



Re:- Preston Conservative Club

Dear Sir,

We are writing to lodge an objection to the application by the Conservative Club for permitting the consumption of alcohol in the front patio area of the Club between the hrs of 11 am to 9 pm.

We are the owners of [redacted] and have grave concerns of the impact that such a change to permitted use would have on our quality of life and upon the potential adverse effect upon the value of our property. A similar application was made a few years ago which was declined and we are hoping for a similar outcome this time.

To give a fuller explains ion of our reasons for objecting, we would advise that we are currently experiencing issues relating to noise from the Club affecting the rear of our property and back garden. Over the years the nature of entertainment within the Club has changed, they now have more live bands and D.J's etc; this creates a much higher volume of noise, which is further expatiated by the continuous leaving open of a rear window in the function room. Because the Club seems to have such poor sound insulation any time there is entertainment this can be heard in the local neighbour's gardens and affects the use and enjoyment of those garden's by ourselves and our neighbours. Furthermore the sound and bass beat carry's into the rear rooms of our property, even when doors and windows are closed.

With regards to the current application we are already experiencing issues with noise to the front of our property caused by smokers who use the patio area for that purpose. We accept that smokers now have to come outside and we are prepared to put up with the sound of their voices which, despite double glazing, still carry's through the front lounge and upstairs bedroom windows. This has the effect that we have to keep those front windows closed to minimise the sound impact. Generally the smokers only tend to remind in the patio area for five to ten minutes before returning back into the Club and therefore this has the effect of reducing the noise to short periods of time.

This proposal to allow drinks to be taken outside of the Club will greatly increase the length of time when users of the Club will stay in the patio area therefore prolonging the effect it would have on ourselves and our neighbours, The Club itself is endeavouring to promote itself as a venue for functions, such as Wedding Reception, Birthday Parties etc therefore, when there is a function there is a marked increase in the number of users of the Club and the potential number of people who would be gathering on the patio area. If drinking is permitted outside then the potential is that noise may well be experienced throughout the afternoon and evening. As previously stated the noise of normal conversation carry's and can be heard to inside the front of our house. Currently, particularly when there is a function on and a number of smokers gather on the patio area that volume of conversation has a tendency to increase and at times can be quite raucous and foul language can be heard. If, as proposed, you are permitting the consumption of alcohol on the patio area then the number of people gathering there will be higher than the current number of smokers who use it and the combined effects of a party type function with the consumption of drink will

increase the amount of noise substantially. We feel that this most certainly, will have an adverse effect upon ourselves and our neighbours and be detrimental to this area of Preston.

We note that the application only allows for the consumption of drinks to 9 pm and we wonder, how particularly when there is a private function in full flow and drinkers are gathered on the patio, the Club proposes to police this time limit as they do not currently require any security door staff and we assume that they are proposing that this would be supervised by either committee members or bar staff and as to how effective they would be in enforcing a 9 pm drinking cut off time.

Accordingly, given the above comments, we would wish to lodge most strongly our objection to the alteration to the Clubs licence to permit drinking in the front patio area.

We were also surprised that we had not received any formal notification from the Council regarding this proposal. When a similar proposal was made for outside drinking several years ago the Council wrote to the immediate neighbours to notify them of the fact and, because of this we always assumed that should any similar application be made the Council would have provided notification. It was only by pure chance that I noticed your blue Notice of Intent. It has always been my understanding that such a notice had to be clearly displayed in full view of the public. In this instance the notice was within the Clubs glass fronted notice board which is attached to the pillar of the arch way gate access to the patio area. This gateway is set at an angle to the public footpath and faces the Clubs small staff parking area and due to the angle of the gateway the notice cannot be seen by anyone walking towards Paignton, for those walking in the opposite direction there are general four or five vehicles in front of the gateway restricting the view or access to the notice board. Indeed, because it was contained within their own notice board, which gives information like opening times etc, there is no reason for a non member of the Club to move off the public footpath to view the content of the notice board as information relating to private members club would not have any interest to them. It was only by pure chance that I had to go to the adjoining public car park early this morning, at 7 am that on my return I cut across the Club staff car park and was able to view the notification sheet. Whilst not wishing to imply that there was anything intently underhand in the Clubs displaying the notification on their notice board I feel that it would have been beholden on them to display it in a more prominent position, particularly given that they have a set of railings alongside the public footpath that they could have easily attached it to where it would have been in full view of all and any foot and road traffic.