
Application number 142989/VO/2025- Youth Hub, Yew Tree road

From [REDACTED]
Date Sun 8.6.25 1:43 PM

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[REDACTED]
[REDACTED]

8th June 2025

Subject: Objection Regarding the Construction of a Youth Center in Withington, Yew Tree Road / Application number: 142989/VO/2025

Dear Sue and Julie,

I am writing to formally express my objection to the proposed development behind my home the proposed construction of a youth center in our residential area, specifically at Withington, Yew Tree Road. While I understand the importance of providing facilities for young people, I believe that the current plan may have significant negative impacts on our community.

Our main areas of concern include:

Noise and Disturbance

With plans to use the site every day until 9pm, this means that instead of enjoying our back gardens, our peace and quiet we will have the noise of people coming and going to and from buildings and youths and young adults are not quiet. This means that these noises will be happening every day until 9pm, and then they will lock the place up. This means additional noise to the back of our properties during all daylight hours when we could be using our gardens or having our doors and windows open.

To me, this means that warmer days in my garden will be interrupted by unfamiliar noise and chatter - no one expects youths to be quiet, but I don't expect to hear their noise while enjoying my private residential garden, especially not every day until 9pm.

Also, it will mean additional lights (including security lights on and off) interrupting and glaring into my space in the winter months which could wake us up, interrupt our sleeping. My Husband and I work very long hours.

There could be littering or vandalism problems.

Somebody may have young children and be concerned about the lateness of the noises that will happen and be concerned about the content of conversations they may hear.

Security Concerns

We feel that introducing young youths to our residential area will change the characteristic of our area and could lead to problems.

We feel that our area is mainly a safe area and bringing in people from outside the region will highlight our community and bring it into their focus.

We feel more worried about leaving windows or doors open in good weather.

We are concerned about possible vandalism and disrespect of the area from people that do not live in our community.

We have already experienced damage to our property, last year someone attempted to break in and damaged our front door, and this had to be replaced, costing thousands of pounds. Our cars have been broken into, and items were stolen from inside.

I am a member of a face group in Withington and hearing about youths with balaclavas, causing problems, being abusive, causing nuisances of themselves and making the lives very uncomfortable of the staff in shops and neighbours.

I do not think this is a great idea, so close to a residential area and was also advised by one of **your** team members that this is the closest project to a residential area and wasn't sure if this would be welcomed, which it is not.

Privacy and Enjoyment of our Property

We feel that constant lights/security lights will invade the privacy of your home.

We have worries that we may be harassed while in our own garden or home.

We are concerned about loud noise disturbing us in our garden or when in our home with open windows or doors.

Our home is our sanctuary and shouldn't have to worry about the noise at the back, is anything going to be thrown over, fighting, security, security lights going off at all times and shining through our windows as we sleep at the back. What about the possible verbal abuse we could get?

I fear once the youths of Withington hear about that place, there will be gangs hanging around, break-ins, more burglaries are a possibility, property damage. I shouldn't have to worry when going

outside my property and I fear I would. We have lived here over 20 years!

Living across from the park I have seen bins on fire, bikes/scooters on fire. There was a wooden wizzard in the middle of the park, and this was set on fire and I had to call the fire department myself! I have also prevented a burglar from entering a neighbouring property on my road already. I have also seen the Youths in the park, giving abuse to people, smoking drugs, fighting, breaking things, dropping litter and being a general nuisance. I don't want this at the back of my property as well!

Traffic and Parking Concerns

Since the yellow lines near the Christie Hospital and the residents' parking scheme between our area and Wilmslow Road, we may find it harder to park outside our own home. The additional parking has also increased congestion, making our roads less safe as people take cut-throughs past our houses to avoid heavily parked areas. Also, making roads more dangerous and harder to cross as parked cars are preventing views of oncoming traffic.

I kindly request that the council consider these concerns carefully and explore ways to mitigate any potential negative effects. Perhaps alternative locations or additional measures to ensure community safety and comfort could be discussed.

I have recently been diagnosed with a chronic pain condition in my face and cannot be cured but managed. I am in hospital every month for appointments and having physiotherapy. Stress does not help with this condition; this is very stressful and because of this I have been hospitalised several times and have been off work too.

Please help and support me and understand from our point of view, this is our home.

Thank you very much for your attention to this matter. I appreciate your efforts to serve our community and look forward to your response.

Yours faithfully,

[REDACTED]

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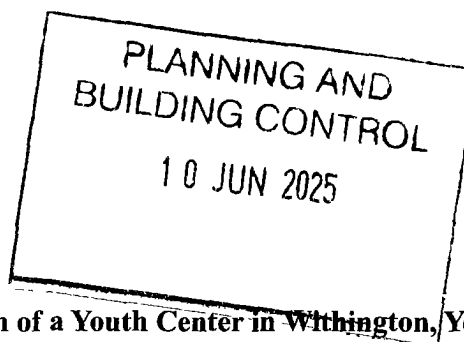
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Ref:[PDB#1-4B]

[REDACTED]
[REDACTED]
[REDACTED]
8th June 2025



Subject: Objection Regarding the Construction of a Youth Center in Withington, Yew Tree Road / Application number: 142989/VO/2025

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Our main areas of concern include.

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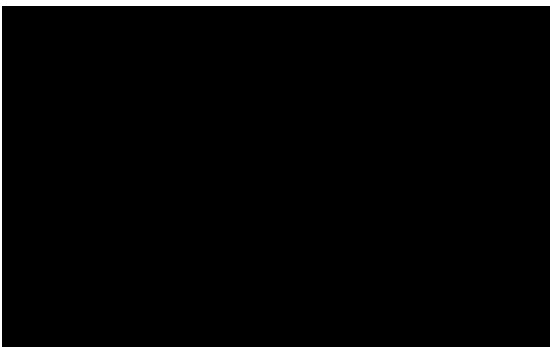
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Please help and support me and understand from our point of view, this is our home.

Thank you very much for your attention to this matter. I appreciate your efforts to serve our community and look forward to your response.

Yours faithfully,



Fw: Objection to proposed Youth Hub development

From Planning <[REDACTED]>
Date Tue 10.6.25 11:26 AM
To Sue Wills <[REDACTED]>

Information, Delivery & Support Team
Planning, Building Control & Licensing
Growth & Development Directorate
Postal address: Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA
Location address: Level 6 Town Hall Extension, Manchester M2 5DB
Tel: 0161 234 4516

Please consider the environment before printing an e-mail.

From: Becky Chambers <[REDACTED]>
Sent: 10 June 2025 11:06
To: Planning <[REDACTED]>
Subject: Fw: Objection to proposed Youth Hub development

Kind regards,

Becky

Becky Chambers
Labour Councillor for Withington Ward
Deputy Executive Member for Healthy Manchester and Adult Social Care
Manchester City Council
[REDACTED] | [REDACTED]

From: [REDACTED]
Sent: 04 June 2025 20:51
To: Becky Chambers <[REDACTED]>
Subject: Objection to proposed Youth Hub development

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Subject: Objection to Proposed Youth Hub Development on Yew Tree Road

Dear Beccy Chambers,

I am writing to formally express my objection to the proposed development of the yard behind my property into a youth hub [**Application number: 142989/VO/2025**] and seek your support.

While I understand and appreciate the intention to provide support for young people, I have serious concerns about the significant and lasting impact this development will have on the quality of life for myself, my family, and our local community.

Noise and Disturbance

In recent correspondence with Patch Barber from the Youth Plan and Participation Team, it was confirmed that the planned hours of operation for the youth hub will be Monday to Friday, from 10am to 9pm, all year round. Given that the Hub will be directly behind my garden wall, I am deeply concerned about the level of noise and disruption this will cause during the specified hours. Furthermore, the only access point to the proposed development is down a thin road — directly adjacent to my property — and I am genuinely worried about the idea of constant noise and disturbance, including nosy people peering through the hedge, which will entirely alter the character of my back garden and certainly affect my wellbeing.

I bought this house in 2002 and the back garden was one of the strongest reasons for my purchase. My back garden is a space where I relax and unwind. It is where I enjoy the peace and quiet of my home, whether it's in the summer months sitting outside, or inside with my French doors open, with my partner or friends, or during the colder seasons when I enjoy the constant visits from wildlife. This development, however, would introduce constant noise, including conversational voices, cars, shouting, and general activity, as the clients and staff to and from the Hub access the area to one side of my garden and then within the newly developed space at the end of my garden. I accept that Yew Tree Road is a busy road but the tranquility I currently enjoy to the rear of my home is in complete contrast to the noise at the front. Furthermore, I am concerned about the possibility of increased litter in the area; far too many people already casually drop litter on the street and I am worried that increased footfall on the other side of my hedge will increase the rubbish that blows (or is thrown) into my garden, which will undoubtedly affect the aesthetics of my garden and local surroundings.

Security Concerns

In addition to the noise, I am particularly concerned about the security risks posed by the development. Last year, my home was broken into [**Crime number: CRI/06A3/0007605/24**] and a police photographer confirmed that the footprints found at the scene were likely those of a child. Despite this, no prosecution was made. In the past, I have also witnessed children (my school teacher experience suggests they were between 10 and 16) climbing into the yard. On two separate occasions I have been verbally abused while enjoying my own residential property. Given the proximity of the proposed youth hub and the potential for increased foot traffic — including young offenders, as mentioned by Patch Barber — I fear that my home may become a target for further criminal activity.

As a musician, I feel especially vulnerable. Should the youth in the area learn about my musical interests, by hearing guitar, bass, drums, keyboards, singing, trombone or many other sounds as they accessed the Hub, it is only a matter of time before my property could be targeted for the instruments I keep inside. Once aware of these items, a vacant car parking space at the front of my home could easily alert someone to slip through the hedge, as the previous unwelcome visitor did, to break in where nobody would see them in this residential area. Additionally, the presence of frequent visitors near my property would significantly reduce my privacy and peace of mind. The idea of security lights and increased fencing, while well-intentioned, will only heighten my anxiety about being broken into, as lights going off at all times of night would put me on guard, fearing someone was on the other side of my hedgerow. They could also shine directly into my garden and home, further invading my privacy.

Privacy and Enjoyment of My Property

As mentioned, my garden is a sanctuary for me and my partner. In the summer, we enjoy the wildlife, such as birds, foxes, bats, hedgehogs and even a badger that occasionally visits. It is an area that my partner and I use all year – Mr Barber even reflected on what a wonderful space we have built to enjoy, recognising the value to our wellbeing and the satisfaction we must obtain from its use. The proposed development threatens not only the tranquillity of this space but also our privacy. With the hub's proximity to my home and the late operating hours, I will be left with little opportunity to enjoy my garden in peace. With potential footfall and voices only metres away (as late as 9pm from Monday to Friday) and the fact people can see through into my garden. I fear that, by the time the gates are locked, I will be unable to enjoy my garden in privacy during daylight hours. Furthermore, during the winter months, if I sit with the curtains open I will be overlooked by anyone passing to or from the development, as my lit up room would be visible, causing further disruption to our privacy. The idea of replacing the hedge with a fence was mooted, but that would also hugely impact upon the wildlife that visits our garden. If the wildlife is reduced while the aspect is altered to a fenced in box, the ability to enjoy my garden will disappear.

Traffic and Parking Concerns

I am also deeply concerned about the increase in traffic and parking congestion that will result from the development. Yew Tree Road is already frequently fully parked due to nearby restrictions, particularly the yellow lines near the Christie Hospital and permit requirements on the surrounding roads. This is already hazardous to children crossing the road to use the park and this will only get worse with increased traffic – clients and staff – to this area. The congested parking already makes it very difficult for my partner to park outside our house. The increase in pedestrian flow and congestion will also add to the noise and disruption in the area. Yew Tree Road is also often difficult to navigate due to the ammount of cars parked on both sides of the street and buses going in opposite directions frequently struggle to pass each other. Additional traffic and parking generated by users of the development will make all of these problems worse.

Communication

I am also disappointed with the timeframe for me to read the proposal and formulate my response.

I am a very busy primary school teacher who received the confirmation of the planning application late on Friday 30th May, after returning from a walk with friends. Despite knowing nothing of how to read or understand any proposals, I was given until 18th of June to formulate and respond to them. This has been a terrible burden, as I am on a Y6 residential trip all next week so have been ensuring that all plans and resources for my class are in place for the supply teacher that will be covering in my absense. On top of this, the contact number for information is only open during hours in which I am working with children, making it almost impossible for me to speak to anyone who could advise me. The result is that I have had less than 14 working days to formulate my response to a decision that will affect my future life at this address, a property I adore and deeply wish to remain at.

Furthermore, it is also only though written communication with my neighbour that I became aware of the plans to use the development as late as 9pm on five days a week. When speaking to Mr Barber, the indication was that the site would be used during normal work hours with occasional later evenings once the site established, and then following consultation with local residents. I was quite prepared to wait to read the full proposal and plans but feel as though I have been both misinformed about the times the site will be used and rushed in the time allowed for me respond.

Conclusion

While I fully support the need to provide positive opportunities for young people, I believe this particular location is not appropriate for a youth hub, given the potential negative impact on the

residents nearby. The noise, security risks, loss of privacy, and increased traffic congestion are serious concerns that have not been adequately addressed in the proposal.

I respectfully urge you to consider these objections when reviewing the planning application. I would be more than happy to discuss these issues further with you or to provide additional information if needed.

Thank you for your time and consideration.

Yours sincerely,

[Redacted signature]

[Redacted signature]

[Redacted signature]

Sent from [Outlook for iOS](#)

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Outlook

Objection to planning application 142989/VO/2025

From [REDACTED]

Date Thu 12.6.25 11:58 PM

To Sue Wills <[REDACTED]>

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Hi Sue ,

I am writing to lodge my objections to the above Planning application .

Along with my initial concerns laid out below ,to , Julie Roscoe, I wish to add the following .

I have lived at [REDACTED] for the past 29 years , I have lived in Withington for 59 years , and I recall the buildings in this planning application as a Direct Works depot and later in use as a Social Services office .

The Buildings have laid empty for well over 10 years .

In that time I have watched nature take charge of this buildings gable end , bats ,foxes, squirrels , Robins have inhabited the shrubbery along with wood pigeons and countless numbers of other birds , which have been a joy to watch , the Robins and Squirrels have become very sociable and love coming into the gardens bordering these buildings to see what's going on ,it's a wonderful sight to see.

Our back garden borders the gable and back wall of the main building along which runs a passageway.

I believe that to remove the building would not only be a crime against nature but destroy the right of all of us residents to enjoy the sights of the natural world we have endured for so long .

I believe that using these facilities is an easy option , brought about by cuts by this Labour Government to the Youth Fund .

I believe , that there are other options that could have been explored and still should be .

Withington Community Centre , or is that too close to MP Jeff Smiths home across the road ?

The Methodist Church on Wilmslow Road has ample space for a Youth Hub

St Paul's and St Cuthberts both have church halls

And we have the Leisure complex on Princess road .

I am not against the idea of a Youth Hub in Withington , something that if managed properly will hopefully improve the attitude and outlook of the Youth in the area .

All the Youth in the area these days seem to have a dress code of black track suit bottoms black jeans black hood or anoraks with each wearing black ski masks .

You wouldn't know one from the other , gathering in groups on Copson Street or in the Rec taking drugs seems to be the order of the day ,so it's easy to see why the likes of Mr Smith and Co don't want the riff raff milling around near their homes , better we shove them in amongst the riff raff tenants of Southway homes , Let them deal with the problem .

When I was Young growing up in Withington , we were rough and ready but we had respect something the Youth today lack , we attended Youth centres /clubs at Withington Community centre, St Bernadettes ,the St Christopher ,St Crispins , the Methodist Church , Fielden Park and Withington Town Hall .

I think it's totally out of order that All the residents that will be impacted by these plans have not been consulted properly , it is disgraceful

Sue

Please read on and will You please acknowledge receipt of this email

Thanks



Julie Roscoe

Director of Planning ,Building Control & Licencing

Manchester City Council

Planning Department .

Date : 12 June 2025

Dear Julie ,

I am writing with reference to Your letter sent out on the 28th May 2025 concerning Planning application 142989 , which I only received this morning , Thursday 12th June 2025 ,I'd like to think that this was due to , a glitch in our wonderful postal service rather than a deliberate ploy by Your department and City Councillors go prevent residents objecting to the above Planning application .

I have set out my objections to the plans below and would be grateful if Your office would acknowledge receipt ASAP of my objections to the above Planning application.

Subject: Objection to Planning Application 142989/VO/2025 – Proposed Youth Hub at Old Direct Works Yard, Yes Tree Road, Withington, M20 3FG

Dear Sir/Madam,

I am writing to lodge my formal and unequivocal objection to planning application number 142989/VO/2025 concerning the proposed development of a Youth Hub at the Old Direct Works Yard, YewTree Road, Withington, M20 3FG.

As a long-standing resident of this community, I am deeply concerned that the proposed development will irreparably disrupt the quiet enjoyment of our neighbourhood, with serious consequences for the health, safety, and wellbeing of myself, my family, and our neighbours.

My principal objections are as follows:

Noise and Public Nuisance:

A development of this nature will likely result in significant and prolonged noise pollution, both from the daily operation

of the facility and the increased foot and vehicle traffic. The potential for late-night disturbances and antisocial behaviour poses a genuine threat to residents' quality of life.

Health and Safety Concerns:

Yew Tree Road is already a high-risk thoroughfare, frequently used by speeding vehicles and lacking sufficient infrastructure to support increased pedestrian activity. The addition of a major youth facility will exacerbate these issues, placing both users and local residents at greater risk.

Infringement on Privacy and Residential Enjoyment:

The location of the proposed hub is in close proximity to private homes. This will intrude upon our privacy, contravening our rights under the Human Rights Act 1998, specifically Article 8 – the right to respect for private and family life, home and correspondence. The development threatens to convert a peaceful, residential area into a hub of persistent disruption.

Loss of Amenity and Local Character:

The development is wholly inappropriate for the setting and scale of the surrounding area. It would fundamentally alter the character of our neighbourhood, which is currently quiet, residential, and family-oriented.

I urge the planning department and elected representatives to reject this application outright. The adverse impacts on the

community far outweigh any perceived benefit. If the Council is genuinely committed to serving its residents and upholding their legal rights and wellbeing, then this proposal must not be allowed to proceed.

Please confirm receipt of this objection. I also request to be informed of any future consultations, decisions, or appeals related to this application.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Show quoted text

Fw: Objection to proposed planned youth hub.

From Des Jones <[REDACTED]>
Date Wed 18.6.25 9:12 AM
To Sue Wills <[REDACTED]>

Derek W Jones
Strategic Planning and Project Lead
Planning
Growth and Development Directorate
Manchester City Council
Level 6 Town Hall Extension
Albert Square
Manchester
PO Box 532
M60 2LA

[REDACTED]
[REDACTED]
[REDACTED]
E-Mail: [REDACTED]

From: [REDACTED]
Sent: Tuesday, June 17, 2025 11:14 PM
To: Des Jones <[REDACTED]>
Subject: Objection to proposed planned youth hub.

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Subject: Objection to Proposed Youth Hub Development on Yew Tree Road
Dear Des,

I am writing to formally express my objection to the proposed development of the yard behind my property into a youth hub [**Application number: 142989/VO/2025**] and seek your support.

While I understand and appreciate the intention to provide support for young people, I have serious concerns about the significant and lasting impact this development will have on the quality of life for myself, my family, and our local community.

Noise and Disturbance

In recent correspondence with Patch Barber from the Youth Plan and Participation Team, it was confirmed that the planned hours of operation for the youth hub will be Monday to Friday, from 10am

to 9pm, all year round. Given that the Hub will be directly behind my garden wall, I am deeply concerned about the level of noise and disruption this will cause during the specified hours. Furthermore, the only access point to the proposed development is down a thin road — directly adjacent to my property — and I am genuinely worried about the idea of constant noise and disturbance, including nosy people peering through the hedge, which will entirely alter the character of my back garden and certainly affect my wellbeing.

I bought this house in 2002 and the back garden was one of the strongest reasons for my purchase. My back garden is a space where I relax and unwind. It is where I enjoy the peace and quiet of my home, whether it's in the summer months sitting outside, or inside with my French doors open, with my partner or friends, or during the colder seasons when I enjoy the constant visits from wildlife. This development, however, would introduce constant noise, including conversational voices, cars, shouting, and general activity, as the clients and staff to and from the Hub access the area to one side of my garden and then within the newly developed space at the end of my garden. I accept that Yew Tree Road is a busy road but the tranquillity I currently enjoy to the rear of my home is in complete contrast to the noise at the front. Furthermore, I am concerned about the possibility of increased litter in the area; far too many people already casually drop litter on the street and I am worried that increased footfall on the other side of my hedge will increase the rubbish that blows (or is thrown) into my garden, which will undoubtedly affect the aesthetics of my garden and local surroundings.

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As a musician, I feel especially vulnerable. Should the youth in the area learn about my musical interests, by hearing guitar, bass, drums, keyboards, singing, trombone or many other sounds as they accessed the Hub, it is only a matter of time before my property could be targeted for the instruments I keep inside. Once aware of these items, a vacant car parking space at the front of my home could easily alert someone to slip through the hedge, as the previous unwelcome visitor did, to break in where nobody would see them in this residential area. Additionally, the presence of frequent visitors near my property would significantly reduce my privacy and peace of mind. The idea of security lights and increased fencing, while well-intentioned, will only heighten my anxiety about being broken into, as lights going off at all times of night would put me on guard, fearing someone was on the other side of my hedgerow. They could also shine directly into my garden and home, further invading my privacy.

Privacy and Enjoyment of My Property

As mentioned, my garden is a sanctuary for me and my partner. In the summer, we enjoy the wildlife, such as birds, foxes, bats, hedgehogs and even a badger that occasionally visits. It is an area that my partner and I use all year — Mr Barber even reflected on what a wonderful space we have built to enjoy, recognising the value to our wellbeing and the satisfaction we must obtain from its use. The proposed development threatens not only the tranquillity of this space but also our privacy. With the hub's proximity to my home and the late operating hours, I will be left with little opportunity to enjoy my garden in peace. With potential footfall and voices only metres away (as late as 9pm from Monday to Friday) and the fact people can see through into my garden. I fear that, by the time the gates are locked, I will be unable to enjoy my garden in privacy during daylight hours. Furthermore, during the winter months, if I sit with the curtains open I will be overlooked by anyone passing to or

from the development, as my lit up room would be visible, causing further disruption to our privacy. The idea of replacing the hedge with a fence was mooted, but that would also hugely impact upon the wildlife that visits our garden. If the wildlife is reduced while the aspect is altered to a fenced in box, the ability to enjoy my garden will disappear.

Traffic and Parking Concerns

I am also deeply concerned about the increase in traffic and parking congestion that will result from the development. Yew Tree Road is already frequently fully parked due to nearby restrictions, particularly the yellow lines near the Christie Hospital and permit requirements on the surrounding roads. This is already hazardous to children crossing the road to use the park and this will only get worse with increased traffic – clients and staff – to this area. The congested parking already makes it very difficult for my partner to park outside our house. The increase in pedestrian flow and congestion will also add to the noise and disruption in the area. Yew Tree Road is also often difficult to navigate due to the amount of cars parked on both sides of the street and buses going in opposite directions frequently struggle to pass each other. Additional traffic and parking generated by users of the development will make all of these problems worse.

Environmental Impact

The council website suggests that only partial surveys have been completed regarding the wildlife that lives in or uses this area.

Bats forage daily within the yard throughout the summer. A simple visit will confirm this. Also, both hedgehogs and badgers have been seen within my garden – the hedgehogs have been frequent visitors and have indeed had babies (though only seen one.) We also have evidence (multiple photographs, the most recent one dated as August 11th 2025) of badgers using this area and passing through my garden en-route to possibly the yard behind (it usually appeared from the rear of my garden, suggesting that it had probably come from under the gated access point to the yard.

Communication

I am also disappointed with the timeframe for me to read the proposal and formulate my response.

I am a very busy primary school teacher who received the confirmation of the planning application late on Friday 30th May, after returning from a walk with friends. Despite knowing nothing of how to read or understand any proposals, I was given until 18th of June to formulate and respond to them. This has been a terrible burden, as I am on a Y6 residential trip all next week so have been ensuring that all plans and resources for my class are in place for the supply teacher that will be covering in my absence. On top of this, the contact number for information is only open during hours in which I am working with children, making it almost impossible for me to speak to anyone who could advise me. The result is that I have had less than 14 working days to formulate my response to a decision that will affect my future life at this address, a property I adore and deeply wish to remain at.

Furthermore, it is also only through written communication with my neighbour that I became aware of the plans to use the development as late as 9pm on five days a week. When speaking to Mr Barber, the indication was that the site would be used during normal work hours with occasional later evenings once the site established, and then following consultation with local residents. I was quite prepared to wait to read the full proposal and plans but feel as though I have been both misinformed about the times the site will be used and rushed in the time allowed for me respond.

Conclusion

While I fully support the need to provide positive opportunities for young people, I believe this particular location is not appropriate for a youth hub, given the potential negative impact on the

residents nearby. The noise, security risks, loss of privacy, and increased traffic congestion are serious concerns that have not been adequately addressed in the proposal.

I respectfully urge you to consider these objections when reviewing the planning application. I would be more than happy to discuss these issues further with you or to provide additional information if needed.

Thank you for your time and consideration.

Yours sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

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To:

Julie Roscoe

**Director of Planning, Building Control and Leasing
Manchester City Council Planning**

Application: 124898/V0/2025

Installation of a youth hub at 306A Yew Tree Road

Dear Ms Roscoe,

Formal objection to the installation of the youth hub on land accessed between 306 and 306 Yew Tree Road.

I am the owner of [REDACTED] and want to formally object to the development of the youth facility on the old direct works site behind my property.

Clearly youth facilities are needed in the area, but this site is most inappropriate. It is much too close to residential properties and has limited and potentially problematic access. Given the need for housing in the area, it would make a much better location for residential properties, perhaps for senior citizens.

I have four formal objections and six concerns.

Objections.

- 1 The development is far too close to residential properties – a youth facility on this site potentially could result in significant increased activity, noise, and disturbance. The site is just not suitable for a youth facility which will undoubtedly impact on the quality of life of residents. The comings and goings of numbers of young people, particularly, at night could also result in residents feeling less safe.
- 2 Access to the site is limited to one narrow pathway (adjacent to my property). It will pose problems for any significant use by vehicular traffic. The result will be more problem parking on Yew Tree Road.
- 3 The current siting of the gate is going to result in young people congregating on the pathway, which is partially hidden from the road. This could result in opportunities for anti-social behaviour.
- 4 Re-siting the gate to the roadway would not be possible without removing the mature hedges on either side of the pathway. This I would strongly object to both on

ecological grounds and on the basis that it would radically alter the design of my garden and the quality of its enjoyment.

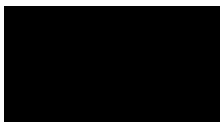
Concerns

If, unfortunately, the development is given planning permission, I have the following concerns which should be taken into consideration.

- 1 There needs to be limited hours of operation to lessen the impact on residents. All activity should cease at 9.00 p.m.
- 2 The facility needs to be properly staffed with JNC qualified youth workers, with at least two qualified staff on duty at all times of opening. The funding for staffing costs needs to be committed to in the council budget before any development goes ahead. Building a facility without the revenue to run it properly will be highly problematic.
- 3 No loud music should be played at any time given the closeness to residential properties (over 60dB) and no music at all after 9.00 p.m..
- 4 The facility should be adequately lit at all times of use – but in a way to avoid lighting pollution in neighbouring properties.
- 5 There needs to be adequate CCTV coverage at all times – without any CCTV coverage of adjacent gardens. This will demand technical skill.
- 6 In relation to the gate, there needs to be a resolution to the issue noted in the fourth objection, but one which does not result in removal of the mature hedge. This will not be an easy problem to resolve.

In conclusion, this is a poor site to locate a youth facility, and I ask the Council to think again.

Yours sincerely

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