



Dear Caroline Harvey,

Planning Appeal Ref: APP/W3520/W/21/3275506 | Cock Inn The Street Bramford Ipswich Suffolk IP8 4DU

I am writing on behalf of CARE Suffolk regarding the above appeal by Punch Partnerships (PML) Ltd. Our community group has several members who live in Bramford and the surrounding villages that frequent the Cock Inn pub in Bramford, and who are concerned about the application to build on a large area of the outdoor garden area and part of the parking area.

We set out our objections to the above appeal site and wrote to Mid Suffolk District Council during the public consultation. Our letter is included in document *Neighbour Comments 7* submitted with the appeal by the Council.

We support the refusal of planning permission and confirm our objection to the proposed development. In our original letter we cited three reasons for our objection: Potential Restrictions to Existing Business; Reduced Public Amenity and Accessibility; and Potential Loss of a Community Asset.

With regards to our objection on *Reduced Public Amenity and Accessibility* and *Potential Loss of a Community Asset*, we have no further comments to add to our original objection. With regards to *Potential Restrictions to Existing Business*, we wish to set out some clarifications to our original objection below.

Potential Restrictions to Existing Business

One of the reasons for refusal cited was with reference to the *“potential increased concerns of concentrated noise.”*

The applicant writes *“Residents living next to the beer garden will be used to a certain level of noise in the summer months.”*¹ Whilst we agree with this statement, the new residents in the proposed dwelling may not be used to this and may find it difficult to adjust, resulting in complaints being made against the pub.

The applicant also argues that this wouldn't be a problem anyway because *“There are no proposed openings facing the beer garden.”*² This is not entirely true. According to the Proposed Floor Plans there is one opening facing the beer garden – the bathroom window. However, it is not this direction that is solely of concern for us. Bedrooms 2 and 3 have windows facing the car park area, and so does the window of the en suite for bedroom 1. The current opening hours of The Cock Inn are from 12pm to 11pm Monday to Saturday, and 12pm to 10:30pm on Sundays. Whilst the pub itself closes at 11pm most nights, many customers will still be outside in the car park after closing and continuing to make noise whilst the new residents are likely trying to sleep.

The applicant makes reference to an application for two dwellings at the Rose & Crown in Sandhurst as a good example as to why this application should be approved. The layout of the site referenced is quite different to that here. The new residents would need to drive through the pub car park to gain access to their home and parking areas, just like at the Cock Inn. However, the two houses and parking provision in Sandhurst are clearly segregated at the back of the pub car park. The dwellings are set back from the car park area with the closest pub parking space

¹ p5.8 Appellant Statement of Case

² p5.9 Appellant Statement of Case

around 7m from the corner of the closest dwelling, with planting between this. At the appeal site the parking for the dwelling is not as clearly segregated nor as far away. It is still within the confines of the pub car park area, intruding into it like a wedge, with only a different coloured gravel bonding and a patch of grass to separate it. It would appear quite easy for a visitor to the pub to mistake the residential parking for pub parking. And the nearest pub parking space is around 3m from the dwelling with only partial planting.

It is the proximity of the new dwelling to the beer garden noise and the late night noise from the car park towards the bedrooms, which is where our noise concerns are, and where we believe noise complaints will arise.

No on site noise study has been conducted.

Further, in our objection letter submitted to the Council we raised a concern regarding odour from the extract duct of the kitchen ventilation system that was approved for installation in 2015. The extract duct is on top of an existing flat roof area of The Cock Inn and is both above the height of and in the direction of the proposed dwelling, where the window into the bathroom exists. The applicant has not addressed this issue.

We believe these issues fail to meet policy H17 which states ***“residential development will normally be refused in areas which have, or are likely to have, significantly reduced amenity or safety by virtue of proximity to:- noise, smell or other forms of pollution emanating from nearby agricultural or other premises;”*** and NPPF 2019, p.182 ***“Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.”*** This is now p.187 under NPPF 2021.

Summary

The application was refused planning permission and we do not believe that the provision of one dwelling is enough to outweigh the impacts on the new residents nor the loss of amenity to the wider community.

Yours Sincerely,



Samantha Main

Chair, CARE Suffolk