



Steve Brickles
Hunters Mews Residents Ltd.
33 Hunters Mews
Dog Kennel Lane
Royston
SG87AB

April 8th 2026

Dear Mr. Greaves,

RE: Planning application 26/00573/FP Manor House car park Royston

Many thanks for your letter dated 16-03-2026, the contents of which I have read.

Please accept this reply as a firm **OBJECTION** to the proposed application based on the following points experienced as a close neighbour to the aforementioned site.

1. This temporary beer garden extension was granted as a consequence of covid, which ended several years ago. Since it is still being used, we have had a significant increase in anti-social behaviour very close to the seating area and close to the old wall in photo 1. The constant smell of marijuana during evenings and weekends in the summer months has become intolerable, a lot of families with young children and elderly people who still use Dog Kennel Lane and the car park in question to access the town centre are intimidated by this. The temporary seating is not monitored or overseen by the staff at Wetherspoons at any time.

In Short, this extra seating has caused an increased level of anti-social behaviour.



Photo-1

Cont.

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2. As you can see in photo 2, part of the proposed extra seating is very close to the entrance of what is a very very busy car park. Many families go and eat and drink at Wetherspoons, and they let their young children run around the car park unsupervised whilst the children use the car park as a makeshift playground.

This car park is incredibly busy, with over 30 spaces, also consider that in 2026 fast food delivery bikes and cars all use the car park more and more as they rush in and out at speed to make their deliveries on time. They are not looking for, or expecting to see unsupervised young children running around.

In short this is an awful accident just waiting to happen.



Photo-2

3. Since the temporary extra seating was added for covid, the neighbouring properties of the car park have changed somewhat. What used to be business premises closed in the evenings have now been successfully converted into residential homes. Photo 3 shows an updated view of the new homes, the converted accountancy office is now several homes, the converted HSBC bank and launderette are now six flats with balconies exposed to the Wetherspoons garden. On summer evenings the amount of noise coming from the Wetherspoons gardens has become exceptionally high and at times unruly. Extending this garden shows little to no respect or consideration for the people that live here.



photo-3

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4. Additional anti-social behaviour and vandalism. What we have noticed, as neighbours, over the last few summers in an increased number of incidents of vandalism and anti-social behaviour and a vast increase in noise as people leave the Wetherspoons pub gardens and go home via Dog Kennel Lane. Photo's 4-7 on a separate page show just some of the incidents we have had to deal with, including broken glassware, kicked in garden fencing, damage and removal of for sale signs, items thrown at residential bedroom windows, parts of flint walls kicked, removed and then thrown at people's houses, damage to car wing mirrors, even damage to newly erected parking bollards.

Not to mention litter and empty Wetherspoon's glassware just left in the lane or on the kerbside. When we have discussed these issues with Wetherspoons in the past, they promise to tidy up and put doormen in the gardens, but in reality, this lasts just a few weeks and its is then back to normal. Wouldn't it be more sensible that Wetherspoons patrons left the beer garden via the pub front door rather than just wandering off randomly..?

If you take all this information into consideration, you also have to take into account that the summer of 2026 is a world cup summer, with football matches often scheduled until late into the night, this will undoubtedly add to environmental issues with too much noise and potential anti-social issues with over consumption of alcohol and associated vandalism.

In short, Wetherspoons have both a front and rear garden that has served them well. Since this covid extra seating was opened, it has caused more problems that are just unnecessary.

This is not in line with government guidelines for residential properties and social amenities. Further development on a retrospective basis is not in line with government policy.

Best wishes,

Steve Brickles