

03 August 2023

Good Afternoon

Further to the correspondence below I would like to hereby formally submit a representation and objection to a Premises Licence Variation Application submitted on 12 July 2023 by applicants Mr Jason Thomas and Mr Lee Brown. in respect of Kingsbridge Bar (83A – 85A Bridgnorth Road, Wollaston, Stourbridge, West Midlands, DY8 3PZ).

I live at _____ and my property lies just below and opposite the boundary wall of the Kingsbridge Bar beer garden. King Street is a relatively narrow terraced residential street and the beer garden is only 8 metres away from my property and within line of sight.

Condition 4 of P22/0632 stipulated "The outdoor drinking area hereby approved shall not be used for any purpose before the hours of 1000 nor after 1800 hours Monday to Saturday, or before the hours of 1000 nor after 1500 hours on Sundays and Public Holidays. REASON: To protect the amenities of the surrounding residents in accordance with Borough Development Strategy 2017 Policy D5 Noise Pollution and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)". The applicants are now seeking to extend the sale of alcohol for consumption in the outdoor area for an additional three hours between 18.00 – 21.00 on Monday – Saturday and an additional six hours between 15.00 – 21.00 on Sunday.

This is incredibly disappointing and frustrating given that the current restrictions on the beer garden opening times were imposed by the Planning Committee, and recommended by the Environmental Health Team, to protect the civic amenity of those residents living closest from excessive noise at times when we are at home and wanting to enjoy the peace and quiet of our properties. To extend the opening times of the beer garden goes against these protections and will invariably lead to yet more noise disturbances from the patrons of the beer garden.

Even with the current restrictions in place we suffer excessive noise from the beer garden (shouting, screaming, singing) and despite residents' repeated complaints to both the bar staff and bar owners this continues. The noise is at times excessive and can be heard from within the closest properties even with windows closed. Recordings of this have been taken and previously submitted. To now extend the opening hours, particularly at the weekend, will inevitably lead to patrons staying longer, drinking more alcohol and within the social setting of a beer garden generate yet more noise to our annoyance and dismay.

It should also be recognised, and further investigated, that on several documented occasions the beer garden has been in full commercial and private use at times outside of the current opening hours in direct contravention of P22/0632. Most recently, on 28

June 2023 the Kingsbridge Bar was closed for a private family event, yet the beer garden remained open and in full use after 18.00 for several hours with noisy children playing outside. When a neighbour complained about the noise and use of the beer garden beyond it's curfew she was advised this did not apply to private family events yet P22/0632 clearly stipulates the outdoor area "shall not be used for any purpose" outside of the stipulated times. On 14 July 2023 the beer garden was still in full use at 21.00 and on 15 July 2023 it was also still open at 19.30 in direct contravention of the current planning consent. What hope is there of the applicants observing extended opening hours when they have scant regard for the current limits, or consideration of the noise impact on their nearest neighbours? It should be noted that on all of these occasions the beer garden was in full use, it wasn't pub goers from within the bar using the outside smoking area however that in itself is another sore source of excessive noise particularly on the recently introduced live music nights when noise blasts outside whenever the door is opened and kept open.

I would also like to draw to the attention of both the Licensing Department and Planning Department a further blatant contravention of P18/1628 which granted planning consent for the bar itself. Clause 12 states, "The premises shall not be used for the serving of hot food and no primary cooking operations of unprepared food shall occur within the premises for the lifetime of the development. REASON: To protect the amenities of nearby residents and in accordance with Borough Development Strategy 2017 Policy D5 Noise Pollution and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part)". In spite of this the Kingsbridge Bar now offer a range of hot cooked breakfast items; a range of toasties; pizzas and on 17 June 2023 they planned to host a BBQ in the beer garden. Surely this contravenes Clause 12 of P18/1628?

I am wholly opposed to any extension of the beer garden opening hours on the basis this is highly likely to generate yet more noise which I should not have to suffer within the peace and quiet of my own home. The bar owners and staff have flagrant regard for observing the stipulations of their planning and licensing consents. The beer garden is not always promptly closed nor is their due regard given for the noise it generates. It might be considered by some that a beer garden of such small size cannot generate much noise, but this is simply not the case when it is an open-air walled space with maximum occupancy for the social enjoyment of alcohol which itself is recognised to generate noise over and above the normal level. It might also be considered by some that the proposed extension of opening hours would still see the beer garden close at a reasonable time however this is of no comfort to myself or my immediate neighbours who work unsociable hours and often go to bed very early as a result. I therefore implore you to reject this license variation application and investigate further the breaches of existing planning and licensing consents as detailed above.

Kind regards