

ANNEX C

Andrew Owen
Flat 1 Rostherne
The Bank
Newtown
Powys SY16 2AB
16 June 2017

The Licensing Officer
Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
Powys SY21 7AS

Re: Application for a premises licence for: Bank Cottage, The Bank, Newtown Powys, SY16 2AB.

Dear Sir/Madam,

I live directly above the Bank Cottage Tearooms, and I wish to tell you that, if you were to approve these plans, the flats above the tearooms would be spoiled without measure, and nobody would want to live in them due to the encroaching noise.

I wish to oppose the above application.

I object to the following:

- Opening hours for the premises
- Supply of alcohol until midnight
- Live and recorded music and the performance of dance

My reasons for objecting are:

There are two flats, both of them are situated immediately above the tearooms, and the tenants that live in those flats can hear all things that are said and done in the tearooms below, distinctly.

The building that contains the flats and tearooms is very old. It is a half-timbered structure with single skin walls, low ceilings, and single floor boarding. Its rooms are poky: cramped and small (they are charming, however, I am speaking, of course, about the impracticalities of these proposals).

The building is infamous for its poor sound insulation. For this reason, I strongly believe that, as long as there are people dwelling in it, the tearooms should not open in the evenings at all.

The incessant noise of conversation, laughter, and the scraping of wooden chairs on the ceramic tiled flooring, that issues forth from the tearooms, travels, virtually uninhibited, through the floorboards and fills the flats above. It is overbearing and one cannot get away from it.

I believe that this application was submitted without considering the tenants that live immediately above, and the major disruption that they would face if the said application were to be approved. I do not accuse the applicants of being callous; but, I think that it is clear that the above mentioned tenants were, on the 26th May, when the application was drawn up, overlooked.

I am also concerned about the potential noise coming from outside seating areas, one of these is just below my window; and also from people gathered outside, smoking etc. All windows in this building are single pane.

I am confident that when you look into the important facts that you have been provided with, through the means of several objections, that you will conclude that these premises are not suitable for the above mentioned proposals.

I also trust that you will carefully consider the impact that the approval of these plans would have on the residents whose homes are located above this business.

Yours faithfully,

Andrew Owen

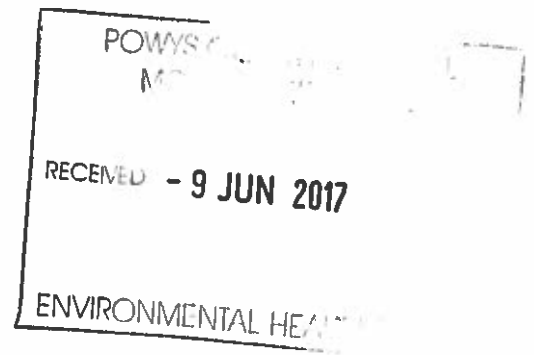
ANNEX C

Attention: Licensing Department

The Licensing Officer

Powys County Council

Neuadd Maldwyn
Severn Road
Welshpool
Powys
SY21 7AS



7th June 2017

Dear Licensing Officer

Re: Proposed Premises and live and Recorded Music and Dance licence at Bank Cottage

This is an objection in reference to the new application by Bank Cottage, Gas Street, Newtown to open late and sell alcohol between the hours of 9am and 12:30am, 01:00 am on New Years Eve, Sunday to Saturday (7 days a week) and to have a music and dance licence.

Conservation Area

I am writing this letter as a local resident in the area and I am also a landlady of two residential flats that are located in the same area. As you are aware Bank Cottage is located in the conservation area known as The Bank, a small residential area located near to the town centre. It is a beautiful building that represents Newtown's past. Many tourists come to the area to take photographs of the buildings. Being a conservation area, the local buildings have restrictions attached. This includes not being able to make building modifications that would minimise noise levels.

Current Noise Implications to residents

Bank Cottage has two flats above and a residential property attached to the right. The ceiling in Bank cottage has no plasterboard or plaster and reveals just the floorboards above. In the flats above Bank Cottage there is no sound-proofing just the same bare boards that you see from below. Those who live above the tearooms experience considerable noise disturbance from the tearooms below during the day from the background music, customers talking and other noises created within a tearoom. It creates such disturbance with its general noise that I have known residents that live there to go up to the top floor of their flat and put ear plugs in to try and block out the noise, although it can still then be heard. Although this is already unacceptable disturbance of someone's life, they did not complain as they didn't wish to cause a nuisance. So to open in the evening on a regular basis would cause huge direct noise nuisance to the two flats above and the property next door.

Both flats at Sunlea are affected by the day to day noise of the tearooms. Flat 2 at the rear of the property has a bedroom window directly outside the kitchen of bank cottage. This is often very noisy and can cause problems for residents who work shifts. The house next to Bank Cottage is currently unoccupied, but I'm sure this would directly affect any future residents. There are also a number of houses opposite Bank Cottage that will be affected by the additional noise. Most properties in this area do not have double glazing as it is a conservation area.

Sunlea is directly next door to Bank Cottage. Customers using the tearooms overlook the driveway of Sunlea. During the day when the tearooms is open I often feel uncomfortable going to and from my property and car as there is often a number of people sat outside the tearooms. However, as this is only in day time hours it is tolerable.

Bank Cottage is currently a tearoom and has been for many years. The tearoom's currently opens from 11.00 till 3.00. The tearoom's doesn't tend to attract anti-social behaviour or create noise nuisance in the area in keeping with its status at this time as a tearoom.

Anti-social behaviour and noise nuisance in the evening

Bank cottage has already been open in the evening on many occasions. The added noise in the area has been considerable. Not only that, I have already experienced anti-social behaviour from the customers. Last week a customer threw a cigarette butt on the pavement in front of me. My drive has been used to kick around a football. The tearoom's during the day does not attract groups of people to stand around outside talking loudly and smoking. Having a smoking area is essential to businesses opening in the evening and this made me feel and others extremely uncomfortable and intimidated going in and out of my own property during the evening.

Current Noise from other venues which have alcohol licence and music licences

The area of The Bank already suffers considerable noise nuisance in the evening from the outside music played at Mirren's and the music from the Lion and other nearby pubs. To have another venue creating noise in the area will obviously add to the problem. At the moment people who have been drinking alcohol don't tend to walk through The Bank area in the evening, but with it opening late it will attract people to this area at night.

Bank Cottage current Toilet Facilities

Bank Cottage only has one individual shared toilet for the use of male/female customers and staff. This will have a potential implication for evening users who are consuming alcohol – as they are unlikely to all queue for one toilet and this could obviously result in people finding areas outside to use instead. This will likely be the entranceway to the residential lets in the area or businesses located opposite.

Concentration of Licensed Outlets

There are many public houses and restaurants in close proximity to the proposed site as well as venues which have music licences. A number of places have already closed due to lack of customers during the current economic climate, so possibly saturation has been already reached in this area.

Crime and Disorder

Opening late and having an alcohol licence will draw unwelcome attention and increased footfall at unsociable hours to a residential and conservation area.

Noise, public nuisance, anti-social behaviour, low-level nuisance (non reportable crime inc. shouting, swearing, urination in public, littering) will be increased.

Public Nuisance

The proposed opening times in a quiet, residential, conservation area will unnecessarily draw people from a wider area at unsociable hours, which will add to the additional draw of pedestrians and vehicles.

Noise, light pollution, traffic and traffic noise will all have a negative impact on the immediate area. To note again, this is a conservation area.

There are currently four self-contained flats within very close proximity of Bank Cottage, two of which are directly above the premises with the remaining two within 10 feet of Bank Cottage. A late licence would cause unreasonable intrusion into respective residents use of their property for the reasons detailed thus far. This would cause a negative impact on the potential for renting these properties out for the current residents and that of potential residents in the future. This would impact negatively on the rental viability of these properties which could cause a detrimental effect of any income yield for the property owners. In addition to this impact upon rental, there are also implications for property value to be diminished if rental potential is reduced.

Parking

There is no parking with Bank Cottage. Local resident's park on the street on the Bank during the evening as there is no parking with the houses. Additional cars will result in residents not being able to park their cars close to their homes.

Thank you for taking the time to consider these objections.

Yours Sincerely,

NAME: Teresa Davies

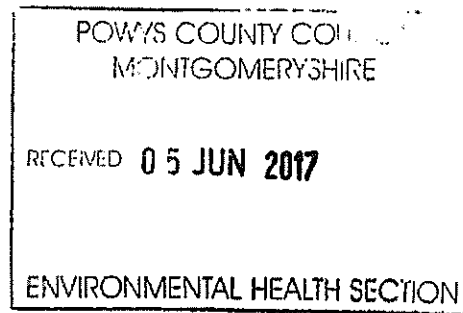
ADDRESS: Sunlea, The Bank, Newtown, Powys SY16 2AA

DATE: 7/6/17

ANNEX C

Mr Daniel Alexander Wegher
Flat 2 Rhostherne
The Bank
Newtown
Powys
SY16 2AB

The Licensing Officer
Powys County Council
Neuadd Maldwyn
Severn Road
Welshpool
Powys
SY21 7AS



2nd June 2017

Dear the Licensing Officer,

We are writing to voice our concern over the proposed Premises Licence for The Bank Cottage, The Bank, Newtown, Powys, SY16 2AB as posted in the County Times newspaper on 26th May 2017.

My partner and I live in one of the several flats that are above and surrounding the address in question, on the floor above (one of two upstairs flats). The building that both properties are part of is listed building as it is several hundred years old and therefore offers no sound protection, as the flooring is simply carpet over bare floor boards or bare boards in some sections of our home, often with gaps in the floor boards due to the age of the materials the property is made from. This cannot be altered due to the nature of the building and therefore the application for extended opening hours with live music and alcohol is a very concerning prospect for ourselves as it will be extremely disruptive to both ourselves and our surrounding neighbours.

The normal noises of operation by the tearooms below is not of a massive issue in normal daytime hours, as we fully understand the inevitable noise and disruption of living above a local public business, However our main concern is that if the business is open late into the evening with live music and the sale of alcohol, it will become increasingly difficult to live in reasonable conditions. This has been proven several times recently as the owners of the business below have held several family events in the premises, with and without alcohol consumption, and these events have proven very loud and can be heard throughout our property and was disruptive enough that my partner had to leave our property and visit family as she found the noise too stressful as she is currently pregnant. Further to this, we are expecting a child in the coming weeks and are worried what effect these proposed changes will have on our child's ability to sleep at night, especially as anyone visiting the business has the option to eat/drink outside and due to the nature of the property the windows are original and very thin so any noise outside can be heard any sound insulation at all.

Our neighbours have voiced similar concerns, and have intimated they may be in touch as well with concerns of their own. I am happy to correspond further by writing or telephone, for any further information or clarification or enquiry.

Yours Sincerely,

Daniel Wegher