



The Secret Garden have from the very outset flouted the conditional planning permission granted and traded for almost 3 months.

1. Demolished external buildings and gardens that should have been kept.
2. Almost trebled the outdoor space area removing greenery and replacing with hard landscaping flags, benches and cheap umbrellas, creating a large beer garden.
3. External light and noise pollution due to the extra large area accommodating more people , and excessive lighting giving off too much light for the surrounding business and houses.
4. Excessive noise from inside the property, doors and windows left open, during trading hours, no automated door / window closures.
5. Glass recycling noise emissions, waste bins now external to the property not as plan shows, no noise assessment carried out for glass recycling ?
6. Flouting the 9pm cut off rules in the 'secret garden' at the rear of the property.
7. The appearance of cheap sun umbrellas complete with beer logos make the rear look like a Blackpool seafront pub and not in keeping with an upmarket village café wine bar. (No kitchen / food rating , so not sure if it can be classed as a café).
8. The front Perspex fascia of the building looks cheap and tacky and is not in keeping with the rest of the village, fake ivy plants trailing down over the front fascia is totally unnecessary and really cheapens the overall upmarket village appearance.
9. Noise is a major concern, it was a major condition of the conditional planning that a 'ALL EMISSIONS NOISE REPORT' this has not been provided, glass recycling is a major concern and there isn't any noise data provided. The points and which the noise emissions was measured isn't accurate, some points have not been measured at all.
10. . Delivery vehicles continually parking outside the premises on double yellow lines and blocking line of sight to the zebra crossing is also a very major concern for the general public of Kirkburton and very dangerous.
11. The affect on the local area due to the increase in space at the rear of the property is very serious indeed, there will be more deliveries for more people visiting the premises as more stocks will be required, more noise nuisance from more people visiting the extended rear garden, more light pollution as more space to light up , more glass waste from more people visiting, more traffic to the busy village, insufficient parking.