

**Subject:** Representation on application 2022/4942/P by JD Wetherspoon  
**Attachments:** family\_experience\_near\_wetherspoons\_210323.pdf

Dear Sir,

Re: Application 2022/4942/P by JD Wetherspoon

I note the applicant has filed a management plan for the site that is the subject of this application.

In this plan, the applicant states "It is the policy of JD Wetherspoon that all of its venues will operate in such a way so as to not cause a negative impact on its neighbours." It also states "The Company will operate a zero-tolerance policy towards poor customer behaviour in all areas of the premises. The Company's experience is that regular customers soon appreciate the restrictions and compliance becomes second nature."

I note that the "management plan" filed here is very similar to plans filed in relation to other sites.

I have read many representations relating to planning applications by JD Wetherspoon. These representations show that the much vaunted management plan is not consistently applied. Further, it appears that there are recurring issues at a number of sites that operate in close proximity to residential housing. The negative impact documented by local families are entirely contrary to the promises made in the applicants marketing material.

For example, in Whitstable, where the applicant already operates a pub, over 60 objections have been filed against an extension of the opening hours. The following consultation response provided by Kent Police is indicative of the problems:

"Before this application is decided by the planning department, I strongly advise the applicant contacts the Kent Police Licencing Team to deal with current crime and disorder issues within both the premises and the space surrounding it."

Full content here: <https://pa.canterbury.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RO9VC1EAJ0E00>

At another site in Kendal, several residents have reported recurring amenity problems due to the failure to apply the management plan to the outside space attached to the pub. One resident reports:

"I lived in fear in my own house after being attacked by Wetherspoon's customers by throwing bottles through my open balcony door the police were contacted on these incidents if you need proof I have many emails with the police and council regarding several horrible moments that Wetherspoons put me through. The noise levels produced from that beer garden is unbearable and can sometimes go on till 11oclock at night not to mention the many mornings I have woke up to vomit and urine all over my stair case up to my house"

Officers may think that such issues are one-off exceptional reports, but I suggest the data shows this not to be the case. By way of evidence, attached to this email is an aggregation of reports covering sites in Whitstable, Kendal,

Leeds, Muswell Hill and Saffron Walden. It is not within the resources of a private individual to survey all JD Wetherspoon sites, but the fact that it is straightforward to identify several sites with issues, indicates to me that this is more than an isolated issue.

As a result, I suggest that the measures listed in the management plan are insufficient to control the negative impact of the firm's activities. Further, even if the management plan was sufficient, it appears to me that the company is unable to apply these practices consistently across its estate.

As a result, I propose that zero weight should be put on the assurances made in the management plan filed against this application.

Finally, should officers be minded to approve this application, I ask them to ensure that any promises in the management plan (that are relied upon by officers) are translated into conditions of the permission.

Yours faithfully

Ian Howard