

## Waggon & Horses - Proposal to create an outdoor seating area in Millhouses Park



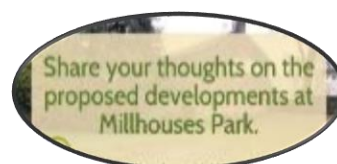
### Background

True North Brew Co. who has a long leasehold with Sheffield City Council on the Waggon & Horses Public House, submitted a planning application to extend their outdoor seating area onto the adjacent land in Millhouses Park following conversations with Sheffield City Council about such a proposal. The proposal provides additional outdoor space for the Waggon & Horses (True North Brew) for trading and would include a seating area and the siting of a container unit for use as a servery. The park space (shown in the picture above) would be leased for a period of 10 years.

The purpose of the consultation was to gather the public's thoughts on the proposal and as planning permission was granted on the 4<sup>th</sup> February 2021, the responses will form part of the terms and conditions of the lease agreement.

The full planning application, can be viewed in detail via this link - [Waggon & Horses Planning Application](#)

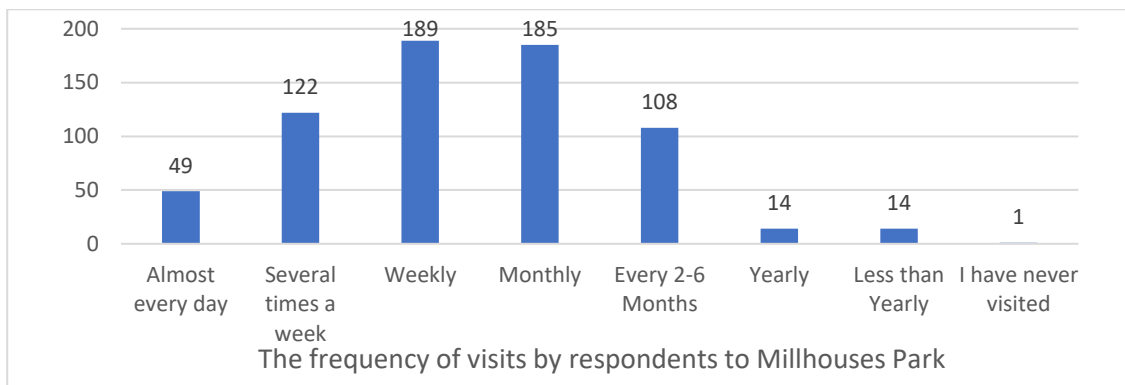
### Consultation method



The consultation was conducted exclusively online via the Council's consultation site Citizen Space – the UK has been subject to significant restrictions throughout 2020 as part of the response to the Covid-19 pandemic so no additional 'face to face' consultation was possible. The consultation was open for all people to complete between 07/10/2020 - 08/01/2021. The consultation was publicised with the help of stakeholders, via social media platforms and with site posters on display at Millhouses Park (with a QR code taking people directly to the consultation). There were 682 responses and the information below shows the main findings from this consultation.

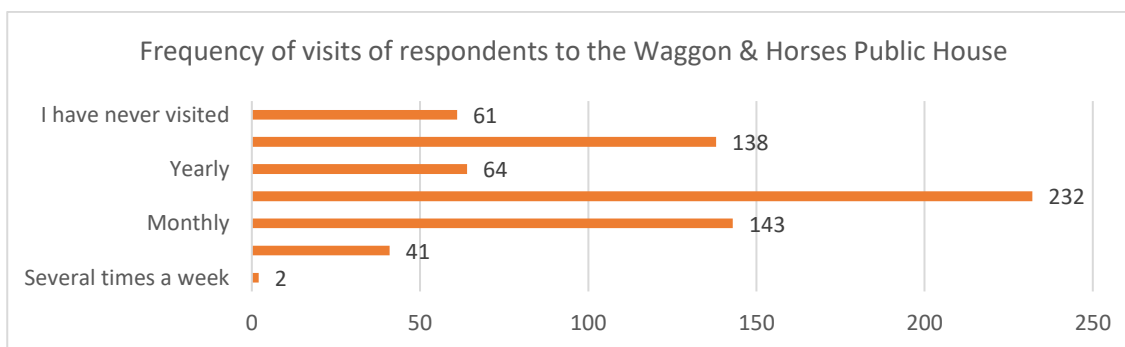
### How often do you visit Millhouses Park?

- More than half of the respondents visit the park at least once a week
- More than three quarters of the respondents visit the park at least once a month



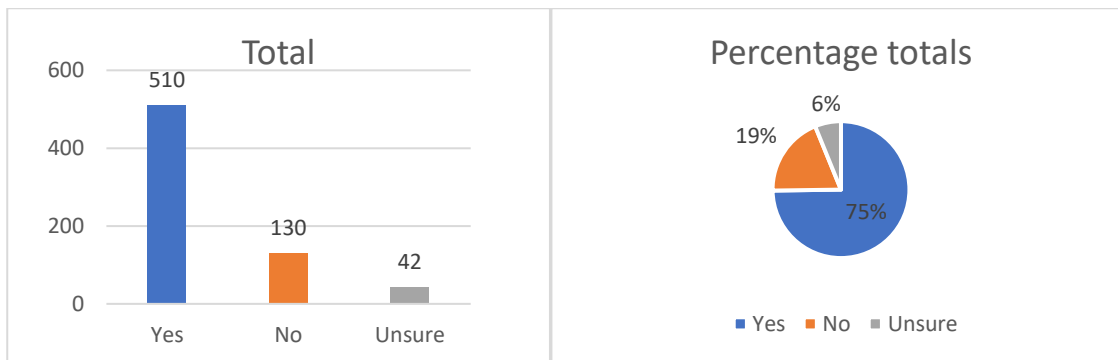
### How often do you visit the Waggon & Horses Public House?

- The majority of the respondents visited every 2- 6 months
- Over a quarter of people said they visit at least once a month.



### Do you like the concept design ideas for the Waggon and Horses?

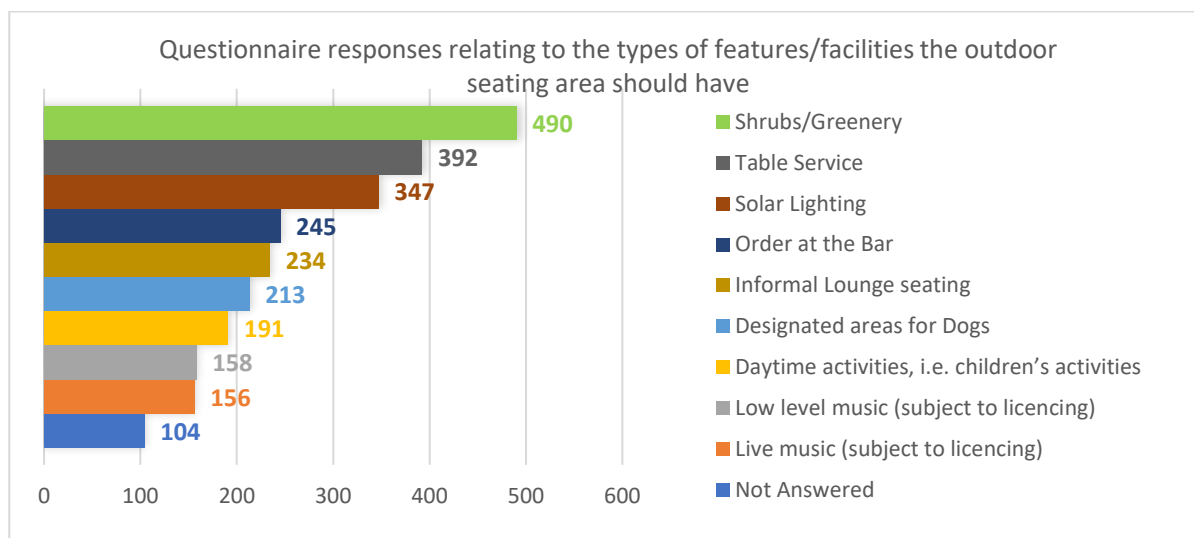
- A large majority (75%) liked the concept ideas for the seating area. However, a sizable percentage (19%) did not like the proposal and a small number of people were unsure
- Comments from both those who liked and disliked the concept design offered alternative suggestions around the design of the servery, the fencing and the planting
- A number of the comments from those who disliked the concept design ideas were focused on an unhappiness with the principle of leasing space to the pub rather than specific comments on the design



Presentation of results of whether respondents liked the concept design for the outdoor seating area

### What features/facilities would you like the proposed outdoor seating area to have?

- Of the 578 people that responded to this question, the most requested feature was for there to be shrubs/greenery as part of the design
- Table service and sustainable solar lighting were also popular choices.
- Children’s activities and a designated area for dogs were desired by a smaller number of respondents and this was reflected in the comments which suggested a split between those in favour of children or dogs being encouraged within the seating area and those preferring not to encourage use of the area by children or dogs.
- The least popular suggestions were for both live music and background recorded music, with concern over noise pollution into the park and local residences being expressed in the associated comments.



As part of the planning conditions a number of the elements detailed in response to this question will be addressed. They include:

- Hard and soft landscaping
- Requirements around the finish of the area and container
- No loudspeaker

## It would be presumed that the outdoor seating area would operate the same opening hours as the Waggon & Horses. Do you agree?

- 71% of people said Yes, they agreed with the outdoor seating area operating the same opening hours as the Waggon & Horses
- 20% said No, they didn't agree with the outdoor seating area operating the same opening hours as the Waggon & Horses
- 9% were unsure about whether it should operate the same hours as the Waggon and Horses.

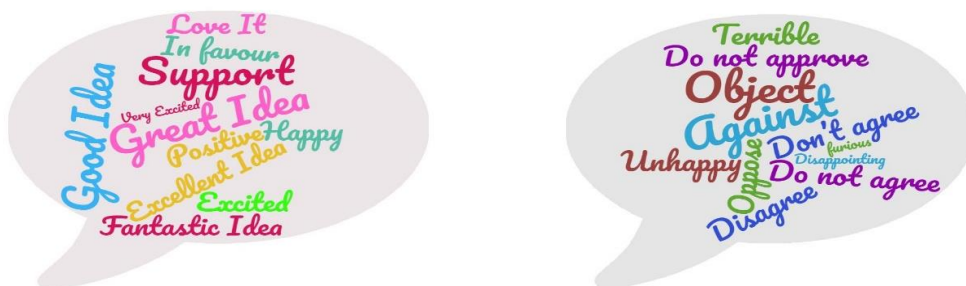
There were 119 additional comments. Most people commented the outside seating area should not operate after dark. Closing the outside area at 9pm was suggested by 19 people. People also expressed concern that an outside seating area opening late in the evening may disturb local residents.

As part of the planning conditions the opening hours of the seating area are to be restricted as follows:

- Maximum opening hours of 9am – 9pm

## How do you feel about the proposal to extend the seating area?

There were 584 comments on this question. 424 (73%) of those comments are positive with a range of views from 'Fine' to 'Fabulous'. 122 (21%) of the comments were negative ranging from 'Not keen' to 'Furious'. There were also a small number (38 – 6%) of comments that were neither clearly positive or negative or asked a question rather than stating an opinion.



A significant number of the comments received (both positive and negative) had very strong feelings with spirited language used throughout. The majority of respondents were very clearly on one side or the other and there were reoccurring themes throughout the responses.

The positive responses had a strong focus on the following key factors:

- Good use of otherwise redundant space
- 'It's about time' something like this was done
- It will improve the area and the park
- It will enhance the facilities
- This is the continental approach, and it is welcomed
- The income generated by this can be invested in the park / the Parks Service
- This is good for the local economy

The negative responses had a strong focus on the following key factors:

- The idea of 'selling off' parks land
- The potential for increased noise (including music / live music outside)
- The behaviours that could be seen
  - Drunken behaviour
  - Parents / carers not closely monitoring children
  - Smoking
- Setting a bad example to children
- Alcohol being available / drunk so close to park users
- This only being needed during the pandemic (rather than a long term need)

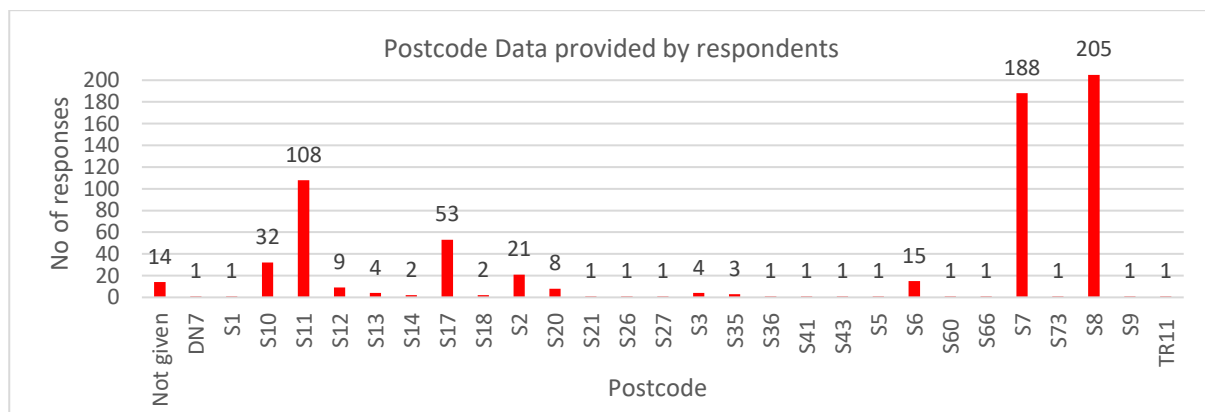
There were also several comments regarding the fact that the car park of the Waggon & Horses should be used for this area rather than the park but there were also a similar number of concerns raised about the negative impact this could have on parking in the vicinity.

The neutral comments or questions asked had a focus on the following key factors:

- A desire for parks budgets to benefit
- Litter becoming an issue
- The seating area only being available to the customers of the Waggon & Horses

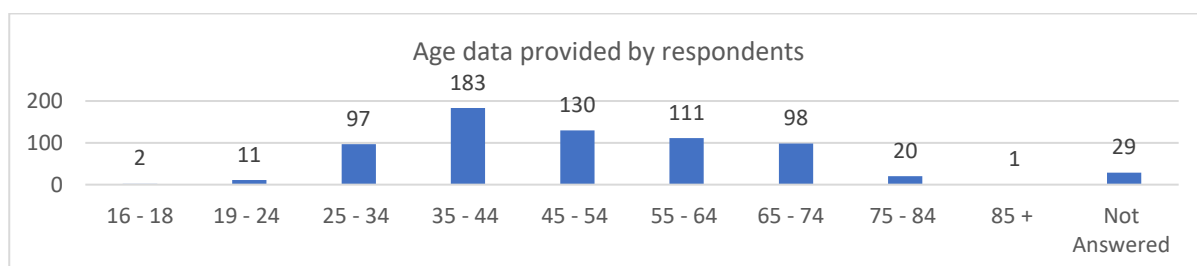
### Postcode

- The majority of respondents gave their postcodes as the Sheffield S8 or S7 areas
- Other local residents from Sheffield S11 and S17 accounted for large numbers of the responses
- A very small number of people from much further away also participated in the consultation

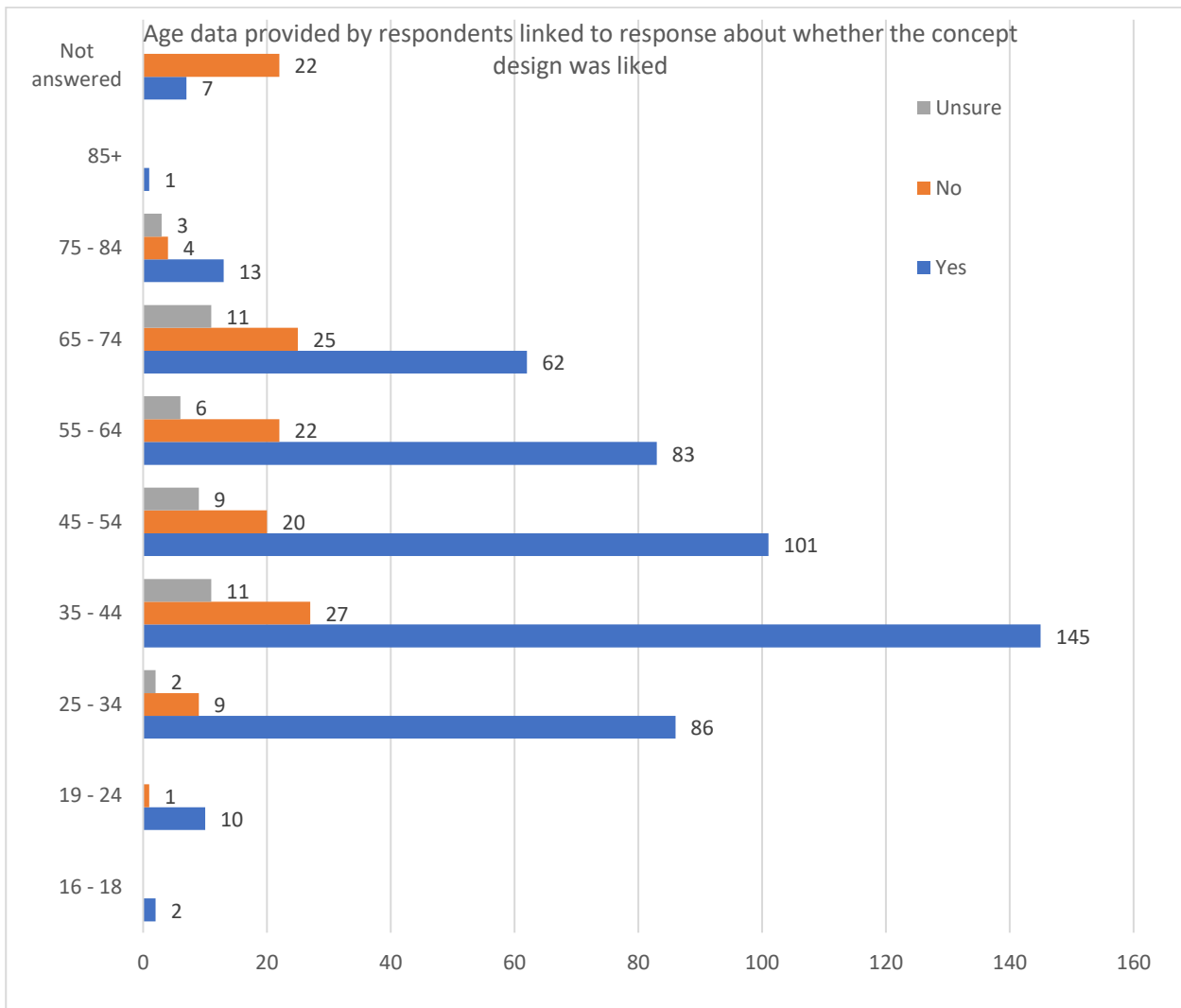


### Age

Responses to the consultation were received from all age ranges with the largest group being the 34 to 44 age group.



When mapped against the response to the question 'do you like the concept design ideas for the Waggon and Horses', the breakdown of whether respondents answered yes, no or unsure can be seen.



## Planning Conditions

The Waggon & Horses outdoor seating area planning permission was granted with a number of conditions. These conditions address a significant number of the questions or concerns that people raised through the citizen space consultation. These include:

Condition 3: A comprehensive and detailed hard and soft landscape scheme needs submitting and approval – visual amenities

Condition 4: No heating (externally mounted plant or equipment) - visual amenities

Condition 5: External finish and colour of the container needs submitting and approval - appropriate quality

Condition 6 & 7: Hard and soft landscaping landscaped retained, cultivated and maintained for a period of 5 years - visual amenities

Condition 10: Site boundary treatment needs submitting and approval – visual amenity.

Condition 12: No external lighting plan needs submitting and approval.

Condition 13: No loudspeakers.

Condition 14: Opening hours - 09:00 - 21:00 hrs.

## **Conclusion**

A significant majority of those responding to the consultation are in favour of the proposal from the Waggon & Horses being implemented roughly in the format suggested through the planning application. There are however a small number of respondents who do not support the proposal. It is therefore important that where possible concerns raised through this consultation are addressed through the negotiation of the lease in addition to conditions applied in the planning process.

## **Building Better Parks Team**

Email:

[BetterParks@sheffield.gov.uk](mailto:BetterParks@sheffield.gov.uk)

Social Media:

<https://facebook.com/sheffieldparks>

<https://www.instagram.com/parkssheffield>

<https://www.twitter.com/parkssheffield>

This page is intentionally left blank