

Andrew Horrell

From: [REDACTED]
Sent: 01 June 2025 22:37
To: Andrew Horrell
Subject: Formal objection to planning application [DM/24/2288] – The Park Centre, Park Road

Importance: High

[REDACTED]
I, [REDACTED] **freehold owner, and resident of 58 Park Road**, hereby lodge a formal objection under section 70(2) of the Town and Country Planning Act 1990 to the above-captioned planning application. My property shares its eastern boundary with the application site and will be directly and materially affected by the proposed development.

*For the avoidance of doubt, the site lies inside the **St John's Conservation Area** and therefore attracts the statutory duty under section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to preserve or enhance the area's character and appearance.*

Grounds of objection (material considerations)

1. Unacceptable intensification of use

- The proposal increases maximum occupancy to **approximately 334 people across the hall, gallery, and outdoor areas**—more than double the present lawful use. This is an over-intensification wholly out of scale with a narrow residential street, contrary to NPPF §130(f) and Local Plan Policy.

2. Severe traffic, parking and air-quality impacts

- It is *plainly absurd* to contend that an event attracting up to **334 visitors** will not overload Park Road. Weekday on-street parking is already saturated, and the thriving **St John's Park Cricket Club** fills every available space on evenings and weekends.
- The applicant supplies no Transport Assessment, Travel Plan, or swept-path analysis. Without them the LPA cannot discharge its duties under NPPF §§110–113 or Local Plan Transport Policy.
- Additional queuing/idling traffic will worsen local **air-quality concentrations of NO₂ and PM_{2.5}**, conflicting with the Air Quality Objectives set under the Air Quality (England) Regulations 2000 (as amended) and section 79(1)(d) of the Environmental Protection Act 1990.
- Intensified vehicle movements on a narrow carriageway used by children walking to the park and school will create a **foreseeable highway-safety hazard**, contrary to s.39 of the Road Traffic Act 1988 and NPPF §110(b).

3. Noise and disturbance – loss of residential amenity

- A new **outdoor activity space abutting my rear garden** will generate continuous noise late into the evening. A 4 m hedge offers only visual, not acoustic, screening. The scheme therefore conflicts with NPPF §185(a) and Local Plan Policy.

4. Conservation Area harm

- The cumulative bulk of the west and east extensions erodes the simple Victorian form of the host building and introduces activity levels inconsistent with the tranquil character of the **St John's Conservation Area**, contrary to Local Plan Policy and the statutory duty under section 72(1) of the 1990 Act. No Heritage Impact Assessment has been provided.

5. Failure to demonstrate effective mitigation

- The application lacks an acoustic survey, Noise Management Plan, Transport Assessment, or Air-Quality Screening Report. In their absence the LPA cannot be satisfied that statutory nuisance and air-quality breaches will be avoided, contrary to the Environmental Protection Act 1990, the Air Quality Regulations, and the Noise Policy Statement for England.

6. Cumulative adverse impact on residential amenity

- The first-floor toilet/storage block will enable larger evening functions; the linked “red-room” gallery will extend opening hours. The cumulative impact on my home’s **peaceful enjoyment, privacy and value** is substantial and must be weighed under section 38(6) of the Planning and Compulsory Purchase Act 2004.

7. Widespread neighbour opposition

- **Every adjoining owner objected to the original application** on the same grounds., I imagine that they will renew their objections. The unanimity of local opposition is a material consideration (PPG Ref ID 21b-018-20190315).

Requested determination

For the reasons set out above, I respectfully request that the LPA:

- **Refuse** the application as submitted; or
- Impose robust conditions, including:
 - a cap well below the proposed 334-person capacity.
 - strict hours-of-use limits for the outdoor area and a prohibition on amplified sound.
 - a full Transport Assessment and Travel Plan with off-street parking provision.
 - an independently prepared acoustic survey, Air-Quality Impact Assessment and Heritage Impact Assessment, with all mitigation implemented before first use.

Please acknowledge receipt of this objection and place it on the public planning file.

Signed:


Owner-occupier, 58 Park Road

Date: 1 June 2025



