

TELEPHONE: _____

TORBAY COUNCIL

- 3 SEP 2013

ENV HEALTH
FOOD SAFETY

01 SEPTEMBER 2013

TORBAY COUNCIL LICENSING DEPT.

CONNECTIONS

CASTLE CIRCUS

TORQUAY

TQ2 5EG

TORBAY COUNCIL

- 2 SEP 2013

SIGNED _____
TORQUAY CONNECTIONS

DEAR SIRS,

RE: TORRE CONSERVATIVE CLUB LTD., QUAY HOUSE, LANDDOWNNE
LANE, TORQUAY - LICENSING ACT 2003.

I WISH TO OBJECT TO THE ISSUING OF A CLUB PREMISES CERTIFICATE
TO TORRE CONSERVATIVE CLUB LTD. AT THE ABOVE MENTIONED
PREMISES UNDER THE PREVENTION OF PUBLIC NUISANCE.

WHILST I APPRECIATE THAT THE PROPOSED MOVE FROM SOUTH STREET
IS ONLY 75 YARDS AROUND THE CORNER, THIS MOVE WOULD PLACE
IT LITERALLY INCHES FROM THE REAR OF MY ADDRESS IN
VANSITTART ROAD. BECAUSE OF THIS, MY PARTNER AND I ARE CERTAIN
TO BE AFFECTED BY THE NOISE EMANATING FROM THIS PREMISES AND
FEEL THAT IT IS COMPLETELY UNREASONABLE FOR US TO BE EXPECTED
TO ENDURE THIS NIGHTLY NUISANCE. MY PARTNER IS
REGISTERED DISABLED AND SUFFERS CONSTANT PAIN AND DUE TO THIS
SHE TENDS TO GO TO BED EARLY AS THIS GIVES HER SOME RELIEF
FROM THE PAIN. I FEEL IT WOULD BE OUTRAGEOUS TO DENY HER
THIS RELIEF AS A RESULT OF THE NOISE COMING FROM THE CLUB.

A FEW MONTHS AGO, ON A COUPLE OF OCCASIONS, A BAND WAS PERMITTED TO REHEARSE AT THE PREMISES. THE RESULTING NOISE WAS SO LOUD THAT WE COULD NOT HEAR OUR TELEVISION, YET WE HEARD EVERY WORD SUNG BY THIS BAND.

I FEEL THAT THIS PROVES THAT WHATEVER SOUND-PROOFING THE BUILDING POSSESSES IS TOTALLY INADEQUATE AND THE RESULTING NOISE NUISANCE WILL BRING NOTHING BUT MISERY TO OUR LIVES.

PLEASE PREVENT THIS SITUATION FROM ARISING.

YOURS FAITHFULLY,

TORBAY COUNCIL
- 2 SEP 2013
SIGNED..... TORQUAY CONNECTIONS

Telephone:

TORBAY COUNCIL E.H. & C.F. DIVISION			
- 2 SEP 2013			
OFFICER	FILE NO	FILE NO	DOC No

30 August 2013

Torbay Council
Licensing Authority
Torquay
Castle Circus
Torquay
TQ2 5EG

Dear Sirs

**Torre Conservative Club, Lansdowne Lane, Torquay
Licensing Act 2003**

I am with my sister, a Mrs . , joint owner of the freehold of Numbers and Vansittart Road, Torquay.

No is divided into two flats; both are tenanted, the upper flat by a couple who I understand work in the hotel trade and the ground floor by a very elderly lady. Number is also tenanted by a couple and the lady is disabled.

I am writing for myself and my sister and have concern as well for our tenants, having seen notice of the application by the Torre Conservative Club for live and recorded music from 11.00 a.m. to 1.00 a.m. weekdays and to 11.30 pm on Sundays.

The Conservative Club backs on to No. Vansittart Road. No is within 12 metres.

We wish to object in the strongest terms to this application on the following grounds:-

1. The properties we own are bound to be affected by noise which will emanate from the premises whatever sound-proofing might be installed within them (people tend to leave windows open, especially during the summer). To expect any tenants to put up with this nuisance daily (or rather nightly) until 1.00 a.m. in the morning is completely unreasonable, indeed it is an outrageous interference with the rights of residents to peace and quiet at hours when most people are in bed.

2. The location of the Conservative Club is adjoining what is basically a residential area. South Street comprises terraced residential properties on both sides. Vansittart Road is also basically residential. Some properties are divided into flats and others are single private dwellings. To grant this application would not only cause serious nuisance to our tenants but to a great many other people in the surrounding residential area.

3. We appreciate that the Conservative Club is just that – a “club” so presumably only Club members are admitted. However we have no doubt that the object of the Club if the application is approved is to increase membership and these extra members will be those who enjoy live music. The result of this will be extra traffic with nowhere to park. South Street has parking only on one side and while Vansittart Road has on-street parking both sides, many of the properties do not have off-street parking with the result that most, if not all, available space is taken up by the residents.

4. If the Club is to remain open until 1.00 a.m. then with the best will in the world and all efforts by the owners, there will be noise at turning out time. While one would hope that Club members would not display the drunkenness and anti-social habits which prevail in other parts of Torquay there would be little if anything the Club proprietors could do to stop it once these people are off the premises.

Vansittart Road is a rare example in the centre of the town of a pleasant tree lined quiet place to reside. Why should this be put at risk by a totally unsuitable (for the area) commercial activity which will impact on the value of neighbouring property and the lives of those living there?

The application should be rejected.

Yours faithfully

The Lansdowne Dance Centre of Torbay



~ Welcomes You to the World of Dance ~
(Established since 1952)

Lansdowne Lane,
Torre, Torquay
TQ2 5BS
South Devon

(Letters & enquiries to home address:)

- ★ Modern Ballroom ★
- ★ Latin American ★
- ★ Viennese Waltz ★
- ★ Modern Sequence ★
- ★ Argentine Tango ★

Telephone: (01803) 613580

"Learn to Dance the Easy Way"

TORBAY COUNCIL

- Principals -

- 5 SEP 2013

ENV HEALTH
FOOD SAFETY

- ★ Salsa ★
- ★ Rock'n' Roll ★
- ★ Disco Free Style ★
- ★ Latino-Latin Rhythms ★

Fellow and Examiner I.D.T.A.

I.D.T.A.

1ST SEPT 2013

Dear Sir / Madam,

REF:- LIVE OR RECORDED MUSIC WITH FACILITIES FOR
DANCING AT QUAY HOUSE / LANSDOWNE LANE / TORQUAY.

We are writing to oppose the application to play live or recorded music and facilities for dancing at Quay house because the property is not sound proof. We The Lansdowne Dance Centre is next door to Quay house and share the adjoining wall, we are a dance school teaching various forms of dance which means that our studio needs to be quiet to be able to teach our pupils about dance, and the theory of dance which means that our pupils are not always physically actually dancing and therefore not using music. We do not hold social dances, so please understand that we are actually a school. Our work is recognized by the educational system and we are members and therefore representatives of the I.D.T.A. (The International Dance Teachers Association) also members of The Guild of Professional Teachers. We run examinations on our premises and an appointed examiner will attend to examine our pupils on the theory and practical abilities of each pupil, this takes several hours and in some cases two whole days. The outcome of which

Comprehensive Training for the

★ Social Dancer ★ ★ Medalist ★ ★ and Competitor ★
Championship Adjudicators ★ ★ ★ ★ Coaching for Professionals

goes towards the point system of the pupils C.V. and helps towards their entrance to further education with their chosen field at university.

We are a full time School teaching adults and children seven days a week both during the daytime and also evenings. We are an established School and have been here at The Lansdowne Dance Centre, Lansdowne Lane Torquay since 1962 (51 years) but have been teaching since 1956.

We would like to point out that the building next door known as Quay house is a relatively new building and was used by the police as a store room and offices. We recommend that the building of Quay house is not suitable to be used as a club with live or recorded music with facilities for dancing, not only because the noise would make it impossible for us to teach and our pupils unable to concentrate but the local residents both in Lansdowne Lane and Vansittart road have properties also adjoining various different walls of Quay house and this would also make it impossible for them to live their lives in the quiet peaceful way in which they do. We all know this for a fact because we have witnessed this first hand as one evening in April/May of this year at approximately 8pm a live band played within Quay house. At this time we were teaching a class of adult pupils. They found it very difficult to hear the teacher and could not concentrate. The teacher had to raise her voice so much that it strained her vocal chords (and has since had to see a specialist at Torbay hospital and referred to a speech therapist for therapy). We could see that the pupils were not learning and absorbing to the best of their abilities and thankfully it was as we all thought a "one off occasion". Our educational establishment is a very competitive venue and obviously if our pupils are not able to concentrate and learn then they will go elsewhere to a different school. Without our pupils we would be unable to continue to run our dance centre and therefore would have no work and no livelihood so obviously it would affect two

The Lansdowne Dance Centre of Torbay



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- ★ Latino-Latin Rhythms ★

Wendy Richings
Fellow and Examiner I.D.T.A.

- Principals -

Sylvia T. Strautins
I.D.T.A.

Co-principals and various other teachers and all staff all of which work at The Lansdowne Dance Centre. We not only teach adults and children but also Fellow Professional Teachers who wish to further their Qualifications with the I.D.T.A. (International dance Teachers association) a governing body with teachers all over the world, and also we train Successful amateur dancers who wish to train, qualify and become teachers themselves, therefore obtaining a Career which can take them anywhere in the world. So please understand what a very important job that we do here at The Lansdowne Dance Centre and that it would be impossible to professionally run with such loud music and noise behind our wall, making it sound as if they were in the same room as ourselves. The Torre Conservatives club application for a license is unnecessary as they already have suitable premises in South Street in which they have had for many, many years and have been in that building longer than we can remember.

Any member of the Conservative party should consider whether they need to declare an interest either through membership of the party or as Torre Conservative Club members.

We suggest that Quay house should be thoroughly investigated as to the suitability of whether or not the whole building can be sound proofed and would like to invite your good selves and your licensing Committee

To Come to See the Commercial property of Quay house and also to please Come and See The Lansdowne Dance Centre and how it aboins Quay house and also all the residents within the area for you to fully understand that Such a license should not be granted to the Torre Conservative Club. May we also suggest that Quay house should be thoroughly investigated as to the Suitability of use.

We would like to point out that only two small blue notices have been placed within the insides of the windows asking for a license to play live and recorded music with facilities for dancing, Surely there should have been an application for planning permission for "change of use" this was not originally applied for and the yellow notice only appeared a few days ago! a long time after the blue notices in the windows of Quay house.

The request for this license from 11-00 - 1-00hrs Monday - Saturday and 11-00 - 23-30hrs on Sunday is far too intensive, we The Lansdowne Dance Centre are a full time school, open seven days a week (evenings too) including bank holidays teaching classes and private tuition at various different times of the day and evening. We do not close during the childrens school holidays and only closed for a few days over the Christmas period.

We also have lectures and seminars at The Lansdowne Dance Centre with very important personal in attendance. There are so many factors why such a license should not be granted. A few other points should also be noted and that is when Quay house gets hot the windows will have to be opened there the noise again will be absolutely disastrous for The Lansdowne Dance Centre and the local residents! Also there are no parking facilities and off street parking is not permitted in Lansdowne Lane. Vansittart road parking is taken up by all the residents as is all other side streets and roads. South Street has restricted parking for up to 1 hour during the daytime. please take all these things into consideration and we would again bring to your attention that The Lansdowne Dance Centre since 1962 is a very successful school and thus being a very important cog within the educational system, without it we would all have no livelihood.

We thank you for your time and careful consideration in reading this.

Yours Sincerely

and

Fellow and Examiner I.D.T.A.

I.D.T.A.

Both Co-principals of The Lansdowne Dance Centre,
Lansdowne Lane, Torre, Torquay.

- 4 SEP 2013
OFFICIAL
RECEIVED

Licensing Authority
Torbay Council
Town Hall
TORQUAY
TQ2 5EG

Dear Sirs,

**Torre Conservative Club, Lansdowne Lane, Torquay
Licensing Act 2003**

I am the owner tenant at No. Vansittart Road South Street and I strongly object to the above application which should be rejected immediately.

Dated this 30th day of AUGUST 2013-08-30

Signed:

My main concern is that the building would have to be made sound proof. I would also think that the parking would be a problem.

Thankyou

M/S.

IMPORTANT INFORMATION
- 4 SEP 2013

TORBAY COUNCIL
6/2/2013
CONNECTIONS

Have you seen the Notice on the wall of the Torre Conservative Club in Lansdowne Lane?

They are applying to the Torbay Council for a live and recorded music license until one in the morning six days a week (with Sundays until 11.30 p.m.)

As many residents as possible should object by writing to the Council at the Town Hall, Castle Circus, Torquay TQ2 5EG to try and stop this outrageous application. We don't want Vansittart Road to be like the Harbour area at midnight!

Objection form attached.

NOTE – Objections have to be in by Wednesday next the 4th September otherwise they will not be considered.

(Owner of No.s &)

