

Masih, Rekha

From: Chaplin, Neil
Sent: 17 April 2019 11:44
To: Masih, Rekha
Subject: Cottage Application - Objection

Hi Rekha

I am objecting to this application under the licensing objective relating to the prevention of public nuisance.

The history of these premises is well known and whilst I welcome the new owners looking to take the premises forward, I have concerns regarding the proposed use of the Warwick Street entrance as the main entrance into the premises and the noise and disturbance this may cause. Historically this concern has been recognised by previous owners and the Warwick St entrance was only used for access to the small 'snug' bar and that the main entrance was via the alleyway onto the busy Earlsdon St and even the previous owners volunteered a condition to this effect namely:

'The main entrance to the premises shall be from Earlsdon Street. There shall be no public access to the premises from Warwick Street, except to the lounge "snug" bar shown on the Plan, other than in the event of an emergency'.

In addition there is a planning condition on the Warwick St entrance on application R/2006/1386 that states:

'That before the proposed first floor restaurant use hereby permitted commences, the existing door to Warwick Street shall be altered to provide an emergency exit only, in accordance with the approved drawings, and at all times thereafter shall only be used in the event of an emergency. For the avoidance of doubt, there shall be no public access to the first floor restaurant hereby permitted from Warwick Street'.

My primary concern is with noise from customers as they exit, depart and disperse from the premises late at night – talking, laughing and raised voices, noise from vehicles and taxis arriving and departing – doors slamming, engines running, horns etc all of which have potential to disturb the local residents. Warwick Street is a narrow, fairly quiet and predominantly residential street, and the available on street parking is generally full even in the daytime. I would expect even more pressure on the on-street parking when residents are at home during the peak trading periods in the evenings and at weekends. With the limited parking on Warwick Street customers will inevitably be passing by residential premises as they disperse and taxis would have to park in the road and likely leave engines running while waiting for fares.

Whilst I recognise that Charles Wells are appealing to the food/family type market and in their own words would see an element of staggered departures with a limited numbers of taxis during the evening, I would nevertheless expect to see a certain proportion of the customer base, particular the drinking element remaining on the premises until nearer closing time and leaving close together. I am mindful this is a large premises with a large capacity and in addition the proposed live music events would also create a situation where large numbers of customers may leave together. The premises ultimately have no control over how people travel to and from the premises and at what time they choose to leave.

In their application, and during lengthy discussions with the applicants they have failed to provide any substantive measures on how they would control such noise, indeed they do not seem able to comprehend my concerns. In my view the most sensible way to control the noise would be an earlier closing time and as such I have made an offer of an earlier closing time (23.00hrs in the week and would be willing to consider a slightly later time at the weekends i.e. 23.30) but this has been rejected.

I therefore have no option but to object to this application the interests of protecting the amenity of local residents on Warwick Street and request the application is granted subject to a closing time of 23.00hrs being imposed seven days a week, and any other conditions that the committee deem necessary to protect local residents.

Regards

Neil

Neil Chaplin
Environmental Protection Manager

Coventry City Council
Environmental Protection
One Friargate
Coventry
CV1 2GN

Direct line: 024 7697 2255

Office: 024 7683 1424

Generic email: env.protection@coventry.gov.uk

Web: <http://www.coventry.gov.uk/pollution>

Report a Pollution Incident Online: <http://www.coventry.gov.uk/directory/48/forms/category/162>