

Patel, Usha

From: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Sent: 16 April 2019 17:16
To: Chaplin, Neil
Cc: Kym Downing; Masih, Rekha
Subject: RE: Earlsdon Cottage

Hi Neil,

As this would mean we would have to cease licensable activity at 22:30 this does not make the business sustainable for us. We would again set out to you that we are a family brewer that has been in business since 1876, whose intention for the site is to create a community pub with a food offer and the style of venue will lend itself to welcome all members of a family. We don't envisage lots of taxis coming and going, and large number of people dispersing at any one time. As we have set out before we must consider public safety and it is for that reason that we are unable to consider the rear access within our plans.

We would be happy to provide you with more information on reference sites.

As I am now out of the business please contact Kym Downing should you wish to discuss this further.

Regards

Debbie Sherman
Commercial Services Team Leader
Charles Wells Limited
T: 01234 244 473
M: 07773 034 030
Ext: 4473



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<http://www.charleswellspubs.co.uk/>



Charles Wells

BREWING FAMILY SINCE 1876

From: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Sent: 16 April 2019 15:32
To: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Hi Debbie

I would be prepared to consider a slightly later closing time 23.30hrs at the weekends i.e. Friday and Saturday nights if that is helpful to your considerations.

Thanks

Neil

From: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Sent: 16 April 2019 15:18
To: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Cc: Debbie Sherman <debbie.sherman@charleswells.co.uk>; Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Dear Neil,

We are considering your proposal but would instead request you consider licensable activities ending at 23:00 i.e. sale of alcohol etc and closing time would therefore be 23:30? This would allow 30 minutes drinking up time, rather than expecting all customers to disperse at 23:00.

Again we would reiterate that this is predominantly a food let site, with a pizza offer.

We are sorry that you are disappointed that we have not suggested other measures, but we are unclear as to what exactly you had in mind?

Please note I am on holiday after today therefore if this matter is not resolved by the end of today, could you please copy my Head of Department Kym Downing (who is CC'd above) into any future correspondence?

Regards

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Charles Wells

BREWING FAMILY SINCE 1876

From: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Sent: 16 April 2019 15:03
To: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Hi Debbie

Thanks for your email.

Please be re-assured that the actions of previous operators are not blighting your application in any way and it is indeed being considered on its own merits. I welcome your application and it would be good to see the Cottage operating successfully again. However (and whilst appreciating the difficulties with the alleyway) my concerns remain about noise from large numbers of customers dispersing at the end of the evening into Warwick Street, noise from taxis etc and the disturbance this may cause the neighbouring residential properties.

I remain disappointed you have not suggested any additional measures, however in my view the most sensible approach would be to control this noise by limiting the hours such that the premises closes at 23.00hrs. I think this would be a sensible compromise and you would have your TENs allocation to open later for special events by which we could collaboratively monitor the impact of the noise mentioned above. All being well, we could then consider a variation to extend the hours in due course.

Please let me know if this is acceptable? If it is not then I will have to make my objections due to the limited time remaining on the consultation.

Thanks

Neil

From: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Sent: 15 April 2019 15:37
To: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Hi Neil,

We were sorry that Environmental Health were unable to attend the meeting at site on 27th February 2019, as we had a positive meeting with both the local authority and police licensing officers prior to submitting this application.

Charles Wells are a Pub Company and Family Brewer, and are intention is take the site back to its intended use, as a pub within a community. The operating schedule proposed is standard to that of our Pizza Pots and Pints operations, which are in no less residential areas than the Earlsdon Cottage. Typically we run the same style of pub in Cambridge one of which is even attached to its nearest neighbour. The typical demographic for these sites, are similar built up areas. Within these areas the pubs add value to the community rather than detract.

The Pizza Pots and Pints trading style is typically a community local appealing to residents in the near vicinity who would walk there, rather than a destination venue.

The music is predominantly acoustic, or one/two performers and their instruments. The music is not so loud as to discourage dinners and conversation.

We would be very sorry if the access and the egress at the front of the site cannot be used as the main entrance. This restriction is very much blighting the ability to trade the site for its intended purpose as a pub. The alleyway access in its current state does not lend itself to public safety, and as previously re-iterated we do not have the rights to install appropriate lighting and other safety features that are required to ensure the safety of our staff and customers.

We would expect that the powers under the licensing act would enable the authorities to consider our application on its own merit, and not with regard to previous licensees who have operated in a very different trading style.

Could you perhaps make some suggestions as to what you would propose we consider including to adequately address your concerns?

Myself and my head of department are available today and tomorrow should you wish to arrange a call to discuss this further.

Regards

Debbie Sherman
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Ext: 4473



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Charles Wells

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From: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Sent: 15 April 2019 13:58
To: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Dear Debbie

Thanks for your reply. I appreciate what you're saying in respect of the entrance. My concern remains that historically 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.

Warwick Street (in case you're not familiar with it) is a narrow, predominantly residential street, and the on street parking is generally full. Whilst I recognise you are appealing to the food/family type market and you would see an element of staggered departures during the evening, but you have absolutely no control over this and you would nevertheless see a certain proportion of the customer base, particular the drinking element remaining until nearer closing time and leaving close together. In addition you are also proposing live music events which would also create a situation where large numbers of customers may leave together.

I am mindful that the Cottage is a large premises with a large capacity, as mentioned there is very limited parking on Warwick Street therefore customers will be passing by residential premises as they disperse with the associated noise from raised voices, there will be noise from taxis arriving and departing – doors slamming, engines running, horns etc all of which have potential to disturb the local residents.

I do not think your application is recognising or adequately addressing this concern and would welcome you re-considering this along with a dispersal policy.

Regards

Neil

From: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Sent: 12 April 2019 10:45
To: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: RE: Earlsdon Cottage

Dear Neil,

Please note this site will be run as a community pub with a food offer and the style of venue will lend itself to welcome all members of a family. This is not a specific events venue where the bulk of the customer base would all be leaving the venue at the same time.

We are in a position where the only core access and egress is Warwick Street, as whilst the property has a permitted use of the alleyway to Earlsdon Street, we do not have any rights to install appropriate lighting and other safety features that are required to ensure the safety of our staff and customers. We are in discussions with the planners to have the restriction on the Warwick Street entrance lifted.

Music is not the USP for the site, however throughout the operational hours background music will play at a level to create the right ambience allowing customers to comfortably converse. Live music events will take place in the public bar from time to time.

The application submitted include the following measures to avoid noise complaints:

- All external doors and windows shall be kept closed at any time when regulated entertainment is taking place, except for the immediate access and egress of persons.
- Noise levels shall be monitored throughout any regulated entertainment event by a designated member of staff. This will include regular checks of the perimeters of the site when regulated entertainment is taking place, and the designated member of staff shall take steps to reduce the noise where it is likely to cause a disturbance to local residents.
- Notices shall be prominently displayed requesting patrons to respect the needs of local residents by not loitering and leaving the area quietly, such a message shall be verbally reinforced by the staff.
- There will be a strong staff presence in the trading area during the closing period encouraging customers to leave quietly.
- Notices shall also be prominently displayed at any area used for smoking, requesting patrons to respect the local residents and use the area quietly.

Regards

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M: 07773 034 030
Ext: 4473



<http://www.charleswells.co.uk/>



Charles Wells

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From: Chaplin, Neil <Neil.Chaplin@coventry.gov.uk>
Sent: 03 April 2019 08:31
To: Debbie Sherman <debbie.sherman@charleswells.co.uk>
Cc: Masih, Rekha <Rekha.Masih@coventry.gov.uk>
Subject: Earlsdon Cottage

Hi Debbie

I'm in receipt of your application for the new licence for the Earlsdon Cottage.

I think I have a feel for what you're proposing from the detailed application you've made, but wanted some more information on how music noise will be controlled. You say music will be mainly background but some live bands may be permitted, so would like to know how the volume of such will be controlled so nuisance is not caused to local residents. You say staff will monitor but how will they know what is acceptable?

You may be aware of the chequered history of these premises which caused me headaches for many years, so there's some nervousness on my part with regards to music.

The other matter is the use of the entrance off Warwick Street. The existing licence has a condition restricting access, are you proposing to continue to have the main entrance via the alleyway off Earlsdon St? I think it would be desirable to avoid large numbers of customers departing/getting into taxis etc via the Warwick St entrance as it is very residential, and I believe there is also a planning condition restricting the use of the Warwick St entrance.

Look forward to your comments.

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>



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Charles Wells, The Brewery, Havelock Street, Bedford, MK40 4LU, United Kingdom.

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