

**Cllr. Amy Heley & Cllr. Siriol Hugh-Jones**  
**BH2019/02289 - 218 Dyke Road**

**28<sup>th</sup> August 2019:**

Comment reasons:

- Adversely affects conservation area, status as a listed building
- Overdevelopment
- Additional traffic/pollution
- Noise
- Potential impact on an asset of community value

**We believe this development should not be granted and would like it to go to Planning Committee for the following reasons:**

This proposal constitutes unacceptably dense development in an already densely populated area. This proposal would result in overdevelopment and damage to the street scene that includes a listed building.

As ward councillors, we are deeply concerned by the multiple issues being raised by our residents in Old Mills Mews. This proposal would add a significant amount of noise and disruption to an already busy area, as well as potentially causing further problems with lack of parking spaces in the area. Residents on Highcroft Villas already live with overflowing bins and even rats on the street due to the amount of household rubbish left on the street, and the present proposal could exacerbate this problem.

This proposal would result in extra construction traffic on an already extremely busy junction. This would make this junction and popular school walking route more dangerous. Disruption to the traffic flow in an already over-congested area while works are underway would be deeply detrimental to air quality. Residents who already struggle to enter or leave properties and businesses between 8am - 9.30am and 3pm-6pm would have to contend with problems throughout the day, from 8am – 6pm. Moreover, traffic congestion during and following works could also impede or prevent access by emergency services to surrounding properties, putting existing residents in danger.

This proposal also jeopardises the survival of the pub, which has been the subject of a 3-year community campaign. This was a much-loved pub, as demonstrated by the hard work and dedication of the community campaign to reinstate it, and was awarded Asset of Community Value status in 2016. Through their two applications to have the pub placed on the ACV register, its listing and a 3-year campaign supported by hundreds of people (and the biggest ACV petition ever submitted), as well as by raising thousands of pounds to support the campaign and just under £25k to support the new pub, the community have clearly demonstrated a need and demand for this building to be reinstated as a pub. The campaigning has taken dedication, time, effort and finance from a very large group of people that deserves to be recognised by the local authority. The pub's ground floor and garden are protected by its ACV status.

There have been multiple cases locally of pubs that have closed down following the development of the space around them. The overdevelopment which this planning proposal represents again jeopardises the survival of an asset of community value. Given the history, passion and local support for this building, it would be unreasonable to put the community's campaigning efforts and the building's ACV status to waste by granting this planning proposal.