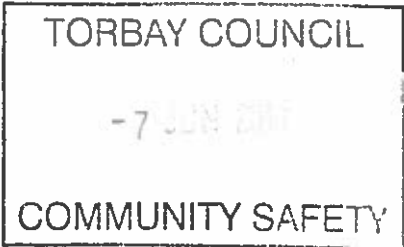


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Licensing and Public Protection
Torbay Council
Town Hall
Castle Circus
Torquay
TQ1 3DR

5 June 2018

Dear Sirs

Re: Open Application 051394 variation application for Premises Licence Register for Farmhouse Tavern, 130 Newton Road, Torquay, Devon TQ2 7AD.

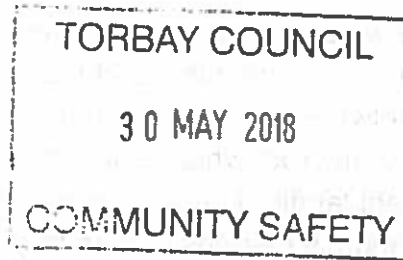
THE PREVENTION OF PUBLIC NUISANCE.

We wish to make a representation of objection to increase licensing hours at the above establishment due to the close proximity of a residential area. We have observed the opening hours as 7am will attract delivery vans/lorries arriving with food and barrels/ crates of alcohol and soft drinks which will increase noisier levels of disturbance of quietness to our residential area.

Outside drinking and eating area close to our homes will create higher levels of noise and disturbance and to allow Live Music and recorded music for parties, weddings, New Years Eve til midnight and 3am will cause greater levels of disturbance of quietness to our residential area. We will be unable to enjoy sitting outside in our gardens peacefully, nor have our windows open during warm dry days and evenings to the bombardment of noise levels generated from the Tavern on a daily basis.

Please take our concerns in to consideration

Yours faithfully



Farmhouse Tavern Licence variation 051394

Dear Sir/Madam

I wish to pass comment on the above application.

I have lived here for about forty years and some of the past issues are very relevant today. In the late seventies and early eighties we suffered a lot disturbance from loud music and comings and goings. A group of neighbours from Littlefield Close, Cadewell Crescent and Newton Road attended the Magistrates' Court when the entertainment licence came up for renewal. We each stated our case for the licence not to be renewed.

The magistrates ordered the brewery to have an independent sound survey done. The survey was presented at a later hearing and it showed that the flat roofed area was unsuitable for amplified music. The tests were done using a juke box. The main recommendations for soundproofing were to brick up the windows on the side and rear and replace the board and felted roof with a concrete roof. Even then there was no guarantee of containing the sound. The brewery declined to do this so amplified music was banned from the whole building. The function room was changed to a sports room.

In the early nighties plans were submitted to turn the sports room into a carvery and new windows and doors to be cut into the walls, the same walls that were recommended to have the existing high level windows bricked up. A condition was that the windows were to be fixed shut but opening windows were fitted and allowed to stay. Our understanding is that it is a planning requirement that the new doors and windows are to remain shut at all times when the room was in use. The outside eating area was a problem as we could hear the conversations, including bad language, from our house. This area was accessed by the doors that had to remain shut.

Later the entertainment licensing was transferred to the local authority and a licence was requested. Unfortunately the new licensing committee ignored my request for them to look at the records held by the magistrates' court although they were available to them and said "It's our policy to grant a licence and see what happens". We were then a worse position than before. We were fortunate to have a landlord who for years did his best to minimise the nuisance, although the levels were still unacceptable. Even with no music the chatter from the function room can be heard

from our house if the windows are open and the conversations, often very loud, of groups of drinkers and smokers outside at the front can be clearly heard. There is about thirty metres between my house and the function room and our ground floor level is higher than the flat roof which is why noise from anywhere on the site can be heard. The most recent landlord caused us no end of problems by ignoring the restrictions in place and his responsibility to the neighbours. This is well documented by the licensing department.

With regard to the current application, having had bad experiences under the current licence even with the most compliant landlord, I have no wish to see times and activities extended. The premises are set as close as could be to family homes on one side and a block of flats on the other. A beer garden or eating area outside is bound to increase the disturbance to the residents as is the increased traffic due to the extended opening hours. If the enterprise is successful, even without extended hours, we are bound to have more noise to put up with. As for 3.30 am on New Year's Eve that is totally unacceptable.

This application has the potential to make a bad situation a lot worse.

I find it very difficult to express myself in writing and would welcome an opportunity to speak to the Committee in person if possible.

Yours faithfully

A handwritten signature consisting of a vertical line with a small hook at the top and a short horizontal line extending to the right at the bottom.

Torbay Council
Application and Planning Department
Torquay

Dear Sir/Madam

Farmhouse Tavern – Newton Road, Torquay

I live next door to the above mentioned property and would like to express my concerns about the proposed alterations being put forward and bring your attention to previous problems we have experienced with the pub.

Over the last few years we have had ongoing issues with noise, lack of consideration and total disregard from the landlords towards us and our surrounding neighbours. To the extent that abatement notice was served to the landlord.

As I'm sure you are aware the building is very old and in need of a lot of attention, not just cosmetic. The property has virtually no sound proofing, which causes a lot of problems to us.

My main concerns are as follows:

- The current Function Room
This room is right next to my house, I have a side garden/patio the other side of the fence, a dining room with doors that open and my bedroom has a velux window on that side. I enjoy relaxing in my garden, eating with the doors open and I quite often go to bed before midnight and wish to leave my window open. Due to the noise generated by the pub, it hasn't always been possible to do these simple, basic things that we all want to enjoy from the comfort of our own homes. The function room doesn't have adequate soundproofing to stop the music, talking from the DJ, noise made from the people inside, either just chatting, shouting or singing from escaping the room. All of these sounds can be clearly heard with the doors and windows closed. If the windows are open, it's as though the party/people are sat in my garden with me! At times the music has been so loud that we can actually feel the vibrations from the beat of the music in our house!
- Grass Area outside the function room, running along the side of our house.
This area isn't currently used for the general public to sit and eat/drink outside and I hope this will remain the case. They do however stand around chatting near this area. Although we have a fence separating the two properties it only acts as a privacy screen and doesn't stop the noise. It only takes two people, having a normal conversation, stood the other side of the fence for me to hear what they are saying and causing me a disruption. But this of course works both ways, I want to be able to sit in my garden and have conversations, which could be personal/private, and not have to worry that someone is listening to me!
- The current outdoor seating area.
This area is currently in front of the pub on the right hand side, next to our fence and front garden. Although it is not directly next to our house, we can still hear all the chatting, laughing, shouting and singing that goes on when we are sat in our lounge or from the front

bedrooms. Some of the language used is awful and really not appropriate, especially with children in the house! It's not just the talking that is causing a nuisance, on the ground is loose stones that people walk over or cars drive over. The constant sound coming from this alone is very irritating and also very loud. Children also have a tendency to pick these stones up and start throwing them around, they particularly enjoy throwing them against our fence!

- People standing around outside – smoking

Since the change in law, people coming outside to smoke has obviously increased, this adds to the noise levels. Although there is an undercover area outside the pub, in front of the bar area, most people seem to stand and smoke by the function room door or the seating area by our garden. Once again this generates a lot of noise from their conversations, shouting above each other, swearing and is quite often large groups together plus the noise from the gravel/stones underfoot! Also, as a non-smoker and having children in the house, I really don't like being outside in our garden having to smell and take in other people's smoke fumes! I really don't appreciate having the smoke drifting through our garden and windows.

It is my understanding that the new owners are going to be concentrating more on food than entertainment and they may believe that this will cause less noise. This will not necessarily be the case. As I previously mentioned the function room does not have sufficient sound proofing and if you have a room full of people eating and talking at the same time the noise level is going to be very high and we will be able to hear this, causing a real problem. There will still be people wanting to smoke outside and if the pub takes off, the volume of cars and people coming and going is going to increase, along with the noise and disruption. The only way to solve this problem would be to completely sound proof the room, sort the roof out and replace all the old windows and doors (and ensuring the windows and doors are kept closed at all times). Plus keep the public as far away from the side of the pub next to our house and the neighbours' behind. A higher wall built or a high hedge running along the side of the fence would help reduce noise. Fencing off the grassed area between our house and the function room to stop the public having access to it would also help reduce the problems. Although, it's aiming to become more of an eating establishment, I notice from the new signage plans that they are advertising that Sky Sports will be available. Surely this will not encourage the public to call in for a meal but attract groups of sports fans to meet up and watch the chosen sport whilst drinking! I can't imagine this will turn out to be a quiet, tame day/night! The change in opening hours could potentially cause more noise problems, at unsociable times. Depending on how busy it gets, there could be lots of vehicles coming and going at 7am. On a weekend I and my family don't want to be woken up at that time by the sound of cars and people next door!

As you can see, I have many concerns, mostly relating to any noise, disruption and antisocial behaviour that may occur (as it has in the recent past).

I hope you take these points in to consideration and put into practice the points highlighted to alleviate the issues.