

# Notice of Representation

Members of the public (where they can be considered to be interested parties) can submit representations in objection to or in support of these applications, within the 28 day consultation period. The Licensing Act 2003 defines an interested party as a person residing in the vicinity of the premises concerned, a person involved in the running of a business within the vicinity, or a body representing such persons or businesses. Elected Members of the licensing authority are also considered to be interested parties and may also submit representations.

Please be aware that for any objections to be considered, they should be submitted before the end of the consultation period and they should address the four licensing objectives of Prevention of crime and disorder, Prevention of public nuisance, Public safety and the Protection of children from harm.

Please be aware that where representations are considered relevant copies of the representation will be provided to the applicant and the Licensing Sub Committee.

**Please note: Objections will only be considered where a name and address are supplied.**

Name: ...Stephen and Anne Larvin . Address: ...20, Bondgate Without, Alnwick NE66 1PN.....

Licensing Objective: .....A) Prevention of Public Nuisance B) Public Safety.....

Premises: The Plough, 24 Bondgate Without, Alnwick NE66 1PN.....

Reason for Representation:

**Public Nuisance:**

The conditions being sought to be overturned were imposed by a Northumberland Country Council Licensing committee following representations by Environmental Health, by Northumbria Police and by us.

Any variation of the licence conditions imposed by such a committee of elected members following expert input requires a very high threshold to be met. Those conditions were imposed both for public order and to minimise public nuisance. The only change since then is an increase in the residential amenity of the immediate area, especially since the McCarthy & Stone development, where 15 of the 55 apartments directly face the Barn/B Lounge/Coach House, its car park and (possibly) the 4 new rooms to be developed in the pub car park. The fact that this cannot be seen from the main street is irrelevant and certainly should not be a case of 'out of sight, out of mind.

Accordingly, there is no compelling reason why the licence conditions should be varied.

Our objections to the requested licence change are:

1. Use of the outdoor space as part of the pub/entertainment area was never envisaged either by Planning or by Licensing:

From the outset, the patio area and door access into the Coach House was stated to be for disabled entry and egress. Planning approval A/2008/0428, condition 3 required that

'the existing patio area shall be removed/replaced by the raised planting area as shown on the approved plans drawing no. 2 dated August 2008 by James Murdie'. This was never done, but it is the area now under discussion.

License conditions 2, 11 and 13 were specifically intended to prevent the use of this patio area as part of the Coach House or pub party/event scene.

Clearly, the proprietors have made no attempt to comply with certain planning conditions imposed upon their property and it does not seem right that the uncompliant party should be rewarded to the surrounding area's detriment by removing the other conditions that were imposed at the same time.

2. Changes that allow use of the area after 8.30pm and up to 11 pm will add to the outdoor drinking and partying with consequent noise nuisance. We have already experienced this through breaches of condition 13 over several years, some of which have formed complaints to Licensing e.g. December 2017, 'Pimp my Pig' event .
3. Numerous breaches of Condition 13 have occurred over the years. The worst have been reported to Licensing but the continuation of such breaches is flagrant and knowingly done since Licensing have assured us that they have 'spoken' to the relevant DPS at different times. It cannot be right or reasonable to effectively 'reward' such breaches by relaxing the rules. In our experience, when the outside patio area is used, we have found that attendees wander along the private lane bordering our garden, into our car park and we have found, after such events, empty bottles of wine, food trays, broken glasses, pools of vomit. It is clearly unfair that we, as neighbours, have to clear up after The Plough's patrons but it would be especially unfair for their licence conditions to be eased as a response.
4. Since the Barn/B Lounge/Coach House was developed in 2008, there have been 5 companies registered at The Plough (or Blackmore's): 1 lasted less than a year; 3 went into liquidation (owing almost £1,000,000, of which >£110,000 was owed to NCC in unpaid rates). All this data publicly available on government websites.  
The high rate at which the property changes hands is not conducive to effective compliance with their licence obligations and we feel that it would be wrong to ease licence conditions on a property that has been consistently mismanaged.

#### **PUBLIC SAFETY**

5. The outside area subject to Condition 13 is adjacent to the lane into and out of the Plough car park. Parties spill out onto this narrow roadway (when breaches have occurred), and there must be serious safety concerns around revellers being in such close proximity to the way in and out of the car park.
6. The proprietors have recently submitted a planning application for new guest accommodation scarcely 10 yards from this area. Surely a planning application for guest accommodation in the same immediate area cannot run concurrently with an application to extend the licence and increase the number of partygoers in the

immediate vicinity to the planned accommodation as both applications materially affect the considerations for each other.

7. Condition 2 – whilst there may not be a need for SIA doormen every weekend, it should surely be a matter of public safety that doormen are present to manage the premises whenever an event (party, music night, wedding etc) is taking place. The Coach House holds up to 250 people and it would be unreasonable to expect a single DPS to manage the whole hotel and event venue.

It was purely by chance and use of a magnifying glass that we saw the advertised application to change the licence. The print was miniscule, there were no headings or highlighted text and the advert was tucked away in the top right-hand corner of the page – the area least likely to be read. No doubt legally compliant but not designed to attract attention.

It is understandable that that Punch Taverns, as the licence holder, wishes to maximise the income and opportunities from its properties, and it would be no surprise if they revive an ambition of building residential properties in the car park first told to us in 2006. Given these uncertainties and given the known plans, it is surely inappropriate to make such a licence change

Signed ..... Date 18 December 2018.....

**Please send this notice to the address below:**

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