

From: [REDACTED]

Sent: 27 October 2023 13:11

To: Simms, Carline <Carline.Simms@coventry.gov.uk>

Subject: RE: The Cue Club, Kenpas Hall Rear Of 51, Kenpas Highway, Coventry, CV3 6AW.

Good Afternoon Carline.

My objections to this proposal are as follows:

1/ Protection of Children from harm.

- a] The licensing of an entertainment venue serving alcohol till 11pm on weekdays and 1pm at weekends is certain to create a noise issue for families with children being disturbed at night.
- b] Access to the site is along a thoroughfare that is used daily by children making their way to and from the local school.

2/ Prevention of Crime & Disorder.

- a] Allowing this venue to continue serving alcohol beyond normal licensing hours, customers from the Burnt Post PH could continue drinking for several more hours. This alone would increase the likelihood of anti social behaviour of a variety of offences.

3/ Public Safety.

- a] Again an increase in vehicle movement on an already narrow thoroughfare used by many local people walking to the local amenities situated a short distance away.

4/ Prevention of Public Nuisance.

- a] Noise levels from allowing this proposal would be a clear nuisance [and more] particularly for those residents whose properties back directly on to this site.

I have been as brief and concise as I can be. I do welcome the opportunity to hear from the prospective owner of the establishment to state exactly how they will resolve residents' entirely valid concerns of this licensing application.

Regards

[REDACTED]

31 October 2023
Licensing Team
Civic Centre
Much Park Street
Coventry
CV1 2PY

Dear Sir/Madam,

Objection to Application for Premises Licence: The Cue Club, Kenpas Hall rear of 51 Kenpas Highway, Coventry, CV3 6AW

We are writing to express our objections to a licence application by The Cue Club, Kenpass Hall, Coventry, on the following grounds:

1. Protection of Children from Harm

- The location of the venue is in close proximity to Styvechale Primary School and several residential areas with families and young children. There is an increased risk of traffic related incidents with cars using the access routes to Kenpas Hall or using Oak Tree Avenue as a turning circle.
- There is an increased risk of children being exposed to alcohol related behaviour/issues, when walking near the venue or playing around the area.
- Increased risk of children inhaling smoke from customers smoking outside the premises, particularly those children who would be playing in the gardens that directly back onto the premises.

2. Prevention of Crime and Disorder

- The discrete nature of the venue will lead to anti-social behaviour.
- The likelihood of disturbances, fights and criminal activities fuelled by alcohol are a genuine concern in a built-up residential area.

3. Public Safety

- An increased presence of alcohol-related incidents late at night in the area may affect the well-being of residents.
- There is a risk of over consumption of alcohol and underage drinking.
- There is a risk to pedestrians and local residents of traffic incidents, from an increase in cars accessing the venue.
- The enclosed nature of the premises could lead to an increase in criminal behaviour such as drug taking in turn leading to a concern over public safety.
- Increased risk to residents who's gardens back directly onto the premises, of smoke inhalation from customers stood outside smoking. This will particularly impact residents in the summer months.
- Increased risk of emergency vehicles not being able to access Oak Tree Avenue due to vehicles being parked illegally in Oak Tree Avenue.

4. Prevention of Public Nuisance

- There is an increased risk of noise from vehicles leaving the venue late at night.
- There is an increased risk of patrons leaving the venue late at night, being intoxicated and causing a disturbance.
- Noise from customers drinking outside in the warmer weather.
- Noise disturbance from patrons stood outside in a designated smoking area.
- Increased risk of noise from music or entertainment late at night.

We trust that you will take our concerns into account when considering whether to grant a licence and make an informed decision that prioritises the welfare of our community and the safety of the residents.

Our contact details are:



From: [REDACTED]
Sent: 02 November 2023 10:18
To: Licensing <licensing@coventry.gov.uk>
Subject: Objection for The Cue Club Kenpass Highway

Hi

I would like to object to the above licensing application for The Cue Club - Kenpass Highway.

My grounds for objection are :

Protection for Children from Harm:

The entry to the Club is used regularly by children - playing and a cut through to Stivichall Primary School. There is a blind spot onto Oak Tree Avenue when people drive down and if a child is turning in, it can be very dangerous. Children often play in the entry and i think going pass seeing people drinking/potential drunk is not a good sight for them.

Prevention of crime and disorder:

I think the club may attract groups to congregate and a potential for some disorder with the addition of alcohol.

Prevention of Public Nuisance:

On a summer evening, members using the club may congregate outside the club, or when some sports are being shown on the big screen. This Club will be nestled in the midst of a residential area. Noise levels can go well into late at night.

The above are my objections but the most important is safety of children. I would invite the people to come and observe the use of the entry by children during school times. Also to observe the blind spots.

Kind regards,

[REDACTED]

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From: [REDACTED]
Sent: 04 November 2023 09:07
To: Licensing <licensing@coventry.gov.uk>; [REDACTED]
Subject: Re: The Cue Club, Kenpas Hall Rear Of 51, Kenpas Highway, Coventry, CV3 6AW.

Good Morning,
This is a response in relation to your email.

1) Site access itself is a danger to playing children. Access from the A45, Kenpas Highway is a danger owing to busy traffic. Access from Oak Tree Avenue, a quiet Cul-De-Sac where children play and also use the access drive to play increases the danger level further.

2) Late licensing of this nature will only encourage more noise and anti social behaviour leading to increased crime levels.

3) Public safety would be affected as we have a lot of elderly residents who would be disturbed by the noise and traffic late at night. Many of the residents use the access way when going out to the shops etc.

4) The access drive belongs to all the house owners affected and incorporates a public footpath. Should this license be refused, it would help in stopping it becoming a public nuisance.

5) The biggest fear for a license being granted is not only the noise and anti social behaviour but increased crime in the area.

My father and myself would like our details to be kept confidential as any kind of objection may leave us feeling concerned regarding harassment and intimidation.

Kind regards

[REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 05 November 2023 19:11
To: Licensing <licensing@Coventry.gov.uk>
Subject: Objection to Cue Club, CV3 6AW

Objection to application by Cue Club, Kenpass Highway, Coventry. CV3 6AW

To whom it may concern,

we are writing to raise an objection to the proposed sale of alcohol by the above mentioned club based on the following criteria:

Prevention of Public Nuisance

The site of the proposed Cue Club is unsuitable as a late night venue selling alcohol in any capacity as it is entirely surrounded by residential housing. The boundaries of all of these properties are within about 20 metres of the building and several within 5-10 metres and most houses back directly onto the carpark. We can confirm, as residents of a property that backs onto the building that we are able to hear every single activity that takes place there, with movement in the car park being of particular note. To date, this has posed less of a problem as this has ceased by about 8 pm and there is limited lingering outside the building due to the nature of the business. We consider it extremely unlikely that customers leaving at 11pm or after having drunk alcohol are going to maintain the appropriate level of noise despite any best intentions by the owners. If the club is to be a success, this will require a large number of customers and significant amount of alcohol to be sold which will cause a big increase in the disruption that residents will face. Smokers will have to go outside if they wish to smoke and there is nowhere on the property where this wouldn't be a nuisance, especially once alcohol has been consumed and voices louder. In addition, any outside seating area would end the peaceful use of gardens that back on to the club.

The licensing of regulated entertainment provides for a wide range of scenarios and opens the door to events where noise disruption is extremely likely, even with soundproofing and shut windows, given the very close proximity of residential properties.

The sale of alcohol for at least 15 hours a day and the licensing of regulated entertainment until late at night, deep within a residential area is of great concern and we struggle to imagine any scenario where this will not cause detriment to the residents despite best intentions by the owners.

Protection of Children from Harm.

In addition, the entrance/exits to the access road are 'blind' and already pose a significant risk to children playing. We are aware that the new owners propose to resurface a portion of the road and this could be viewed as a benefit, however it is extremely likely that this will simply enable cars to travel at a higher speed to and from the club, heightening the risk to all pedestrians and especially the local children who make use of their street to play.

Yours faithfully



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From: [REDACTED]
Sent: 13 November 2023 12:25
To: Licensing <licensing@coventry.gov.uk>
Subject: Kenpas Hall Licensing Application Representation

The Cue Club,
Kenpas Hall,
Rear of 51, Kenpas Highway,
Coventry,
CV3 6AW.

Kenpas Hall is surrounded by residential houses. We would like to make the following comments regarding The Cue Club's recent licensing application.

The Prevention of Crime and Disorder

1. More crime and disorder can reasonably be expected with more people at the licensed club daily from 9am until midnight or 1am.
2. Residents' rear gardens back onto the club and are therefore vulnerable to attacks of break-ins or vandalism and drink related abuse especially at night (Vomiting, urination etc.)

The Promotion of Public Safety

1. Access to the club is only gained by a sharp, dangerous turn off the extremely busy A45 Kenpas Highway. Increased use of this access should not be encouraged. There is no rightful access from Oak Tree Avenue.
2. The private, shared access road is not lit or well maintained and is badly potholed. The large number of potholes are hazardous to vehicles so increased usage should be deterred.
3. Pedestrians, adults and children also walk through the access roads so more traffic will only make it more hazardous for everyone.

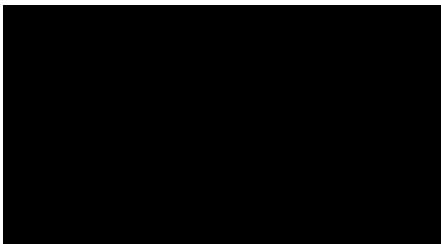
The Prevention of Public Nuisance

1. The car park is not surrounded completely by well established trees and bushes. The premises' hedge on the boundary with Green Lane houses is dying and non-existent for much of its length. There is therefore no shield to prevent 'light leakage' from impacting on the houses in Green Lane. Indeed the existing light shines directly onto the houses and the only mitigation is that it has been switched off at 9.00pm.
2. If the club is to close at midnight or 1am the noise of car doors and engines plus light from car headlights as cars are driven across the car park will be disturbing for residents trying to sleep in the back bedrooms of their houses.

3. More noise will also be created as vehicles slow and rev up while negotiating the gravel surface and potholes of the car park and driveway.
4. Shorter opening hours would be more appropriate in a quiet residential area where there are no other late night venues. Late night noise nuisance will be more of a problem in the summer when residents have their windows open.
5. The West Heath Cue Club has shorter opening hours (Sun -Wed 10am to 11.30pm and Fri & Sat 10am to midnight) yet is less likely to cause public nuisance as it is surrounded mainly by commercial companies. The nearest houses are situated on the opposite side of the adjacent public road and pavements and are some distance away.

Protection of Children from Harm

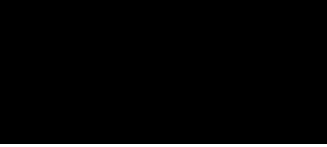
1. Children would be better protected by not being allowed to be taken into the club by their parents at all. Then they hopefully would not be exposed to a gambling environment.



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From: [REDACTED]
Sent: 10 November 2023 14:02
To: Licensing <licensing@coventry.gov.uk>
Subject: Objection to new premises Licence for The Cue Club

From



To
Licensing Authority
The Council House
Earl Street
Coventry
CV1 5RR

Dear Sir/Madame

I am emailing you my objection to the application for a New Premises Licence for The Cue Club.

Address:

The Cue Club
Kenpass Hall
Coventry
CV3 6AW

My objections are as follows:

The Prevention of public nuisance:

The application to hold and sell alcohol coupled with the opening hours could potentially lead to anti-social behaviour through drunkenness and rowdy behaviour.

General noise pollution due to the late opening of the premises, from increased footfall to and from the hall. Please note the gym used to close at 9pm, the Cue Club has applied to stay open to 12am and 1am on Friday and Saturday. The increase in likelihood of cars parking up and waiting on adjacent roads and driving down the private road, especially at the time it closes with the need for Taxis & Ubers.

Will the Cue Club have enough parking facilities to accommodate for large sporting events, the risk of having people park on Oak Tree & Green Lane and leaving their cars.

The protection of Children from harm

The roadway is used by residents to access the rear of their properties and children play there. The roadway has public access as a footpath and as such parents and children use it to access Stivichall Primary School and the War Memorial Park. There is a likelihood of increased use by motor vehicles driving down the road to access the club and no speed monitoring and therefore a risk particularly to Children from injury. In addition, there is no adequate street lighting along the road, as I believe the road was primarily intended for residential use only and a public footpath, and not to access a commercial property with the associated footfall.

Public Safety:

The reasons listed above equally apply to general public safety. In addition I am concerned over the potential increased wear and tare of the access road behind the residents' properties, where each resident is responsible to the upkeep of their portion of the road behind their property. There are large potholes along parts of the road already and an increased level of vehicle activity will increase the problem. There is a risk to injury particularly at nighttime from stepping in these holes. Who is

responsible for this as the damage has been caused by vehicles not from walking, many of the residents such as myself do not use it for vehicle access.

The prevention of crime and disorder:

The location of the hall in a secluded residential area, away from CCTV cameras, coupled with its proposed use and the selling of Alcohol will draw people in from all areas of Coventry, with the possibility this will also draw in criminal activity such as the selling of drugs.

Further Objections:

The nature of the application for change of use of the premises. I moved into the area over 20 years ago and would not have done so if the hall had been a club of this nature due to the reasons given above, as such I think others would be of a like mind and this could affect my property value.

The Hall would be better suited to be used as a Nursery or redeveloped for housing, which in principle I would not object to subject to a comprehensive agreement over access and use of the road behind the houses.

The idea of a Cue club isn't our main issue it the opening hours and the alcohol license.

Can you please acknowledge receipt of this email and inform me of any public meeting, where I can attend and air my concerns in person.

Regards

[REDACTED]

Sent from [Mail](#) for Windows

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9th November 2023

The Licencing Authority
The Council House
Earl Street
Coventry
CV1 5RR

Dear Sirs

Proposal for change of use - The Cue Club, Kenpas Hall, Coventry, CV3 6AW

We have seen the Notice that the Bodyworks Gym situated just off the Kenpas Highway has applied for a change of use, which includes sales of alcohol, regulated entertainment, late night refreshment and indoor sporting events.

We would like to object on the following grounds:

Protection of Children from Harm

The long licencing hours will cause a problem to residents, who consist of families with children and some elderly people. Our concern is that the provision of all day drinking could cause anti-social behaviour, and the children who play out in Oak Tree Avenue, which is a quiet cul de sac and a safe place to play, would be affected by this. The entry from Oak Tree Avenue to Kenpas Highway backing onto the site is also used by children walking to and from Stivichall and Finham Schools, and any increase in traffic would be detrimental to their safety.

Prevention of Crime and Disorder

The late licencing hours (midnight and 1.00 am) would be an opportunity for those persons who have been drinking to excess to behave in a noisy and inconsiderate manner, which could result in an increase in crime in the area by persons leaving the site late at night and in the early hours of the morning. There are forty houses and a block of flats backing onto the site area, and these would be affected by the noise of cars and patrons leaving the club late at night. This is a quiet residential area not suited to the proposed change of use.

Public Safety

The entrance and exit to the site is via Kenpas Highway, a very busy dual carriageway, and the potential for accidents is high. The boundaries for our properties in Green Lane are extended to and include a section of the entry, it is a footpath for public right of way only, not vehicles entering from Oak Tree Avenue.

Prevention of Public Nuisance

The late licencing hours will give rise to noise and disturbance to residents surrounding the site, cars will be noisy leaving the area as will those persons who may have drunk to excess.

We have no objection to a snooker club being open during normal licencing hours, why is there a need for alcohol to be served after this?

We have addressed the issues detailed in your document 'Licencing Applications – How to Object' and look forward to hearing from you. I have also e-mailed this letter to be sure of it being received before the closing date for objections.

[Redacted]

[Redacted]

[Redacted]

From: [REDACTED]
Sent: 10 November 2023 17:37
To: Licensing <licensing@coventry.gov.uk>
Subject: FW: Kenpas Hall, Coventry CV3 6AW

Dear Sirs

I am emailing my objections, regarding the Application to serve alcohol at Kenpas Hall, Coventry CV3 6AW. I enclose a copy of the Covenant/summary of title, for you to study, that clearly states no licensed premises.

PREVENTION OF CRIME AND DISORDER

We already have a large public house (The Burnt Post) close by, which is open until 11am 7 days a week. This supplies enough social and drinking activities for a residential area.

The request for a licence from 9am in the morning until 11pm Sunday to Thursday, with an additional two hours until 1pm on Friday and Saturday, is very anti-social given that it is surrounded on all sides by houses. Smokers are likely to be outside drinking and smoking and talking loudly until the early hours. Are the owners trained in sorting out a dispute, or a possible fight due to excessive alcohol?

If drivers cannot get a space in the car park, they will be parking late at night in Green Lane and Oak Tree Avenue causing a nuisance and possibly drink driving down a residential street or, as in the case of Oak tree a narrow cul-de-sac.

PUBLIC SAFETY

There would be a significant increase in traffic on the private access road in the day time. It is used primarily as a path for school children, going to and from Styvechale School, also, locals and dog walkers, to walk through from Green Lane and Oak Tree Avenue. No opportunity for consultation has been given to the owners of the road, i.e. the residents of Green Lane, to express their concerns about this, or to the people who use it. A notice just went up on a tree. This does not give confidence to the community. Residents also drive slowly, as they are just accessing their garages. The Gym that was there previously, closed on Saturdays and Sundays at 2pm, leaving the area largely free of traffic. The Gym was an asset to the area, providing somewhere for locals to go and train at an affordable price, particularly young men, getting them off the streets and not involved in crime. It is such a shame that no attempt was made for Lottery Funding (or other funding) to keep it trading as a Gym, local amenity or Community Centre.

THE PREVENTION OF PUBLIC NUISANCE

To my knowledge the owners have no experience of running a licenced establishment. They are property developers, so will they be there all the time? Who will handle customers who are may have been there for several hours drinking too much at their Private Club? Are they going to stop them drinking and driving at 1pm if they have come by car?

THE PROTECTION OF CHILDREN FROM HARM

As stated, this is a private road, used by the children in the area to get to and from school but also as a place to play safely close to their homes. So an establishment that is likely to be predominantly older males, (who will be unknown) and strangers to the area, has to put child safety at risk, as they will be hanging around all day. If you do not know the area, I would urge the committee to refuse this application and come and inspect it. A licence from 9 am, will give no safe time for the children to be on the private road during weekends and holidays, putting them in danger if they try. With an

increase in child obesity, they should be encourage to get outside and play in a safe environment, with other children in the neighbourhood. Granting this licence will take that opportunity away from local children now and for generations to come.

Stating that a child under 16 should be accompanied to the Cue Club, is a cynical way of giving an impression that youngsters will benefit and will be safe. As I have stated, no consultation with local parents has been conducted.

I hope you will consider my request to refuse this application, so that you can come to the property and see for yourself what a disaster it would be for the area, bringing no benefits whatsoever. There are already snooker tables at the Green Lane Club.

Yours Faithfully

A solid black rectangular box used to redact the signature of the sender.

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Title register for:

land and buildings to the north of Kenpas Highway (Freehold)

Title number: WK60560

Accessed on 31 October 2023 at 13:56:45

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number WK60560

Registered owners JAMES HAY PENSION TRUSTEES LIMITED
46-50 Castle Street, Salisbury, Wiltshire SP1 3TS,
trustees of the James Hay Personal Pension Plan

Last sold for £150,000 on 21 May 2003

A: Property Register

This register describes the land and estates comprised in this title.

Entry number **Entry date**

1 1967-06-05 WEST MIDLANDS : COVENTRY

The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being land and buildings to the north of Kenpas Highway.

2 The land has the benefit of a right of way over the land tinted brown on the filed plan.

3 There are excluded from this registration the mines and minerals and the ancillary rights excepted by the Conveyance dated 23 May 1925 referred to in the Charges Register in the following terms:

Except and Reserved unto the Vendor his heirs and assigns the hereditaments rights and privileges stated in the Second Schedule thereto to be reserved out of abstracting Conveyance.

THE SECOND SCHEDULE above referred to
EXCEPTIONS AND RESERVATIONS

1. There were excepted and reserved unto the Vendor his heirs and assigns all mines and minerals under the lands assured by the above abstracted Indenture with all necessary and proper powers rights and easements for searching for winning working getting and carrying away the same by underground working making from time to time nevertheless to the Purchasers their successors and assigns compensation for all damage done to the surface or the buildings thereon in or about the exercise of such rights and powers.

4 The Conveyance dated 29 April 1929 referred to in the Charges Register contains the following provision:-

DECLARATION that the Vendors should be at liberty as regarded the remainder of the Building Estate called "the Green Lane Estate" of which the land thereby conveyed formed part to use dispose

of and deal with the same as if the Conveyance had not been freed and discharged from the scheme of roads building lines and all other restrictions of whatsoever kind or nature whether expressed in or implied from that Conveyance or otherwise and the Vendors should not be restricted or interfered with in their free right and liberty to forego covenants on the part of the Purchasers of other parts of the said Estate of kind thereby imposed with respect to the land thereby conveyed And Also that the Purchaser should not be entitled to any right of light or air or other right which would restrict the free use for building or other purpose of any other land of the Vendors.

5 The Conveyance dated 18 November 1929 referred to in the Charges Register contains a declaration identical with that contained in the Conveyance dated 29 April 1929 referred to above.

6 Notice entered in pursuance of rule 254 of the Land Registration Rules 1925 on 25 March 1994 that the registered proprietor claims that the land in this title has the benefit of a right of way with or without vehicles over the passageway leading from the north eastern corner of the land in this title into Oak Tree Avenue.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	2003-06-25	PROPRIETOR: JAMES HAY PENSION TRUSTEES LIMITED (Co. Regn. No. 1435887) of 46-50 Castle Street, Salisbury, Wiltshire SP1 3TS, trustees of the
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James Hay Personal Pension Plan.

2 2003-06-25 The price stated to have been paid on 21 May 2003 was £150,000.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date
---------------------	-------------------

1	The land tinted blue on the filed plan is subject to rights of way.
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2	The land is subject to rights to use the sewers and the water gas and electricity mains thereunder.
---	---

3	A Conveyance of the land in this title and other land dated 23 May 1925 made between (1) The National Provincial Bank Limited (2) The Honourable Alexander Frederick Gregory (Vendor) (3) John White and (4) Green Lane Estates (Coventry) Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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4	A Conveyance of the land tinted blue on the filed plan and other land dated 29 April 1929 made between (1) Green Lane Estates (Coventry) Limited (Vendors) and (2) Alfred Turner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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5	A Conveyance of the land tinted pink on the filed plan dated 18 November 1929 made between (1) Green Lane Estates (Coventry) Limited (Vendors) and (2) Alfred Turner (Purchaser) contains
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covenants details of which are set out in the schedule of restrictive covenants hereto.

6

The following are details of the covenants contained in the Conveyance dated 23 May 1925 referred to in the Charges Register:-

COVENANT by the Purchasers to the intent and so that the covenants thereafter contained should be binding on the said lands and premises thereby assured into whosoever hands the same might come but not so as to render the Purchasers personally liable in damages for any breach thereof occurring after they should have parted with all interest in the premises in respect of which such breach should occur for themselves their successors and assigns with the Vendor his heirs and assigns the owner or owners for the time being of the Styvechale Estate that the Purchasers their successors and assigns would at all times thereafter in relation to the lands and premises thereby assured observe and perform the stipulations and regulations contained in the Third Schedule thereto.

THE THIRD SCHEDULE above referred to

Particulars of the stipulations to be observed by the Purchasers

N.B. In this Schedule the expression "the land" shall mean the lands conveyed by the above abstracted Indenture.

1. The scheme of any layout of the land to be submitted to the Vendor for his approval prior to the commencement of any building or other operations.
2. No hotel or other house or place licensed for refreshment is to be erected on the land or any part

thereof other than a fully licensed hotel which shall include sleeping accommodation for travellers the plan of which hotel should be first submitted to and approved by the Vendor his heirs and assigns owner or owners for the time being of Styvechale Hall and no such hotel shall be erected on any land which should immediately front on Green Lane.

3. No factory should be erected on the land or any part thereof nor should any building be used for manufactory purposes or other noxious or offensive trade.

4. No shops should be erected upon the land other than shops and dwellinghouses combined such shops to be of a type suitable to the class of the houses to be erected.

7

The following are details of the covenants contained in the Conveyance dated 29 April 1929 referred to in the Charges Register:-

COVENANT by the Purchaser for himself and his successors in title (so as to bind all future owners of the land thereby conveyed) with the Vendors to duly observe and perform the covenants and conditions set out in the First Schedule thereto and also to observe and perform the covenants and stipulations contained in the Third Schedule to the before mentioned Conveyance dated the 23rd May 1925 so far as the same related to the land thereby conveyed and remained thenceforth to be observed and performed.

THE FIRST SCHEDULE above referred to

1. No buildings other than 16 private dwellinghouses with the usual outbuildings thereto should be erected upon any part of the said piece of land and until plans and elevations thereof had been submitted to and approved by Messrs Hattrell

& Wortley or other the Surveyor for the time being of the Vendors and such dwellinghouses should be roofed with tiles the quality and colour of which should be approved by the said Messrs Hattrell & Wortley or other the Surveyor as aforesaid and the Purchaser should upon submitting such plans pay to the Vendors Surveyor a fee of £1.1.0 for each of such plans submitted for approval as aforesaid And each of such dwellinghouses should not be of less value than £550 at the least including the value of the site but excluding the value of any grant or subsidy which the Purchaser might receive from any local or Central Authority in respect of such dwellinghouses and excluding the value of any garage cycle house summer house or green house.

2. No trade or business of any kind shall be carried on upon the said land or any part thereof or in any building then or thereafter erected thereon nor should the said land or any buildings thereon be used for any purpose or in any manner which should be a nuisance to the owners or owner for the time being of the Green Land Estate or any part thereof the Vendors or the inhabitants of the neighbourhood.

3. No house or building should be erected on the said piece of land thereby conveyed unless fronting to Kenpas Road aforesaid and set back to the building line shown upon the said plan and nothing should be erected between such building line and the frontage line except bay windows verandahs porches and side division and front fences which fences should not be of greater dimensions or constructed of different materials than were provided in Clause 4 thereof.

4. Forthwith to erect and for ever thereafter maintain good and sufficient fences to be approved by the said Surveyors on and along the sides of the piece of land thereby conveyed where marked "T"

on the said plan and the front and side division fences or such part thereof as were situate in front of the building line before referred to should be fences of evergreen and should not exceed a height of 4 feet And all other the side division and other fences situate at the rear of the said building line should be fences or evergreen or boards and should not exceed 6 feet in height.

5. Not to make or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate sand or clay thereout except for the foundations or for use in the erection of buildings thereon or the purpose of laying drains or levelling the site.

6. That the land or any buildings to be erected thereon should not be used for the sale of ale beer wines spirits and other intoxicating liquors or for any club at which intoxicating liquors are sold or consumed.

7. Not to deposit any materials on the roads or footpaths adjacent to the premises nor move nor disturb the soil or surface thereof except for the purpose of laying gas water or drain pipes or subterranean conductors of electricity from the premises to the adjacent mains (if any) in which case the Purchaser should forthwith make good the roads and footpaths so disturbed and consolidate such damage to the causeway or kerbing or channelling thereof caused during building operations by carting or otherwise.

8. Not to construct or allow to be constructed any street or road over or through the land thereby conveyed other than a footpath.

9. Not to remove or destroy or damage any trees upon the estate without the consent in writing of the Vendors.

10. That no building or erection on the land thereby conveyed should be used for the purpose of an advertisement hoarding or as a bill-posting station or otherwise for the display of advertisements posters advertising signs or the like.

NOTE 1: The building line is set back 30 feet from Kenpas Highway and is the line of existing buildings

NOTE 2: No T marks affect the boundaries of the land tinted blue on the filed plan.

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The following are details of the covenants contained in the Conveyance dated 18 November 1929 referred to in the Charges Register:-

"The Purchaser for himself and his successors in title (so as to bind all future owners of the land hereby conveyed) hereby covenants with the Vendors that he will duly observe and perform the covenants and conditions set out in the First Schedule hereto and also that the Purchaser will observe and perform the covenants and stipulations contained in the Third Schedule to the before mentioned Conveyance dated the Twenty third day of May One thousand nine hundred and twenty five so far as the same relate to the land hereby conveyed and remain henceforth to be observed and performed.

THE FIRST SCHEDULE above referred to

1. No building shall be erected upon any part of the land hereby conveyed until the plans and elevations thereof have been submitted to and approved by Messrs Hattrell and Wortley or other the Surveyor for the time being of the Vendors' Surveyor a fee of One Guinea for each of such plans submitted for approval as aforesaid.

2. No buildings erected upon the said pieces of land shall be used for any other purpose than that of a Church Chapel Mission Room Billiard Hall Private School Sports Pavilion or buildings connected with Sports and except as aforesaid no trade or business of any kind shall be carried on upon the said land or any part thereof or in any buildings erected as aforesaid nor shall the said land or any buildings thereon be used for any purpose or in any manner which shall be a nuisance to the owner or owners for the time being of the Green Lane Estate or any part thereof the Vendors or the inhabitants of the neighbourhood.

3. Forthwith to erect and for ever thereafter maintain good and sufficient fences to be approved by the said Surveyor on and along the sides of the piece of land where marked "T" on the said plan such fences to be fences of evergreen or boards and shall not exceed Six feet in height.

4. Not to make or permit to be made or burnt any bricks or tiles on the said piece of land and not to excavate clay or sand thereout except for the foundations or for use in the erection of buildings thereon or for the purpose of laying drains or levelling the site.

5. That the land or any building to be erected thereon shall not be used for the sale of ale beer wines spirits and other intoxicating liquors or for any club at which intoxicating liquors are sold or consumed.

6. Not to deposit any materials on the roads or footpaths adjacent to the premises nor move nor disturb the soil or surface thereof except for the purpose of laying gas water or drain pipes or subterranean conductors of electricity from the premises to the adjacent mains (if any) in which case the Purchaser shall forthwith make good the

roads and footpaths so disturbed and consolidate such repairs and the Purchaser shall also make good to the satisfaction of the Vendors when required any damage to the causeway or the kerbing or channelling thereof caused during building operations by carting or otherwise.

7. Not to construct or allow to be constructed any street or road over or through the land hereby conveyed other than a footpath.

8. Not to move destroy or damage any trees upon the estate without the consent in writing of the Vendors.

9. That no building or erection on the land hereby conveyed shall be used for the purpose of an advertisement hoarding or as a bill-posting station or otherwise for the display of advertisements posters advertising signs and the like."

H. M. LAND REGISTRY

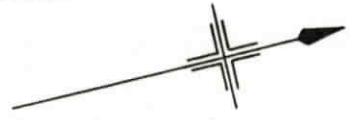
NATIONAL GRID PLAN
WARWICKSHIRE

SP3276

SECTION C

Scale 1/1250

COUNTY OF WEST MIDLANDS
COVENTRY DISTRICT



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