

From:
To: [Smart Julie; Licensing](#)
Subject: Re: Torbay Council premises licence decision in respect of John Bull
Date: 27 May 2026 22:12:21
Attachments: [ii_19e6b2d32265b16b21.png](#)

Good evening

You will be aware from the email below, together with the correspondence which was forwarded to me, that my wife and myself are residents of Homestead Road. We had expressed concern about previous proposals in relation to the John Bull Pub, as Julie Smart will also recall.

My wife and myself are very surprised to see the notice recently posted on the BT pole outside of the John Bull Pub. The proposed changes are as follows:-

- 1) Formation of a beer garden to the rear of the property
- 2) Moving the designated smoking area from Chatto Road to the front of the property on Homestead Road

The current smoking area position on Chatto Road is a great improvement to when it was located on Homestead Road. Before it was moved we experienced a large amount of cigarette ends, noise and general disturbance. Reverting to having this at the bottom of our Road, in a quiet cul-de-sac, would be a backward step. My wife and myself are opposed to this proposal.

In addition, having a beer garden to the rear of the property would be wholly inappropriate. This would be overdevelopment of the very small Pub site and would not be suitable for a residential area. My wife and myself really enjoy relaxing in our quiet back garden and are looking forward to spending even more time in our garden in retirement, very soon. Having a beer garden in the Pub's rear garden would really impact us and would have a very negative effect on our wellbeing. My wife and myself are also opposed to this proposal.

Please accept this email as due representation, in accordance with the Licencing Act 2003 Notice. We would be grateful if you could confirm receipt of this email, please,

Many thanks

Kind regards


Homestead Road
Torquay

From: [REDACTED]
To: [Licensing; Smart, Julie](#)
Subject: Re: John Bull Variation (ref: 19703790)
Date: 09 June 2026 20:17:23

Good evening Julie

Many thanks for ringing this morning.

Further to our telephone conversation I advise that I will be unable to attend the hearing on the 25th June, as I have a number of work meetings that day.

I would like to provide additional information in relation to the objection to the application relating to the John Bull Public House, from my wife [REDACTED] and myself.

The addition of a beer garden to the rear of the John Bull have an extremely negative effect on my wife and myself in our rear garden. As previously mentioned my wife and myself really enjoy relaxing in our quiet back garden. It is extremely peaceful and the peace and tranquility are vital in relation to our wellbeing. My wife suffers from [REDACTED] and loud noises affect her badly. She had to give up working in a local School early last year, due to [REDACTED]. Our rear garden really helps her to engage with nature and to relax in a quiet setting. I also enjoy relaxing in our rear garden when I'm not working. We have both been looking forward to retirement in the next couple of years but we fear that a beer garden would reduce our enjoyment of being in the back garden.

Some of the noise from the area to the side of the John Bull does travel to our rear garden already. Although the current Management are trying hard to control people using the Pub, inevitably there are a number of raised voices, particularly male, especially after drinking alcohol. Even though the John Bull and a number of houses provide a barrier some of the sound does travel around the buildings. It is very clear that the noise from a beer garden at the rear of the property, without a barrier provided by buildings, would have a far greater negative impact. It is really important to re-emphasise that the John Bull is located in a residential area. It is not an area that has a mixture of residential and commercial properties. We believe that having a rear beer garden in such a residential area is extremely inappropriate, particularly with the proposals for having it open until 11PM.

[REDACTED] and myself are grateful for the John Bull removing the proposal for moving the smoking area to the front of the property on Homestead Road. As you will be aware we did object to this and appreciate the removal of this item. We also recognise the efforts being taken by the Management to consider residents. We have to continue to formally object to the proposal for the beer garden to the rear of the property, however.

Many thanks

Kind regards

[REDACTED] and [REDACTED]
[REDACTED] Homestead Road
Torquay
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