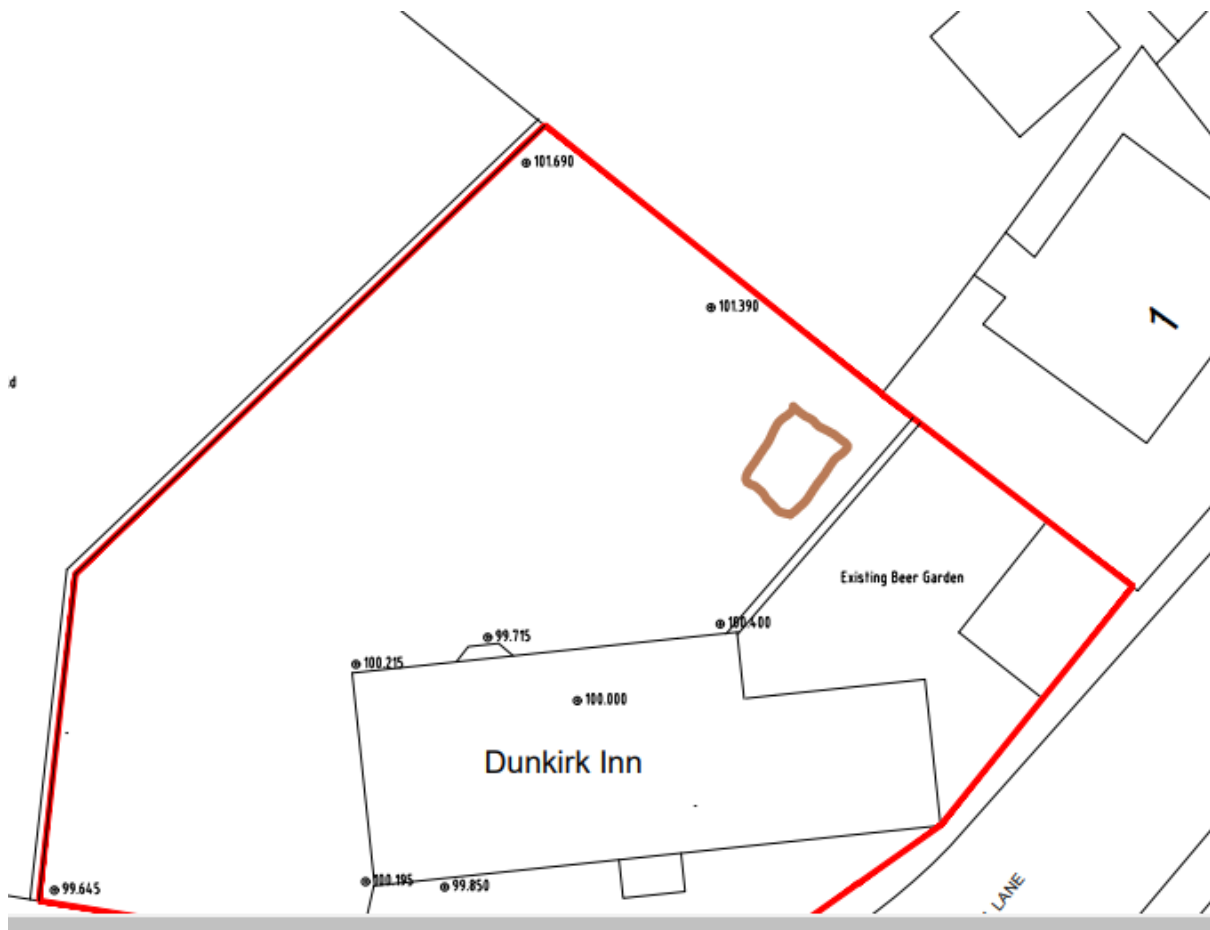
There will be no significant alterations to the existing public outdoor spaces other than those shown on the proposals. There will be a small kitchen garden to the northern corner which will be surrounded by a drystone wall and hedging, which will only be used and maintained by staff. There will be no alteration to the front as there is a drinking area to the front already.”

It is not clear on the plan (red lined area) exactly what the demarcation is for the area that is defined as a public outdoor space and which area is defined as the small kitchen garden (which will only be maintained by staff). It should be clarified on any plans accepted that the extent of the existing outdoor public spaces in order that absolute certainty is achieved for current and future owners of the pub and also for the neighbouring properties. There should be specific provision that prohibits the general public from used areas not currently used as outdoor public spaces, and this should be clearly demarcated on final plans. It is not acceptable for either the pub or the neighbours to rely on the phrase “no significant alterations”.

Any additional access for the general public in outdoor spaces would cause particular noise pollution and privacy issues for the neighbouring properties, particularly given the agricultural nature of the boundary walls, being a dry stone wall.

Cold storage unit in the Garden area

Foundations have started to be laid for what is described as a cold storage unit in the small garden area (approximately as per the attached image – brown rectangle). This new outhouse is closely proximate to the boundary of properties on Miller Hill and Tenter House Court. This is not on the plans that have been uploaded to the planning portal and it is important that the construction of this outhouse should also be in keeping with the construction of the pub as well as the neighbouring properties, one of which is a listed building



Food smell

Provision for additional and adequate extraction should be made given the positioning of the new proposed kitchen area and its increased proximity to neighbouring properties.

Drainage

The main drainage for the properties at Tenter House Court runs through the area that is marked for the small garden area in the Dunkirk and may run underneath the proposed kitchen extension in part. The drainage must be adequate for the increased usage as a result of additional customers. It must also be stipulated that in the case of failure of the drainage systems that the relevant water authorities and the residents of Tenter House Court have adequate access in order to resolve issues.

Car park

The existing car park is currently used by customers and despite this there are regularly parked cars running up to the junction with Barnsley Road. It is critical that the existing car parking spaces are not compromised now or in the future and that the current car park does not have a change of use to reduce capacity further as has been applied for in the past. There have been recent fatalities at the junction and more recently the dairy facility on Miller Hill has had large milk truck traffic, causing a bottleneck when turning in from the main Barnsley road to Miller Hill. It should be recommended that an area of double yellow lines is extended past existing housing at the bottom of Miller Hill and that residents only parking bays for number 1 Miller Hill in particular are the only cars allowed in this area.