

5 June 2021

Application No: 2021/91724

We are wrtiting to object to the proposed planning application for the Smiths Arms pub in Highburton for a raised decking area with ballustrades, new door opening and 3 giant umbrellas to the rear. This is an application within a Conservation Area on a Grade II Listed Building.

Over the years that we have lived in Highburton next to the Smiths Arms pub we have always enjoyed going into the pub with friends and family as a lovely welcoming village pub. Due to the events over the last year, a marquee has been erected in the pub car park in order for the pub to continue trading through this difficult period.

Since the marquee has been erected and parking reduced in the pub car park, there have been many issues with parking. The immediate surrounding area is predominantley residential properties and the surrounding streets, Far Dene, Town Gate and Hall Lane have experienced increased parking causing nothing less than chaos at times.

As you approach The Smiths Arms travelling up Far Dene the bend onto Town Gate creates limited vision due to the curve in the road. Over the past months cars parked up Far Dene onto Town Gate outside the pub have made it very dangerous at times to navigate the road. Cars have parked on the pavement so close to the garden walls of houses on Far Dene that this has meant that people cannot walk on the pavement. Pushchairs and wheelchairs cannot get through, resulting in crossing the road at very precarious points due to limited vision. Driveways and even front gates have been blocked due to the closeness

of parking over the pavement. The area around the monument at the top of Far Dene has also been used as a car park!

Noise levels have been unacceptable at times and with a permanent outside drinking area we fear this would continue. The police have been called to the pub on numerous occasions when crowds have spilled out into the street fighting and shouting. We have also seen patrons urinating in the street and gardens when leaving the pub. There was also a 'door man' at the pub over one weekend which I think speaks for itself.

Due to the decking being raised we are concerned this could potentially mean that customers on the decking could overlook into our garden.

We bought our property at the side of a village pub that had a few tables outside, an occasional band and marquees on bank holiday weekends. To make a permanent outside area would definitely alter the balance within this residential area.

We will continue to support the pub but feel we have to express our views as we live here in this village. We have to deal with the consequences of the outside drinking area, which we have tolerated due to the circumstances but feel a permanent large outside drinking area would be unacceptable given the trouble and parking problems experienced over the last months.

With an increased capacity of customers and not enough parking the problem will continue or even worsen.

We have found it difficult to write this objection and we have not done so lightly.