

## **Treehouse Bar & Kitchen Licensing Review**

To whom it may concern,

As a resident in the area I have struggled since the opening of the treehouse bar and kitchen. When I first heard about Chaplin's opening back up my initial thought was brilliant another lovely restaurant and saving the building from going into disrepair. However this has not been the case. I have endured disrupted sleep from the customers and staff leaving the venue in the early hours of the morning. I feel that the residents have been served an injustice by the council for simply transferring the old license over. Chaplin's was a quaint restaurant and bar, in keeping with the Haworth community. Since the opening of the treehouse there have been countless loud nights, engines revving, arguments and parking issues to name a few. The plans stated there was to be a car park with disabled parking and an EV charger which I can see no evidence of.

I have been blocked in on numerous occasions which has triggered my anxiety - 'will I be able to park at my own home after a long day at work'.

The 'freedom weekend'; they advertised that music got 'pumped up' from 10pm and didn't stop till after 12, another sleepless night.

On occasion I have had to leave my property when the music has been so loud. Sunday 24th August, an outdoor children's party happening in the car park. Music was being played by a DJ in the car park.

I live here, I pay a mortgage, I pay my council tax and cannot sleep with a window open during the warmer evenings because if I did open a window I would simply not sleep. The extractor fan is on later than 10pm (they stop serving food at 9pm) which prevents sleep and has even woke me up on a Sunday morning at 0750am, should something not be in place to say when is suitable for the extractor fan to be turned off and on? Initially, the noise was kept to the front of the building but recently there has since been a 'shed/ smoking shelter' built in the 'car park' which is a magnet for people to sit in all afternoon/ night. It faces oak street and projects all noise towards the houses of the street.

The amount of foot traffic that the street has now has resulted in smashed glass on the street and rubbish in gardens, antisocial behaviour i.e customers urinating on cars, walls, gardens. I have also had tyre marks right outside my property due to customers/ staff revving their engines and driving erratically. There is additional access from the gas street car park which we have been told by management they would advertised however this is yet to materialise.

The treehouse is holding 'residents meetings' but they have refused entry to the meetings to some residents. Why would they do this if not to pick and choose a selective audience. It's disheartening and puts me off attending in case I raise an issue that they don't like. They also have a WhatsApp group for residents to raise issues however it rarely gets a response other than to refute the resident claims.

I appreciate they are a busy establishment but if the group was set up by the treehouse - I believe it is in the plans to have a representative for residents but there is little point in this if they are not going to listen to the issues raised.

I sincerely believe if they were to have their license reduced to 11pm on a weekend so that customers and staff aren't leaving in the early hours of the next day there would be a lot less complaints and it would significantly improve the situation for the residents.

If the 'shed/ smoking shelter' could be repositioned/ removed (In line with their approved plans) that would also help with noise pollution and stop customers gathering in there projecting noise towards neighbours, I also hope that after the party in the carpark the council will see fit to put something in place so that this doesn't happen again, no music, recorded or live to be played outside. The parking is a big issue, given that in the original plans the treehouse were at a shortfall of parking spaces prior to having the additional outside space and the grounds function room, where is everyone to park?

I hope the council can put things into place in order to restore the harmony of the street and its residents.

Should you need anymore information from me, please don't hesitate to get in contact.

Sincerely,

██████████  
██████████ Oak Street  
Haworth  
BD22 8NW

From: ██████████ [mailto:██████████@hotmail.com]  
Sent: 06 September 2021 18:56  
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>  
Subject: Re: Treehouse Bar and Kitchen

Hi Melanie

Its ██████████ Apsley Street BD228LN

Thanks

██████████

> -----Original Message-----

> From: ██████████ [mailto:██████████@hotmail.com]

> Sent: 04 September 2021 20:11

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

> Subject: Treehouse Bar and Kitchen

>

> Good afternoon,

>

> I am writing regarding the proposed licensing review of the Treehouse Bar and Kitchen in Oak Street, Haworth.

> As a local resident, I find the noise levels from patrons outside the premises on a night time to be unacceptable, particularly on a weekend. Loud, inebriated people hang around outside the venue til the early hours of the morning, frequently after 2am, disturbing the peace and sleep of local residents, myself included. As I work weekends, and start early in the morning, this has caused me considerable inconvenience.

>

> I also feel that the patronage attracted by this venue is not in keeping with the quaint, tourist village image that Haworth promotes. I have no objection to the premises itself, more the nature of its evening patrons.

>

> For me a solution would be to revoke the license allowing the late night sale of alcohol to discourage the noisier patrons from gathering outside til the wee hours.

>

> I thank you for considering my opinion in your decision.

>

> Kind regards,

>

> [REDACTED]  
> Haworth Resident  
>  
> Sent from my iPhone

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

From: [REDACTED] [mailto:[REDACTED]@icloud.com]  
Sent: 22 September 2021 14:30  
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>  
Subject: Re: I hope amendment can be made for consideration to neighbours and areas around the tree house, since this venue opened there's been nothing but trouble with antisocial behaviour, loud music, parking problems, I don't know how this got past as this venu

■ Belle isle apartment haworth bd22 8qw

> -----Original Message-----

> From: [REDACTED] [mailto:[REDACTED]@icloud.com]  
> Sent: 22 September 2021 12:12  
> To: Licensing Team <[Licensing@bradford.gov.uk](mailto:Licensing@bradford.gov.uk)>  
> Subject: I hope amendment can be made for consideration to neighbours and areas around the tree house, since this venue opened there's been nothing but trouble with antisocial behaviour, loud music, parking problems, I don't know how this got past as this venue...

> Sent from my iPhone

From: [REDACTED] [mailto:[REDACTED]@googlemail.com]  
Sent: 27 September 2021 14:07  
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>  
Subject: Re: FW: Treehouse Bar Haworth Licence review

Good afternoon

As requested, my postal address is as follows:

[REDACTED]  
■ Prince Street,  
Haworth,  
Keighley,  
West Yorkshire,  
BD228LL

Many Thanks

[REDACTED]

From: [REDACTED] [mailto:[REDACTED]@googlemail.com]  
Sent: 26 September 2021 11:27  
To: Licensing Team <[Licensing@bradford.gov.uk](mailto:Licensing@bradford.gov.uk)>  
Subject: Treehouse Bar Haworth Licence review

██████████  
Prince Street & Oak street resident  
BD228LL  
██████████  
██████████@gmail.com

25 September 2021

Attn Melanie McGurk, Licensing Team  
Re. Treehouse Bar, Oak street, Haworth 'review on License'

Noise nuisance from large blower/extractor unit (image attached)



Nature of nuisance:

I believe the industrial extractor/blower installed on the Treehouse bar this summer is currently not an acceptable addition to the neighbourhood.

This tubular metal structure is longer than most light goods vehicles and its diameter is wider than a human head. It both looks and functions like a gigantic mains powered wind instrument. The big noise it makes is unfortunately and predictably not in the slightest bit musical.

The already extreme exhaust note it produces is almost certainly being intensified by the amplifying & echoing effect of the 4 story housing surrounding the source of this noise where I live 3 floors up looking down at the bar. To put it another way, you may think it's loud down by the stage, but wait until you hear it from the gallery.

The noise produced by the unit's motor is similar to an idling truck and is mitigated by double glazing, however the exhaust note of the device seems to be of a nature that will pass through double glazed windows. It cannot be drowned out & could well be in the realm of low frequency noise pollution. When running at lower speeds the sound being directed into my living room & bedroom simulates the symptoms of tinnitus, at its extremes it becomes physically painful/nauseating and with prolonged exposure I am compelled to leave the room.

Impact:

As I am working from home and live there at night, if the device is active at anything approaching a medium to high clip my productivity suffers during the day & my sanity is undermined at night. It is disturbing having a permanently placed machine at the bar across the street that can render an entire side of my home practically uninhabitable at any moment.

Since I have been in contact with the bar about the issue they have been quite kind to me and reduced the amount of time it is in use as well as turning its 'volume' down some of the time when they are using it. Also in the last week or two they seem to have reduced usage further, although at time of writing over the weekend of 24-26 September it is still making its presence felt in my home. This device will have its purposes that the bar owners are, to lesser or greater degrees, preventing themselves from using for the sake of their neighbours. As it is a normal part of their operation I fear their restraint can only last so long before they put the device in use more frequently again.

Possible resolutions:

From my point of view this device cannot be working as intended and is dangerous. It should be reworked, removed, resituated, shielded or altered regardless of method so it is permanently rendered incapable of producing the effects described previously.

I would add that the device is newly installed and the manufacturer & installation personnel in particular should have been conscious of how sound behaves in a residential area like Oak street vis a vis the loud sustained hooting noise it is making. It is unfortunate and somewhat suspect the unit seems to have been placed deliberately away from the bar's customers at the expense of broadcasting its banshee howl into the windows of the residents of Oak street.

I have been living in my house for around twenty years and have had no serious issues with noise from oak street until now, and I remember the old restaurant's extractor/blower was nothing like the industrial strength unit now fitted.

As mentioned on the occasions I have spoken to the staff at the bar about this they have been very polite & accommodating & I appreciate them for that. The owners seem to have done a great job renovating their premises and it's such a shame they decided their bar needs a fog horn.

For the sake of speed I will leave my comments there but I am available to discuss this further and respond to any questions.

I would very much appreciate acknowledgement of receipt of this message.

Kind regards

██████████

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

From: ██████████ [mailto:██████████@gmail.com]  
Sent: 28 September 2021 09:01  
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>  
Subject: Re: Treehouse Haworth License review

Hi Melanie,

██████████ Bright Street, Haworth, Bd228nr

Kind regards

██████████

> -----Original Message-----

> From: ██████████ [mailto:██████████@gmail.com]  
> Sent: 27 September 2021 21:40  
> To: Licensing Team <Licensing@bradford.gov.uk>  
> Subject: Treehouse Haworth License review

> Dear Sir/Madam,

> As a resident on the neighbouring bright street I would like to put my comments forward for the licensing review. When I moved to Haworth I was pleased to be near a small bar/restaurant to go for a drink and a nice meal. When I heard about the treehouse taking over I was initially pleased as I thought a modernisation of the venue would be great for the area and good business.

>

> Whilst in the day this is the case when it comes to the evening this is not the case. On Facebook they advertise a 10pm 'crank up' of the music. Haworth is a small quiet village and the treehouse's location is primarily residential. This attitude shows little consideration for their neighbours; They are taking advantage of the previous license being carried over to their business and are abusing its privileges.

>

> Residents meetings are being held as they are required to do but these are only there for appears sake. They do not take the concerns seriously, using most of the meeting time to argue the concerns rather than actually addressing them. They've even gone so far as to deny entry to residents that had 'said too much'.

>

> Parking on oak street has been an ongoing issue which we have been given lip service on at the residents meetings. There is a council car park adjacent to the venue which provides much easier access than oak street but this is still not being advertised by them as we were promised it would be.

>

> Working for a small business myself I Encourage new business growth  
> but not at the expense of other things/people. As part of the  
> community they should respect the people of it and not just see them  
> as £££

> In particular, the management seem to feel they are above the residents concerns and that their business interests is more important than residential interest.

> If the business could take more responsibility for themselves and their clients and were more open to the community they have placed themselves in then there are numerous other solutions to the issues. However the treehouse management have demonstrated that they do not care about their neighbours, only recouping their investment and making profit as such I would like the licensing committee to help the community that the treehouse have neglected regain their lives and peace they enjoyed under the previous holders of this license. It seems like the only way to achieve this is to change their license so that close earlier.

>

> Kind Regard

>

> [REDACTED]

**From:** [REDACTED] [mailto:[REDACTED]@gmail.com]

**Sent:** 29 September 2021 19:00

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

**Subject:** Tree House Bar and Kitchen Haworth

I am a resident ([REDACTED] Oak Street Howarth)

On first hearing of the application to the reopening of the above named premises I was on board with the decision as I felt it would enhance the area rather than it being a disused vacant property.

However since the opening of the premises, we have had many problems and still have various issues to date. Even this evening cars speeding off honking their horns? Drunks shouting outside the Tree House disabled entrance only? Smoking throwing tab ends on the floor!

We persevered with the redevelopment of the site which was not easy, various contractors, vehicles, noise levels and overall disruption to daily life, to name but a few.

Parking our vehicles near to our property is a daily battle, so much so that residents have offered to pay in order to solve the problems themselves.

The foot traffic is a constant noise that we tend to overlook because its not as bad as the motor traffic.

When we have asked politely people parking if they would kindly use the gas street carpark next-door we have been met with verbal abuse on several occasions and council paying residents should not be put in this position.

Staff from the establishment continue to stand at the rear of the property facing our property, smoking laughing and talking loudly on their phones etc, the constant flow of traffic trying to park and vehicles trying to leave in a tight small cul-de-sac at the same time. It is only a matter of time before you have an RTC to attend to if indeed not a pedestrian accident.

At the last meeting we were informed that the front with the balcony facing the main road is not the front it's the side? And the side that has the shed and outdoor seating area isn't the side it's the front so not sure what they think is the rear of the building with the kitchen and bins?

The constant distribution from the smoking area? Which they changed to a pergola and its not its a shed that groups congregate throwing the noise down Oak Street!

The levels of noise that take place throughout the night is severely impacting on our sleep and thus is impacting on our mental health condition.

They open until 12.00am on the weekend with a policy 20 minutes to get customers to drink up and leave? This is not the case they leave anything up to 3am? Whether it be from taxis that they can't get or friends or family picking them up? This shouldn't be the problem of the residents on oak street and further!

For some reason trying to uphold the policy to use gas street car park just isn't resonating 80% just won't go in the gas street car park to await lifts home!

We have had customers vomiting and urinating on our pathway leading to our property, cars reversing into our wall, smashed glasses and general overall disrespectful behaviour.

The music levels from within the premises can be clearly heard from inside our property even with the doors and windows closed. We live in an old property with no double glazing!

We are trying to support the local business but the ongoing problems are now at such a level that we cannot cope with this. We have a WhatsApp group that doesn't always get a response or a band'aid response?

The fan is an ongoing hum that goes on until late? Has been left on sometimes, and fires up again on a morning!

Signage needs erecting by the council to ensure that there is no grey area and it is clear and concise for customers to see what is required from them and what is acceptable.

Please understand our deep concerns as this cannot be allowed to continue as it is.

We await your response on the above issues raised and thankyou for your time taken to read this.

Kind regards

■ Oak Street

**From:** ■ [mailto:■@gmail.com]

**Sent:** 29 September 2021 10:41

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

**Subject:** Treehouse Bar and kitchen Haworth

To whom it may concern,

I am writing with many deep concerns regarding the named above establishment.

Since the property has been developed I agree that asphetically from the outside it has improved.

However living as a resident on Oak Street the surrounding area is far from acceptable.

The access road to the rear of the property is not suitable for the parking of customers, the road is far too narrow and there is no room for a possible turning circle for vehicles to operate.

Residents do not have sufficient space to park their own vehicles let alone provide customers parking aswell.

The amount of vehicles trying for a parking space is borderline ridiculous aswell as delivery vehicles, it is only a matter of time before there is an accident or damage to people's vehicles or passing pedestrians.

Our garden wall has already been reversed into and the lamppost outside our property already has a temporary repair made to it.

The outside area to the side is unbearable during the evening, the noise levels and overall disruption is not fair to the local residents I have witnessed various cars stopping and dropping off packages to customers before driving off, a senior member of staff has also witnessed this. The extraction fan comes into use early in a morning and can be heard across the street, all of this noise pollution is even evident with our property windows closed.

There is more than enough room outside at the front of the property for people to gather rather than at the side of the property which is where all of the disruption is happening.

I take pride in where I live, I even sweep the pathways which are strewn with cigarette butts and broken [glass](#) regards the management stating they have been in touch with local taxi companies regarding not using the road to access or drop off customers they themselves get dropped off by taxis and family alike for their own convenience (what message is this sending out to everyone else if they can't even follow the rules that they are supposedly trying to enforce)

The Gas Street carpark signage is insufficient and most customers are not aware it is even there, customers have also said that they do not feel that the carpark is safe, vehicle break ins and drug use activities which has also been witnessed by the staff also. I myself have had to contact the council via email to arrange for the carpark to be swept.

I wish the business every success but not at the cost of my mental health and general wellbeing, as stated previously the footfall of pedestrians drinking outside and vehicles trying to get as near to the main door is not acceptable and is making the surrounding street not a very nice place to want to live

I would ask you to visit the site especially Thursday - Sunday evenings and hear the noise, disruption and overall disregard for us the council tax paying residents have to endure and ask yourselves would you like this noise and disruption on your own door step.

The police have been out on several occasions and this can only be a drain of local resources that could otherwise be better utilised

I await your response.

Kind regards

A very concerned resident

██████████

████ Oak Street

From: [REDACTED] [mailto:[REDACTED]@hotmail.co.uk]

Sent: 30 September 2021 19:55

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

Subject: License Review: Treehouse Bar & Kitchen, 3 Fallwood Street, Off Oak Street, Haworth

Dear Sirs

I am writing to make our comments on the review of the license for Treehouse Bar & Kitchen, 3 Fallwood Street, Off Oak Street, Haworth.

We own number [REDACTED] Oak Street which is in very close proximity of Treehouse Bar and we would like to make the following points and requests:

The outside area at the entrance to Treehouse was originally a car park on the planning with disabled parking and an EV charger and yet we find ourselves with an outside drinking area with over 50 seats, which is never mentioned in the planning application and the addition of an undercover 'pagoda', which was originally only due to be a smoking shelter and which has 20 covers in, heaters and has no planning permission. The pagoda attracts people to sit in it in all weathers and at all time of the day and night and both this and the outside area are very noisy, especially considering this area is at the end of what used to be a quiet residential cul-de-sac in a village, which includes both elderly people and children as residents of Oak Street and Prince Street (the street above our houses). We appreciate that Treehouse 'voluntarily' stop serving outside at 9pm, but technically they could change their mind and serve until 12 Midnight out there as that's what they tell us their licensing covers and it doesn't stop people taking their own drinks out, so we would request that it is written in to their licensing conditions that they have nobody out there after 9pm and no music is played either live or piped at any time.

We would also like to request that their license hours until 12 Midnight at the weekend be reduced to 11pm as per all the other pubs and bars in Haworth. As now when they close at Midnight, customers then have 20 minutes to drink up, then they order taxis, then the staff are cleaning up which means some nights is almost 2am and there is still noise and cars driving in and out. We feel this is not unjustified as we are currently unable to sleep with our windows open and sometimes we still get woken with our windows shut. In the planning the acoustics were never tested after 11pm as there it states that there was no need as the business would be closed by 11pm.

The planning and license Treehouse Bar & Kitchen got was for an eatery with ambient background music which is clearly not what we have ended up with. The attached photo is of outside our houses in Oak Street on Saturday night which as you can see looks like a city centre scene and the noise was even worse.

Whilst we want to see Treehouse Bar & Kitchen succeed and we appreciate the steps that have already been made to work with the residents, we feel that more can be done to make it appropriate for its location in a quiet residential street in a village. It could be more geared towards food and not have as late hours and the outside pagoda, hopefully then it wouldn't attract some of the people that it does now, causing anti-social behaviour, vomiting and urinating in our gardens and gateways, nuisance driving and parking issues and it would be better for all.

Regards

[REDACTED]



