

Nicola Lord

From: Susan Loftus
Sent: 16 June 2021 16:17
To: Nicola Lord
Subject: FW: Representation against the application PL193: King William IV pub, 134 Chew Valley Road, Greenfield, OL3 7DD.

Follow Up Flag: Follow up
Flag Status: Flagged

From: ENV LICENSING <licensing@oldham.gov.uk>
Sent: 16 June 2021 16:12
To: Susan Loftus <Susan.Loftus@oldham.gov.uk>
Subject: FW: Representation against the application PL193: King William IV pub, 134 Chew Valley Road, Greenfield, OL3 7DD.

From: Rachel Procter [REDACTED]
Sent: 16 June 2021 16:11
To: ENV LICENSING <licensing@oldham.gov.uk>
Subject: Representation against the application PL193: King William IV pub, 134 Chew Valley Road, Greenfield, OL3 7DD.

Dear Sir/Madam,

Premises Licence Number: PL193

Premises Details: King William IV pub, 134 Chew Valley Road, Greenfield, OL3 7DD.

I am writing this representation as a private home owner, a home that is located directly next to the site of the proposed permanent outdoor servery.

The King William IV pub has put in an application to make the pub car park, which is situated next to the pub, a permanent external servery with outdoor seating. The application form that they've submitted proposes to extend the licensing hours to open at 8am every day to close at either 1:30am or 00:30, increasing the opening hours up to 17 hours and 30 minutes per day. This will be a significant increase to not only their pre-pandemic licensing hours but also to their current pandemic directed operating hours.

The pub car park was turned into a large external servery because of the pandemic, so that the pub could continue trading. These measures that were taken as a result of the pandemic, to enable social distancing, are now being proposed on a permanent basis. The rationale given in the application form suggests it would be to take pressure off the bar and enable social distancing, however it is unclear how this will still be an issue once pandemic restrictions are lifted.

The proposal to expand existing capacity of two internal rooms and bar area, with a front facing external beer garden, which adequately fulfils business as usual requirements, to include nineteen external tables plus a big covered fabric marquee on a permanent basis, would mean increasing the capacity of the pub to over double its existing size, as outlined on the plan.

I believe that by granting this licence it will not promote the licensing objectives, particularly the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.

Grounds for review

There are a number of concerns that I have about this licensing application:

- **Protect children from harm** – The removal conditions relating to children and alcohol not needing to be served with food will mean that alcohol can be consumed all day on the property and the large outdoor servery is situated next to a popular children’s playground. Children playing in that area will be able to see alcohol being consumed from 8am in the morning, be subject to passive smoking, witness the behaviour of intoxicated customers, and hear the obscene language that accompanies the football screenings.

- **Prevention of public nuisance** – since the external servery was opened, there has been an increase in the noise and antisocial behaviour of intoxicated customers when the pub closes.

- **Prevention of public nuisance** – the pub has existing internal facilities for the capacity of the pub (as shown on the plan), however the exponential increase in capacity means that there are not enough toilets to accommodate the significant increase in customers. Some of whom are using the surrounding area as a toilet instead.

- **Public safety** – the large marquee area situated at the rear of the car park, does not have staff situated inside, it is therefore unmonitored, more than 50% covered, creating opportunity for unsupervised anti-social behaviour.

- **Prevention of crime and disorder** – studies by the Institute of Alcohol Studies have shown that extended drinking hours shifts violent crime to the early hours of the morning. The proposed extension to drinking hours poses a risk that the amount of alcohol related crime will spread out over a longer period of time, which will cause unnecessary problems for the local police.

- **Prevention of public nuisance** – residents in this area are already suffering noise nuisance (shouting, cheering, swearing) from the customers using the outdoor servery, especially when football matches are screened in the marquee area. And whilst the actual game cannot be heard on the TV, the noise from the spectators can be. The pub has existing internal facilities to adequately screen football matches, and pre-pandemic this lessened the noise nuisance.

- **Prevention of public nuisance** - In addition to football matches, the marquee has also been used as a venue with live music, a wedding reception was recently hosted there with a live singer. There is nothing to reduce/cushion the noise onto the street and into the homes of nearby residents. And it is totally unacceptable to expect the residents to continue to put up with this by making the outdoor servery permanent.

- **Public safety** - by proposing a permanent outdoor servery and seating area situated extremely close to homes, this will increase the likelihood of noise and light disruption to residents during common/recommended sleeping hours, residents who include children, professionals, shift workers, and on-call staff.

- **Public safety** – the walled marquee area is covered and has capacity for more than 30 people, which has meant that the rules for indoor socialising have been breached since it's been put up. On the 21 May a wedding reception was held in the covered marquee, which wasn't 50% open.

- **Public safety** – there has been an increase in the number of taxis stopping illegally in front of the pub causing unnecessary traffic queues and creating risks for pedestrians trying to cross the busy main road, a spot which needs to be easily and safely accessed by children going to the park, and vulnerable/elderly customers visiting the pharmacy.

- **Light pollution** – the artificial lights from the pub car park are already disruptive, so a proposal to make this permanent will be detrimental to nearby residents and the local wildlife.

- **Environmental impact** - The noise and light pollution will have an environmental impact on the Ladhill Lane conservation area which is located next to the pub car park.

- **Accessible parking** – the car park is sizable (as shown on the plan), with clearly designated parking spaces for able bodied and disabled patrons. By no longer providing a car park for its customers or staff, they are using on-street parking outside residents' homes on Kinders Lane and Chew Valley Road, which is causing unnecessary difficulty for residents locating parking near their homes.

- **Planning permission** – the change of use to the car park to a permanent outdoor servery is a major change to the licence and I ask the committee to consider if planning permission should be sought as the original use and purpose is changing.

- **Impact on property value** – none of the current residents bought their properties next to a large outdoor drinking and entertainment venue, they bought it next to a small, quiet village pub. If this change is granted it will have a detrimental impact on the price of properties and homeowners' ability to sell their properties. If this is made permanent it will be one of the larger outdoor venues in Saddleworth and will not be appealing to prospective buyers/families. Greenfield is one of the quieter Saddleworth villages and residents don't want to suffer the same antisocial issues that Uppermill does.

- **Pub capacity** – when pandemic restrictions are removed and social distancing is no longer necessary, which appears to be the main driver stated in the licensing application as a reason for making the outdoor servery permanent, this means that pub's capacity will rise significantly and cause increased traffic, parking and nuisance problems.

I hope the committee will take these concerns seriously and empathise with the residents who will be affected by the proposal.

Kind regards

Rachel Procter

6 Valley Place, 136-138 Chew Valley Road, Greenfield, OL3 7PL

