

These objections are for the additional dining and refer to the report by Paragon Highways

1. Increase in Diners

Page 5 states 'The current proposal provides a modest increase in the number of covers for private dining/ community group use. However, this would be used infrequently (twice per month).'

- 18 is, I believe, not a modest increase as stated in the report. The floor plan suggests currently there are 57 covers so this is an increase of at least 32%

- there would be no means of ensuring that the private dining was only used twice a month. It could be used twice a day, 7 days a week which would not be a modest increase in dining use.

- the existing ground floor plan DOES NOT show the nearest neighbouring property, Barnside, situated at the rear of the pub whose exterior house wall is only 4 feet from the rear covered beer garden. The extra dining capacity will mean more customers can use other facilities, such as the rear beer garden, causing further noise and disturbance to neighbouring properties. I believe there has been no planning permission for the covered area of the rear beer garden. The covered area has 2 ½ solid walls and so the roof directs the noise directly to the adjacent neighbour's property, specifically the lounge. The present owner of the Butchers Arms has been approached about the beer garden being in use until 11.50pm and 12.10 am. There appears to be no monitoring of the beer garden- the noise and the language- especially in the evenings both weekends and weekdays. This was not an issue until the beer garden was covered in.

- community group meetings could be provided by the village hall.

2. Car parking

Point 2.4 states 'the proposals have changed in terms of the number of diners and how they are accommodated at the site'.

- There has been no changes to parking requirements/ options since the appeal. The Appeal findings stated '*Many properties have no off street parking provision as a result of their age, terraced type and/or position in relation to the street. Accordingly, the demand for parking space on street is high. At my site visit, mid-morning on a weekday when the public house was closed, there was a significant amount of on-street parking evident and limited remaining space available. At night when residents are at home it is likely that demand for parking space will be higher. I also noticed a number of 'no parking' signs on properties including on the side door of the public house which, to my mind, further indicates a high level of parking stress in the area.*

Parking stress surveys and customer surveys took place on 19/10/24 and 20/10/24 at supposedly the busiest times. Trust Inns did not own the Butchers Arms on these dates so how valid is this survey? This is supposedly the busiest time for a different owner with a completely different food menu and different customer base.

Point 3.4 TRIC survey - I believe it uses Hounslow in Greater London and Hertfordshire. Is this relevant for the Butchers Arms, Hepworth?

Point 4.3 and map on page 67 states parking spaces available on nearby roads. The car parking spaces mentioned, and marked on a map, are not all feasible and not additional for the Butchers Arms – they are used by residents of Hepworth, with no off-street parking.

- some suggested parking would make access difficult, bins are often not emptied due to parked cars

-Uppergate may have 4 valid car parking spaces (not theoretically 10) but are used by residents, one suggested parking area is where the Butchers Arms leave their commercial waste bins, suggested parking on Towngate is at a junction

- Access to Uppergate through the car park is often very awkward and emergency vehicles could have serious difficulties in gaining access to Uppergate. Cars have become wider and longer. Uppergate is an unadopted road.

Point 3.10 suggests maximum demand for parking by the extra diners would be between 1.00 and 2.00pm. How has this been decided as there is no specific time that the extra dining space would be used? If used in the evening, then residents are more likely to be at home and using all available parking.

3. Kitchen Extraction

Planning Application 2023/92519 for the kitchen extraction has not been fully implemented. - The old extraction is still in use alongside the new extraction which it was to replace. Currently the old extraction is used on 'Low', odours drift out into neighbouring gardens but it still can, and has been, used on full power causing extremely loud noise on Uppergate which can be heard further afield. This was heard by EH during February 2025. A condition of planning 2023/92519 (and for Listed Building Consent) was for the old extraction vent to be removed and the wall bricked up. Without this being fulfilled, the Butchers Arms still have the option of turning the old extraction up to full power to cover the additional 18 diners. The point of this planning was to prevent noise and odour. The new extraction as determined by planning 2023/92519 should be the only extraction used and available for use.