

From: [REDACTED] <[REDACTED]@yahoo.com>
Sent: 03 April 2022 11:56
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: South Square - Watchmaker Pub Review

[REDACTED]
[REDACTED] Manorley Lane

Shelf
Bradford
BD6 2HF

Re: Review The Watchmakers Pub at South Square

Dear Panel,

My wife and I have always enjoyed going to Thornton and visiting South Square. I was born and brought up very close by and still consider Thornton 'my home'. But we were both extremely disappointed when we visited the newly renovated Building last year and went into the rear garden. Instead of a nice peaceful place, which we were expecting to see, there is now a really loud beer garden. Women howling and screaming at the top of their voices, men shouting at each other and some using foul language too. It was like visiting a rowdy Beer Garden in the city centre. What a disgrace and shame that South Square have allowed this to happen. I took a walk down the side street of Priestly Street to the back of the garden and around to Friendly Street and could still hear full conversations and all the noise just as loudly as I could IN the garden. No consideration whatsoever has been given to the local residents. No soundproofing, nothing. I am very glad I don't live near that area and I feel very sorry for all the people who DO live so close by as I know how that noise bounces all around that small area because of the high building of South Square.

What I don't understand is WHY people were not sitting in a beautiful courtyard right outside The Watchmakers? It's impressive and have been renovated really well and there is plenty of seating. Plus, it's right next to the pub so easier to get your drink so no having to trail down dangerous, wonky old stone steps, underneath the building to get to the back garden. When we visited, that whole courtyard was completely empty.

I'm glad that there is a review of South Square's usage of the back garden. I saw the Retrospective Planning Permission application form and South Square very clearly said that 'the space is NOT a beer garden'. So let their word be their bond. Let The Watchmaker's use their beautiful Courtyard for their customers and let the garden remain for the use of what South Square say it is for – an Art's Workshop space.

Thank you
[REDACTED]

From: [REDACTED] <[REDACTED]@outlook.com>

Sent: 03 April 2022 15:48

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The Watchmakers at South Square Review

[REDACTED]
■ Hill Top Road

Thornton

BD13 3QX

The Watchmakers at South Square, Thornton - Review

I am writing regarding The Watchmakers Bar that is based at South Square Arts Centre, the subject being the matter of the NOISE. LOTS OF IT!

No one is asking or demanding this Review Panel to close the pub. It is a very nice little bar that has a stunning outdoor space in the Courtyard right next to it. People are simply asking that it is no longer allowed to serve alcohol in the garden.

In their recent Retrospective Planning Application Form, the former Manager of South Square, Yvonne Carmichael, categorically stated in her 'Supported Evidence' document, that the garden was 'not a beer garden' and yet, over the past year, time and time again, her words have proved to be false. This is most categorically a beer garden! The noise levels that come from this secluded area at the back of the South Square have born witness time and time, day after day, week after week to this. And the noise levels have already started again with the recent spell of good weather this past March.

My aunt lives very close to that garden and her life has been made a complete misery and been turned upside down since that 'non beer garden' opened. I have heard and seen for myself, on many occasions, the amount of people that go into that 'communal' garden - the noise is unbelievable most times I've visited my aunt. There have been well over 30 people in most weekends. Women screeching and laughing at high pitched volumes and men making lewd comments and shouting, the drunker they get. My aunt must have her windows closed, even in hot weather every time the beer garden is open and even then, the noise can still be heard in her house. Due to privacy issues, she also has to have her curtains closed. It is completely unacceptable.

And they ain't doing no workshops in that garden – not at 7pm at night! You'd have to be deaf not to hear the noise being made. It is very well known to South Square how easily sound/shouting/ screaming bounces and travels around this small area and yet, neither South Square nor The Watchmakers have done anything to mitigate that noise except put up some very small signs that no one can see and who don't care once the gin has kicked in. They have treated their neighbours with so little compassion and care, that they don't actually deserve to be called a 'communal garden'.

Someone in support of the beer garden said and I quote: "If people wish to gatekeep the outdoors and do not enjoy living in a small, close-knit community, then they should not live in the epicentre of one." Seriously? The majority of the neighbours around the garden have lived there for YEARS before the garden was renovated and turned into what it is now. They chose to live in that close knit community because it

WAS such a quiet one and South Square, without even having the decency to consult their neighbours beforehand decided to destroy that quiet Community. A beer garden was simply foisted onto them with no consideration nor discussion except for a half-hearted residents meeting where the Manager told the neighbours, 'it WILL happen'. And that was AFTER the neighbours had had to complain on numerous occasions. All other complaints about the noise were simply ignored as if the residents didn't matter. Even the Ward Councillors showed distain to their constituents as the neighbours asked for their help and found none to be had. Even the elderly people at Alan Court adjacent to the beer garden have been completely disregarded and complaints from them ignored too.

I deeply resent the fact that my aunt's mental health has gone into a serious decline because of having to live so close to this awful beer garden, after living in a very peaceful area, that she loves dearly, for 25 years. The tenants of The Watchmakers have several successful other businesses so they will not lose anything fiscally by not being allowed usage of the garden, whereas my aunt risks a further decline in both her mental and physical health as the two are linked.

Surely a reasonable compromise of this Review is that the Garden is ACTUALLY USED as a 'Communal Garden', for outdoor workshops and occasional events ONLY as stated in their Planning Application form and the 'beer garden' element of it is left firmly in the front of The Watchmaker's in the South Square Centre Courtyard. Everybody happy! It's really not that much to ask for, is it?

Yours respectfully,

██████████

From: ██████████ <██████████@gmail.com>
Sent: 04 April 2022 16:58
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: South Square Thornton - The Watchmakers

Miss ██████████
██████████ Henry Street
Thornton
BD13 3JE

Re: The Watchmakers at South Square
To Whom It May Concern

I understand there is a review about the Watchmakers Beer Garden at the back of South Square Community Centre.

I was very glad to hear about this. I have visited the garden after it was all renovated on two occasions when I have been to the café on Sundays and went to sit outside to eat my food because it was warm enough to do that. Both times, once the pub opened and the drinkers came into the garden, it became very noisy very quickly and I had to leave.

I have heard the noise later in the day throughout the warmer months last year on many occasions when I have been walking past South Square with my dogs. The noise being made can be heard right up on Thornton Road. There was never anyone sitting on the benches in the courtyard outside the pub when I passed.

I think South Square has made a very poor decision allowing the beer garden to be opened. the garden should only be used for the café and for their workshops. Their manager told everyone that the garden was going to be a 'communal garden' and was mainly going to be used for their Art workshops. Everyone knows this. It's a shame that the pub and staff at South Square have been dishonest about this because they have spoilt the area with the beer garden. I think they were hoping that by 'hiding' the beer garden at the back, they wouldn't be accused of making a noise nuisance but they are. I wouldn't like to live around that garden now because it's awful.

Yours sincerely

Miss [REDACTED]

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 05 April 2022 11:47
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Watchmakers Bar at South Square in Thornton

[REDACTED]
[REDACTED] Thornton Road
Thornton
Bradford
BD13 3PS
WATCHMAKERS BAR AT SOUTH SQUARE

Dear Licence Panel,

I understand the South Square Beer Garden that The Watchmakers use is having a review.

I strongly object that South Square changed the use of the garden from just being a workshop space to a BEER GARDEN, especially after the Management have always claimed that it was NOT a beer garden.

I have both friends and relatives who live close by and it's a dreadfully noisy place for such a quiet neighbourhood. The punters get louder the more they drink and the noise then gets even louder. I've heard it many times. It can even be heard up on Thornton Road when you walk past Priestley Street and Friendly Street, it's that bad! The pub looks like it's a nice place with a fantastic courtyard right outside it so why can't people just use this place instead?

South Square and the Watchmakers should give more consideration to their neighbours who have to put up with all the noise nuisance that comes from that beer garden and stop serving alcohol there.

Yours sincerely,

[REDACTED]

From: [REDACTED]@gmail.com>
Sent: 07 April 2022 18:19
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: SOUTH SQUARE / WATCHMAKERS BAR BEER GARDEN

[REDACTED]
■ Friendly Street
Thornton
Bradford
BD13 3JY

REVIEW OF THE WATCHMAKER'S BAR AT SOUTH SQUARE ARTS CENTRE,
THORNTON

Dear Sir/ Madam,

I have lived on Friendly Street and have been a neighbour of the South Square Garden for almost 26 years and for many years was very involved with the Centre. I had to retire early due to a painful, degenerative auto-immune health condition which has caused disabilities.

When the renovations at the South Square Centre were nearing completion, none of their neighbours were informed at any point - apart from two - that the rear garden of South Square was going to change its usage of a peaceful communal garden to that of a 'beer garden'. We had to hear of it second hand.

Since it opened, the noise levels that generate from the garden when customers from The Watchmakers Bar are in there drinking, is intolerable most times. Because our homes are built on a steep slope that ends on Enderley Road, noise travels very easily in this small neighbourhood and is greatly amplified. When the garden has its drinkers in, full conversations can be heard and every screech, scream, shout and rude comment just reverberates around this micro community and all of these noise nuisances become even louder, the more their customers drink. There have often been over 30 people jammed into this small area.

We have complained to South Square and The Watchmaker's on numerous occasions about the noise levels but they have either shown no interest in our very real concerns or have just sent generic emails telling us 'It will be reviewed at the next Trustees meeting'. Which it never has been. Complaints made to The Watchmaker's themselves, receive NO reply whatsoever. I have sent them sound recordings and photos of the amount of people in the garden and instead of acknowledging me, they have been sharing it with other people not named in the emails thereby breaching data protection. (I was informed of this, face to face, by a tenant of South Square).

I have to keep ALL my windows closed for the time the drinkers are in the garden and can only open them once the garden has been emptied of people. This happens 5 days a week, for several hours a day. It is a measure of how bad the noise is, when we, the neighbours, are grateful that the weather is bad. (I also have the added stress of people being able to look right across into my property as it overlooks the garden, so I have to contend with not only noise issues but also privacy ones too.)

All this means that I must find the extra money to pay for lighting when the curtains and windows are closed, and fans and an air purifier inside my home to circulate air, instead of being able to enjoy natural sunlight and fresh air. At a time when energy bills have gone up so much, I will find these payments increasingly hard to keep up with.

The Watchmakers do not have these worries. The Abrahams are well known in Thornton, and they have several successful businesses. They didn't suffer particularly either during the pandemic either as they sold alcohol as a 'takeaway' once that was allowed in May 2020.

The Manager of South Square, Yvonne Carmichael, had said repeatedly and specifically both to us AND in her Retrospective Planning Application form that the "The space is not a beer garden" and yet this has proven to be untrue. So, either she, the Trustees, and the Ward Councillors involved with South Square - Richard Dunbar, Sue Duffy and Beverley Mullaney - have lied to us, their neighbours, or they lied to their tenants, The Watchmakers, regarding the usage of the garden.

The drinkers are afforded the luxury of sitting outside on a warm sunny day and enjoying the fresh air, whilst this has been denied to its neighbours. We close neighbours cannot sit in our own gardens when the weather is good because of the noise and it has greatly impacted on our mental health. I had to start on antidepressants last year due to the unacceptable noise levels and the constant stress and anxiety that the change of usage to the garden has caused. This has then impacted my physical health.

The noise levels have already started when we had the lovely and unexpected, good weather the other weekend. (March 25th and 26th). The garden wasn't full by any means but a gaggle of screeching women drinking could be heard around the neighbourhood even with my windows closed and the TV on. This is now what the neighbours have to look forward to every time we have nice weather. I don't want to move because I have lived here for so long. I love this area and it's my home but if the uncaring, disdainful attitude that both South Square and The Watchmakers have, continues towards their neighbours, then I will be forced to because I cannot cope with the ongoing stress. We are all at our wits end. (17 people, including three young adults, live around this small area and only 2 of those support South Square in this matter. My next-door neighbour is worried about retribution if she complains and so she hasn't.)

This was always an extremely close community that included South Square but their utter dismissive actions over the past year have completely split this community wide apart – all for the sake of money earned in a beer garden.

We are not demanding The Watchmakers to have their licence removed. We are simply asking that the consumption of alcohol is only served in the large and very lovely front courtyard and NOT in the rear garden which backs onto us all.

We all know that South Square and The Watchmakers will get all their tenants, supporters, Trustees and even our own Ward Councillors to write glowing letters of how 'wonderful and quiet' this garden is but this is NOT TRUE! Not one of those people would want to live right next to a noisy beer garden but not one of them would admit it though they would be the first to complain if they had to live with what we must live with.

I respectfully ask the Review Panel to withdraw South Square and The Watchmaker's 'right' to serve alcohol in the garden so that we, the neighbours, may have our quiet community life AND our sanity back.

Thank you

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██████████

█, Friendly Street
Thornton
West Yorkshire
BD13 3JY

From: ██████████@outlook.com>
Sent: 08 April 2022 18:41
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Review of Watchmakers Bar at South Square, Thornton

Mrs ██████████ and ██████████
██████████ Thornton Old Road
Fairweather Green
Bradford
BD8 0HT

Dear License Panel,

I have been informed that the Watchmakers Bar at South Square is being reviewed regarding their Beer Garden and both myself and my husband would appreciate it , if you would put our objections into the review.

In the past, we have lived in very close proximity to the rear garden, so we know from first-hand experience, what a very lovely quiet, tucked away backwater that neighbourhood is but also how easily sound travels around there. When we lived

there, the main noise problem we had was the sound of birds squabbling, it was that quiet!

For many years, I was always a great supporter of South Square – as my mother used to be a Trustee there - and visited the Vegetarian café weekly and went to many of the excellent gallery openings, so we wanted to see how the renovations had changed the place. The building itself and the courtyard looks fantastic with lots of benches and seating area outside and yet, when we visited, the courtyard was empty, and all the people were drinking in the back garden.

Out of curiosity, we decided to have a look at the beer garden at the rear of South Square and we were both truly appalled at how incredibly noisy it was. We didn't plan to stay as it was so full and the people in there were just so loud.

I cannot fully explain how disappointed and upset we were at what we heard. It was, to put it politely, just vulgar. It is totally unacceptable to have such a once peaceful community garden being used in this way. You can also actually hear the level of noise coming from it up on Thornton Road. The time we visited was approximately 4.30pm but we knew the noise would get much worse as the day wore on.

We popped round to see an old neighbour of ours, and this person said that they were unable to open their windows at any time when the beer garden was open nor could they sit out in their garden because of the very loud noise nuisance coming from that place. They told us that the noise we were hearing, went on for hours at a time, day after day and many of the neighbours were very upset, angry and extremely stressed out by it all. This old friend was crying as they told us what they must put up with which then greatly upset us in turn. No one should have to have their lives ruined like this.

We understand that the Manager of South Square, Yvonne Carmichael, was the person who instigated this move and yet after signing it off, she has now left. She should still be held accountable for ruining such a lovely quiet communal rear garden and turning it into a noisy beer garden that does NOT belong in such a quiet community. If people want to drink outside, there is a pub with a beer garden less than 60 metres away where they can do that! Miss Carmichael has stated on her Retrospective Planning Application form – which we have since read – that the 'the space is not a beer garden'. If that is the case, then why has it been allowed by the Management to be used as one?

We sincerely hope that the License Panel take all the close neighbours, who have to live next to this horrible beer garden, into account and do something to stop it being used as one.

Sincerely,

████████████████████

-----Original Message-----

From: [REDACTED]@aol.com>

Sent: 08 April 2022 19:51

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The use of the communal garden as a beer garden for the Watchmakers Bar at the rear of The South Square Centre, Thornton, BD13 3LD

[REDACTED] Friendly Street,
Thornton,
Bradford,
BD13 3JY
[REDACTED]@aol.com

RE: The use of the communal garden as a beer garden for the Watchmakers Bar at the rear of The South Square Centre, Thornton, BD13 3LD adjacent to Enderley Road, Priestley Street, Friendly Street and Alan Court in Thornton Village.

Dear Sir/Madam.

I am writing with regards to the use of The South Square Centre Community Garden in Thornton being used as a beer garden by the Watchmakers Bar.

The Watchmakers Bar is located at the front of The South Square Centre, adjacent to Thornton Road and accessed from a substantial courtyard which is enclosed on three sides.

The garden is located at the far side of the South Square Centre adjacent to Enderley Road, Priestley Street, Friendly Street and Alan Court all of which forms a quiet and tranquil residential area and a significant distance from the Watchmakers Bar, accessible via a meandering tunnel of corridors and steep steps.

As a resident of Friendly Street, Thornton for 27 years it has to be said this area is a small communal backwater immersed in history and nature, a very tranquil space in a much broader village scape. It is an unlikely and unwelcome setting for a rowdy beer garden.

The presence of and the noise generated by many people congregating in this garden is a general nuisance, infringement of privacy and unpleasant to endure. The worst occasions are on late afternoons and early evenings when the weather is pleasant, a time when I used to enjoy the tranquillity of my own garden as did my surrounding neighbours.

Discussions with the trustees and management of South Square and The Watchmakers Bar to find a solution to this noise nuisance do not seem to have concluded anything. A fence and substantial wooden, permanent gazebo was also

built along with several large wooden bar tables which significantly increases the area to be construed as nothing other than a beer garden and not as a community space for more sedate outdoor activities. As planning consent had not been sought for these said structures I contested the right for them to be built within the grounds of a grade 11 listed property in a conservation area but planning took the view that they were forming part of a communal garden and not as a beer garden so allowed them to remain. It would seem that if the area is to be used as a beer garden then it is a matter for the Licensing team to determine whether or not the noise generated from this garden is a nuisance to local residents.

We, the local residents, were initially told that the garden area would only be used as overspill from the courtyard during busy periods. On many occasions I have felt compelled to have a look at the courtyard while being subjected to a very disturbing din coming from the garden to find the courtyard empty. This can be construed as wilful manipulation of words to suit who ever it is aimed at. I am fully aware all the local councillors in the area are supporting South Square and are putting their efforts into supporting businesses over the needs of local residents. If I wished to live next to a beer garden that generated so much noise on a regular basis, I would have located myself somewhere else.

Essentially, I have to question why, when the bar has access to a substantial and enclosed courtyard on its own doorstep is it necessary to spill out onto a small garden area, some distance from its own premises, right in the middle of a tranquil residential area that has never been subjected to such a racket as it now is even from any of the other surrounding businesses in the local area. Personally I find it disturbing, not only on a nuisance level but on my own health. I have spent years making my space a lovely space for my partner, neighbours and I to enjoy in peace and quiet and suddenly we are hit with this beer garden right in the middle of this quiet backwater with no apparent reprieve or ability to prevent it happening. It is very upsetting. It's upsetting because all I can hear now are amplified screeching voices from people consuming alcohol, not having a care to reign in their actions, noise or language or having any regard for their surroundings. It is a noise nuisance and it is reverberating on my nerves making my personal space a misery.

After all, South Square is supposed to be a communal arts centre, incorporating galleries, offering studios and work spaces to small businesses, opening its rooms for communal talks on many subjects and activities, including also a cafe, all of which fit into the local community in harmony, as I'm sure The Watchmakers Bar does, so long as it stays within the confines of it's own space. I say this because it was granted a license so was construed to be acceptable. Once the revellers are out in the garden the noise they generate affects the whole neighbourhood. It is loud, raucous, lewd, uncontrolled and the geography of the land being on the valley side only amplifies the noise as does the structure of the South Square building, it being a three story high stone face which the noise bounces off into the surrounding area. It has caused much distress to most of the local residents for a year now and it appears the bar intends to continue using this garden area as it enhances their

business strategy with no regard to the fact it is in the middle of a quiet and tranquil residential area.

May I conclude that this public house has only been in business for approximately 3 years and the surrounding residential area has been in existence and originally built between the years of 1832 to 1900 and Alan Court about 25 years ago, that South Square was originally built as weavers cottages and none of this localised area was ever industrial but always residential.

Thank you for the opportunity to put my case forward.

My best regards,

██████████

-----Original Message-----

From: ██████████@aol.com>

Sent: 12 April 2022 17:42

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

██████, Friendly Street,
Thornton,
Bradford,
BD13 3JY

To whom it may concern.

Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

Last year, after substantial renovation works were finalised it became apparent that the Watchmakers Bar at the front of The South Square Centre were going to transform and use the community garden at the rear of the centre into a beer garden. This gave rise to many concerns by several of us, the local neighbours living next to this small garden area, as this is a very peaceful and picturesque area of Thornton Village.

I attended a meeting at the outset of these proposals along with other residents, which was also attended by some of the trustees and management from the centre and the outcome of this meeting, to me at any rate, was that what ever anyone thought, it was going to be a beer garden for the Watchmakers Bar which is on the other side of the courtyard above where the garden is and has a sizable and

contained courtyard available right outside its own door. It really is unnecessary to use a garden space in such a quiet and private location to extend their seating area and disrupt a longstanding, peaceful neighbourhood.

Many volunteers came along to clear the garden area, 2 of which I know to be Richard Dunbar, local labour councillor, the other being Jac Morton, local conservative candidate along with trustees of South Square and members of the public. I don't think the people clearing the garden area to help South Square with their intentions would like to think this beer garden would be on their doorstep.

In the summer months that followed, the majority of my afternoons and evenings were disrupted by loud, raucous and quite vulgar banter coming from the garden as it had become a beer garden. The idea or, if you prefer, the reality of this didn't bode well with me. I have lived on Friendly Street for something like 16 years and have remained here because it is a quiet and pleasant place to live, with lovely views and an abundance of wildlife. The noise from this newly made beer garden wrecked all these years of peace. Visiting a place and considering it to be lovely is a bit different to living in a lovely place and having it wrecked 5 days a week by inconsiderate pub garden users, drinking and getting louder the more they drink. It strikes me that this beer garden area is unregulated, despite being told that it is monitored by CCTV because the amount of noise generated is so detrimental to the usual tranquillity of this area. The beer garden is also out of sight to anyone but the localised residents, so it seems it is only us that are aware of the disruption and all of our concerns have fallen on deaf ears, brushed under the carpet.

It's not as though I wish for The Watchmakers Bar not to be a success but feel it has ample space within its own confined surroundings to continue to serve its patrons. It, after all, is a micro bar with plenty of outdoor space to serve its customers without spilling out into an outdoor area that is surrounded by peaceful residents, a privilege not afforded by many of these small bar businesses and I feel they are eating up space that is not needed and causing more upset than should be afforded.

Sitting outside and enjoying my lovely tranquil space is no longer an option when the newly founded beer garden with its disrespectful revellers gets up and running on warm afternoons and evenings, 5 days a week.

It is a total disruption to the long standing peacefulness of this area and the behaviour of South Square and The Watchmakers towards their immediate neighbours is a disgrace.

Thank you for the opportunity to make this representation.

Yours faithfully,

██████████.

From: [REDACTED]@aol.com>

Sent: 13 April 2022 12:05

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Fw: Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

[REDACTED], Friendly Street,

Thornton,

Bradford,

BD13 3JY

To whom it may concern.

Yesterday afternoon I emailed you my concerns regarding the above subject but forgot to include my personal email address, as I used my partners computer.

[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)

Yours faithfully,

[REDACTED]

From: [REDACTED]@yahoo.com>

Sent: 13 April 2022 11:02

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: REVIEW OF THE WATCHMAKERS PUB AT SOUTH SQUARE

Mrs [REDACTED],

■ Marne Avenue

Clayton

BD14 6LB

RE: SOUTH SQUARE/WATCHMAKERS REVIEW FOR BEER GARDEN.

I lived on Friendly Street for two years and often return to visit my close friend who still lives there. I was also a frequent visitor to South Square before the pandemic happened and my friend and I would often go eat at the café there, so I know the area extremely well. It was my home for a couple of years.

I started visiting her again once lockdown allowed it and to say I was shocked at what had been built and was happening at the rear garden is an understatement!

South Square has a long history of hosting community events with the original communal garden often playing a role. Lovely quaint workshops done in a lovely quaint and QUIET garden. If it was necessary to redevelop the garden, I'm sure it could have been better improved without having to turn it into a noisy beer garden! A beer garden, which, by the way, was not given notice about to the people who's lives that would be most impacted on by it. No polite or respectful letter from South Square to all the nearby residents on Friendly Street, Enderley Road, Priestley Street or Alan Court, informing them of what was happening and how their lives were going to be changed by for the worse. None of that happened

The noise pollution that comes from that beer garden has dramatically increased from the days when people attending workshops enjoyed a coffee break together. I have heard and seen this for myself on the many visits I've had with my friend. Not only is the volume greatly amplified when people are drinking but the number of hours/days they spend doing so has also dramatically risen considerably compared to previous users, thanks to The Watchmakers being allowed to use it to serve alcohol in there. My friend and all the other neighbours need to keep ALL their windows closed whilst the boozers that are in the beer garden are allowed to make as much noise as they want to with no regard whatsoever to the surrounding residents and no one to monitor the noise and tell them to be quiet.

Even when drinkers aren't particularly raucous, their lively conversations can be clearly heard in this once quiet close-knit community because of the way sound is amplified and travels around in these small, cobbled streets which includes Friendly Street, Enderley Road, Priestley Street and overflows into nearby Alan Court. The noise bounces right off the huge three storey building that South Square is and right into the residents' gardens and houses.

When it IS more raucous, women can be heard cackling and screeching with laughter for miles around whilst men think it's totally fine to shout, laugh loudly and swear at each other across a very small area. South Square have erected small signs asking 'patrons' (aka 'very loud and drunk people') to keep conversations low but that doesn't absolve them or The Watchmakers of responsibility for creating a situation where excessive noise was foreseeable.

South Square also doesn't rule out music being played in the future, and I understand the Council – at the Retrospective Planning Committee meeting – approved that they can increase the hours they remain open! This indicates to me that they haven't yet finished changing the character of this once tranquil area. They claim they will monitor the situation to keep noise levels low but noise levels have already been unacceptable and they've demonstrably failed to respond positively to complaints. In fact, truth be known, they usually do NOT respond at all except with standard generic emails that don't address any issues nor solve nothing. They just think it's all completely acceptable to just do their own thing in their own way with no thought or consideration of how their actions have totally floored this neighbourhood. And South Square claim to be a 'communal' centre. More a clique than a communal centre!

My friend has phoned me up many times in floods of tears because she just can't cope with the noise, and this is NOT ON! She has problematic health issues that is exacerbated by stress but the lack of compassion and understanding that both South

Square and the pub have shown to its very close residents, have compounded her issues further and I have seen a very real deterioration in both her physical AND mental health. She has lived in her home for over a quarter of a century and what has happened is NOT acceptable. Not one bit.

Whilst I understand that this review is purely about the noise nuisance issue, I'm sorry but I MUST raise the issue that lack of PRIVACY for residents is also a problem. My friend's house faces directly across from the garden and, when I visited her on one particular occasion during a very hot day last summers, the garden was a hive of activity and was incredibly noisy. I could actually hear it when I parked up on Thornton Road. I asked my friend why she was sitting in her lounge with the curtains closed as well as the windows being closed and she told me she was 'keeping out of view' from punters in the garden. Apparently, every time she stood up from her sofa, which is placed under her windows that looks right out on to the garden, the punters can see her and, on a few occasions, have even waved at her and shouted across at her. (Obviously, drinkers had been told by The Watchmakers and South Square that neighbours were complaining and so they thought it was great to have a 'ooo look, there's one of those miserable neighbours there, let's give them a wave' moment). Out of complete curiosity, I opened the curtains and stood by the sofa. And yes, within two minutes, a group of giddy revellers sitting across in the gazebo began waving at me! Two other neighbours also have privacy issues. People should not have to deal with this in their own homes.

So, all in all, this beer garden is a pretty sordid and sorry state of affairs. We all know that the Ward Councillors are all on board with South Square, but I really hope that you, the Licence Panel, will PLEASE take into consideration how very real and unpleasant life is now for most of these neighbours that have to contend with the very real issue of Noise Nuisance. South Square renovated the Courtyard into a lovely, large place with plenty of tables and benches to sit outside on and drink so why can't The Watchmakers just use that space and allow the garden to be only used for the workshops that South Square claim is the only reason that the garden is used for?

Kind regards,

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