

[REDACTED]

From: Adrian Burrows [REDACTED]
Sent: 20 September 2019 12:05
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: 2-10 queensway

Dear Maria,

we write to raise our concerns about the extension of the beer garden at the Hatters Pub.

regrettably we cannot see the plans online, but it appears that the garden will increased in size by approximately 11m x11m which could have upto around 100 people standing in it on busy evening.

if you look at the existing beer garden and you take out the area required for the 2 sets of double doors to swing, the proposal serves to nearly double the usable floor area of the beer garden.

the objection we have is :

1. we have a permitted and implemented planning application for residential flats immediately above the beer garden. the windows to bedroom and living rooms are circa 2-3m above the head of a potential customer who is likely to be drinking in a crowded space (and possibly smoking) and therefore fairly loud.
2. we cannot see the references to the hours for the space to be used, but it seems completely intolerable to consider the space could be used so close to children's bedrooms after say 8pm. we seal of the flats on that elevation are two bedroom flats and due to their size and location it seems highly likely that they would be occupied by families with young children . Any application to permit any enhancement of the beer garden will inevitably lead to significant objections from the future occupiers of the flats from an environmental perspective.
3. we accept that there is already a beer garden but the proposal not only vastly increases the area but also encourages customers further north into the garden which will means our north facing flats are affected ;

further , the flats on the corner which could have previously shut their west facing windows and opened their north facing windows to get ventilation ,but limited sounds, will now have sound from both sides.

4. arun has a desperate need for low cost housing (as proposed) , especially in such a sustainable locations so close to shops and train station. we are concerned that vast extension to the beer garden will make the proposed flats less desirable and possibly un viable to build.

5. the original vegetated area was conceived to de couple the houses and flats to the north from the noisy beer garden. the loss of this area will have a detrimental impact on the flats and houses to the north which will now have a beer garden some 1m from their windows.

6. we are also concerned that there is a creeping of the use evolving over time. initially we believe the pub times increased , then the beer garden was formed then further licenses were applied for.

7. we cannot see any evidence in the application that the garden needs to be increased. we are concerned that it may be used for something such as live music that is not being fully disclosed at present.

8. The application is invalid becuae our company owns the freehold and we have not been served an owners notice. additionally, we have not seen a notice up on the site .this has meant that we only discovered the application yesterday and this has prejudiced our ability to object and discuss the matter with town council and environmental health etc. please arrange for the application to be withdrawn and a fresh application correctly submitted with an owners notice.

9 the address is incorrected stated as 2-8 queensway. it is 2-10 queensway. again, this has meant that anyone searching for the application using the correct address is unable to find the application and this has prejudiced our ability to object in a timely way.

other:

if this application is to be approved, may we propose the conditions are imposed to assist as follows;

- a) an acoustic canopy is attached to the west elevation of the building to protect the flats above from the noise and smoke emanating from the beer garden;
- b) the garden doors should have soft closers on them;
- c) ash try should not be fixed or close to the building - they should be farther away for both fire and smoke pollution reasons;
- d) no music should be permitted at any time;
- e) no live events should be permitted;
- f) the opening hours should be restricted to no later than children's bedtimes ie 7 or 8pm.**

please can you confirm your thoughts on the above.

kind regards,

Adrian
Adrian Burrows