

## License Objections Arguments for Hearing June 8<sup>th</sup>

### The prevention of crime and disorder

There is no doubt that an additional licensed premises will lead to more crime and disorder in the area. There is already evidence that Stable Ales cannot control the license they have as Mr Lowe has already been warned about patrons leaving the courtyard events drinking alcohol from open containers. I have personally witnessed people leaving the venue and crossing the road in front of my property with bottles in hand on the Wednesday evening courtyard events. In Mr Lowe's previous successful application in October 2020 he stated in **section 18 Licensing Objectives for part b) The prevention of crime and disorder** that 'alcohol sold is intended for home consumption and will not be permitted within the premises of Melbourne Hall Estate'. This license was granted based on this being how they would prevent crime and disorder yet have already on a regular weekly basis gone directly against this. How are we to be able to rely on the licensing objectives and the licensing panel to protect us from this? The most recent application that I am objecting to today has no material steps documented in this area other than challenging age which is simply the bare minimum that could be expected.

### Public safety

I object to a license being granted for the outdoor area which can cater for events of up to 500 people until late evening. Any event where a mass of people will be leaving at the same time into the poorly lit and narrow roads surrounding poses a significant safety risk to the people leaving the event, local residents and cars driving along Church Street and Blackwell Lane. The parking along Church Street and Blackwell Lane is already insufficient for the number of businesses and events in the area. During even relatively quiet times the bus stop is blocked, dropped curbs are obstructed, corners are parked on and crossing and driving along the road is extremely dangerous. Blackwell Lane is also a narrow road with a narrow unlit pathway on one side only. An additional licensed premises will add to both the dangerous parking and number of people needing egress at the same time. The application has given no serious thought to parking or site egress. The proposed parking site is merely an unsuitable field that will not be used due to poor access and lack of drainage. No investment has even been suggested to turn the field into a suitable parking site. Even if the field was used, the walk to the premises is unlit, poorly paved and on the wrong side of the road. The parking for the current courtyard events is already in excess of what should be reasonably expected and the field has not been used once as an overflow car park. This clearly illustrates it is not suitable and will not be used going forward.

Photo from 12<sup>th</sup> May Courtyard event showing the bus stop on Church Street directly outside Tackle & Gun being blocked off causing danger to passengers forced to dismount the bus in the middle of the road as the bus is unable to pull in and then the passengers are crossing the road from in-between parked vehicles.



The picture below is the same street but the opposite side of the road and the car in the red oval is a stationary parked vehicle abandoned in the road, showing that people dismounting at the bus stop have to cross from directly behind a parked vehicle and cross to the pavement on the other side in between further parked vehicles.



Photo from June 1<sup>st</sup> showing the same bus stop and can see that vehicles are parked on both sides of the road leaving just enough space for the bus to drive through blocking the road to allow the passenger stood waiting to step on the bus.



### **Prevention of public nuisance**

As outlined above, the additional car parking required and lack of investment to support this will clearly result in a public nuisance. The noise from the live music being proposed and any events of up to 500 people will be a nuisance to local residents such as myself. The noise generated as people leave an event late at night at the same time, shouting goodbyes and slamming car doors directly outside our bedroom windows. In the license application Mr Lowe states that the facility will be family friendly, I have explained in the below section why this is clearly not the case. Finally, Mr Lowe states in the application that he will undertake regular consultation with local community groups. In fact, as far as I am aware, this did not take place prior to the application being submitted. Mr Lowe did outline his intentions to us on one of our visits to his bottle shop, however, he omitted some of the more contentious details such as the late night comedy events and outside music, giving us a relatively qualified and rose tinted view of his intentions.

### **The protection of children from harm**

As outlined above, there is a significant risk to everyone, particularly children, owing to the increase in traffic and dangerous parking that the proposed license will lead to. This is already an area where many people go for walks to visit Melbourne Hall, the Parish Church and Melbourne Pool. There is no safe place to cross the road as it is at a very busy junction and on a bus route. The parking driven directly from the courtyard events as shown in the photos make crossing significantly more risky. What will the licensing panel do to reduce this threat particularly to the many children who frequently walk and play in this area. It is a well documented fact that children have the highest risk of death when crossing the road where there are many parked cars as they are not seen and there is no where safe for them to cross. In addition, the houses in the vicinity of the hall are mostly listed and all in a conservation area. This means that residents are not permitted to make alterations to their houses such as adding double glazing. The historic single glazed sash windows on many of the properties do not block out sound and as such any noise generated in the area is clearly audible inside. The noise generated by an additional pub and the proposed music would keep children awake late (music, outside talking/ shouting both during the opening times and when people are leaving) which would affect their development and behaviour. We have three children: 9, 7 and 3 years old, all of whom have bedrooms on the front of our house directly facing the proposed premises. They all have bedtimes before the proposed closing times and would be severely impacted by the noise generated. I would like to know what the licensing panel will do to protect my children and my own mental health? In addition, in a previous licensing application, Stable Ales claimed that they are appealing to a 'wider family market' and they would under **section 18.e) of the application- The Protection of children from harm**, ensure that 'any foul language or sexual expletives are not permitted to ensure children are not exposed to this'. However, the associated courtyard events company is already promoting three nights of late night comedy with comedians (Examples: Reginald D Hunter & Rich Hall) who have all used both foul language and sexual expletives in their acts. In media articles, Mr Lowe has again stated that he is catering to a family market. However, late night comedy acts clearly contradict this.

### **What is acceptable**

In summary I do not have an objection to a license being limited to 8pm providing that it is on the condition of amplified music only being allowed indoors. Events need further conditions around parking, public safety and noise nuisance prior to this being acceptable, they also need clear boundaries in terms of frequency and duration.