

From: Tracey Homfray
Sent: 10 March 2020 13:51
To: James Griffiths; Elizabeth Gregg
Subject: RE: New Premises Application - Rose Garden Banqueting Hall, 295 Parkfield Road, WV4 6ED - PRE1406

Sensitivity: RESTRICTED

Dear James/Elisabeth,

Thank you for the email concerning the licence for the new premises at Parkfield Road.

There are concerns with opening times, which are beyond those which have been conditioned by the planning application, the usage which falls outside the remit for a Banqueting Suite, and the Layout of the building which is not in accordance with the approved plans, our objections are as follows:

Neighbouring Amenity –

The use of the premises and its operation into the early hours, would be a major concern with the respect to neighbouring amenity, if not managed/mitigated appropriately. Neighbouring residential properties, and their amenities should be respected as they should be able to continue to enjoy the residential nature of their properties. The planning permission carefully assessed this element of impact, during the planning process and the decision has been heavily conditioned so as to mitigate against any possible disturbance from noise, which could result in a **public nuisance**.

Disturbance associated with noise emanating from the premises, and the parking area, during unsociable hours, is a major factor, as large numbers of people vacate the venue during the early hours, and noise associated with talking, laughing, shouting and vehicle movements (engines starting, stopping, revving whilst manoeuvring, queuing and exiting the site). This would disturb occupants of neighbouring residential properties, resulting in a **public nuisance**.

Therefore, a restriction of hours of usage was set as part of the planning application (attached), in order to mitigate against a **public nuisance**, with respect to noise. Should the venue open outside those times, at any time during the year, then the applicant would be subjected to enforcement action as they would not be operating within the conditions of the planning permission.

Therefore, we object to the opening times at specific times of the year, as set in the Licence Application, which are outside the hours approved by planning permission, and would therefore, not be compliant and would result in a public nuisance, due to noise disturbance during unsociable hours.

Use for Boxing and Wrestling –

The approved planning application was for a Banqueting Suite which is a Sui Generis Usage (Not Falling within a specific use classification), and associated small hotel. It was specified that the banqueting facility would be used mainly at weekends for wedding

receptions, and sometimes in the week but rarely. The venue would not be used for wedding ceremonies. The usage especially with respect to car parking, access to the site, and noise has been assessed on this basis.

The applied usage for sporting events such as boxing, wrestling etc, would be materially different to the specific use applied for/approved, as they fall within a D2 "Leisure" usage, and would therefore, not be compliant with the usage as applied for under the planning application/permission.

The usage of such events boxing and wrestling, attract large number of grouped patrons, especially male spectators, which can be rowdy in nature (shouting, singing, fighting), especially as they are alcohol fuelled, resulting in **public disorder**. The site is unsuitable for this specific usage, with residential dwellings within close proximity, as it which would result in a **public nuisance**, especially on exiting the premises following the event, where patrons tend to loiter, whilst waiting for transport etc.

Therefore, we object to the additional uses outside the remit if a Banqueting Suite, reason being noise resulting in a public nuisance, prevention of crime and disorder, and public safety.

Layout of Premises –

When planning permission was originally applied for the proposal included a function room to the first floor. This application was refused, due to an over intensification of the site, conflicting uses, which would have a detrimental impact on pedestrian/highway safety, and residential amenity with respect to noise.

An amended scheme was submitted removing the first floor function room, and this was changed to kitchens and staff facilities (copy attached). The plans attached to the application for the license are not in accordance with the approved plans, whereby the first floor now states a function area with dance floor and bar. Should the applicant continue with the usage as applied for under the license, they would not be complying with the planning permission, and subject to legal action.

Our concerns with respect to the inclusion of two separate function rooms would result in two separate areas of activity and the noise associated with them. This would affect the usage both within and outside the venue, as they could conflict with each other, especially on arriving and leaving the venue, and the disturbance associated with it.

Therefore, we object to the layout of the premises, as it does not comply with the planning permission, reason over intensification of use resulting in noise and a public nuisance.

I hope the above and attached – is sufficient to lodge out objection, however, if you require any further information, please do not hesitate to contact me.

Regards