

Kirklees Council Planning and Development Control
Civic Centre 3, Market Street, Huddersfield, HD1 2EY.

11 Peel Street
Marsden
HD76BR

Dear Sirs

17th July 2024

Dear Sirs

Re:- Application to vary a condition on planning approval 2024/91684 9 Peel Street Marsden HD76BR(Oi Dumplings)

I live and have occupied and run my shop Bits and Pieces for in excess of 40 years and I live in the rear ground floor and the two floors above the shop.

When No 9 was originally given planning permission to be converted into an ice cream parlour and coffee shop the opening hours were restricted to 6pm Monday to Friday and 5pm on Sunday. A planning application was subsequently submitted to extend the hours but was turned down due to excessive noise levels in my living accommodation and inadequate ventilation. The noise levels were monitored by the Authority on site to determine this.

The applicants have recently been granted an alcohol licence for the premises which I objected to with many others which was restricted to 6pm. When people drink common sense tells you they become more rowdy. This will worsen the situation from when the previous application was turned down,

The applicants also argue that they have spent a lot of money on their project and that without the longer hours they won't succeed in their business. Surely common sense would say they should have dealt with these matters before entering into a lease if they were so critical to the business.

My other concerns are noise in my living room and bedroom coming through my windows that I need to open for ventilation when people are eating and drinking on the pavement where there are tables and when they leave with take aways

The cooking that is carried out is also on spicy foods which have strong aromas and I am concerned the extraction and filtration of the cooking fumes is not effectively controlled. Currently, fumes exit via a small opening at ground floor level not at high level above my opening windows to my bedrooms and lounge. I am also aware that they not only cook for customers in house but prepare food as take aways and for festivals which will presumably

be on a much bigger commercial scale leading to increased smells. At the rear the only ventilation is via the rear door which will probably be left open.

I ask the Authority to maintain the existing opening hours restriction condition and to ensure that the café take away cooking fumes are properly controlled and discharged where they wont cause difficulties for myself

Kind Regards