

**Susan Jones**

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**From:**  
**Sent:** 08 October 2019 09:50  
**To:** Licensing  
**Subject:** The Old Stables, Smithfield Road, Builth wells, LD2 3AN

Good Morning,

My husband and I wish to lodge our objection against the licensing application made by Mr. David Owens at the property known as The Old Stables, Smithfield Road, Builth Wells. We live at No 9 Smithfield Road, Builth Wells.

This is very hard for us as we are extremely fond of David and consider him a great family friend, but I am sure that David will understand and would do the same if the situation was reversed. The thought of an eatery, serving alcohol and staging live entertainment on the quiet residential road we live on, fills us with dread and sadly forces us to lodge this objection. Our objections to the proposed license are on the following grounds. Prevention of public nuisance and public safety.

#### Prevention of public nuisance

By chance, we currently have noise monitoring equipment placed in our front living room by the environment agency. I am sure that the recordings done over the past few weeks will show how quiet the road is, particularly in the evening and on weekends. If this license was granted, then we would be living on a different road. There would inevitably be a nuisance with increased traffic and footfall along the road with people attending the venue, parking their cars, opening, and closing car doors, laughing, talking etc, through no fault of theirs as this is what you would expect people to do on a night out. The nuisance would then be heightened by live entertainment on the weekend. We would be exposed and subjected to noise and disturbance from The Old Stables, which is approximately 20 meters from our home, and as such we are extremely upset, concerned and scared that our quality of life would be severely affected. It is so upsetting to think that the place where we live and love living, our home for 28 years, could be so significantly and detrimentally changed for us. We live here because it is quiet if we wanted to live in the hustle and bustle of cafes and places of entertainment we would live on the high street. There are a number of young children living in the houses opposite the Old Stables, I can not imagine how they or their parents would be able to cope. There has never been or is there currently any other bar or areas of entertainment along Smithfield Road. At the end of the day, Smithfield Road is simply a quiet residential road.

We are subjected to periodic noise nuisance when the rugby club holds events. The Rugby club is approx 150mts from our property, and music can be heard clearly, although muted because of the distance. However, these events are very, very few and far between and just about bearable when they are held. If the rugby club were to hold more regular events we would be certainly be lodging a complaint.

#### Public safety

Parking along Smithfield Road is sparse and restricted in areas. The road gets congested during the day, with people that live on the road as well as people that work in the town using available spaces. Previously there has been concern raised about restricted access for emergency vehicles where Smithfield Road meets Western Grove. The inevitable parking of additional cars would greatly add to this concern and be an extremely worrying safety issue. Very often cars are parked on the single yellow lines at weekends, especially during the rugby season, despite the fact that there is a suitable car park in the market. Very often there are accidents as vehicles exit the market. We have no doubt that people visiting The Old Stables will try and park along Smithfield Road rather than use the market car park. We have lived here for 28 years and can tell you that people don't want to walk any distance and will risk a parking ticket rather than use the car park, of course during the evening there are no parking attendants, but cars parked on the single yellow lines greatly increase the risk of accidents as they reduce visibility up and down the road for both pedestrians and vehicles.

yours sincerely

RADNORSHIRE

- 7 OCT 2019

LICENSING SERVICE

Hth 00 11

Dear Sir / Madam,

I am most surprised, that you may be considering granting a drink & music licence for the old stable block on Southfield Road.

It is largely, if not solely, a residential area & the thought of noisy drinks & loud music must be a horn in for most of the local residents.

Your Licensing Authority must surely in all common sense refuse this application - there are enough pubs in South already - it will increase the workload of the guys who do the clearing up the morning after also.

Yours sincerely,

*not plan as Cath James was*

*1.10.19*

*2.10.19  
10.20.19*



22<sup>nd</sup> September 2019

Dear Sir/Madam

I am writing to register our objection to the application for a premises licence by The Old Stable Block, Smithfield Road, Builth Wells Powys LD2 3AN. The basis for this opposition is that granting a licence for these premises will not promote the licensing objectives, particularly the prevention of public nuisance and public safety.

Smithfield Road is a quiet residential street with some businesses premises such as an antiques centre in the old church, a builder's yard that has little usage, the property in question and a livestock auction market. None of these businesses are in the hospitality sector and so none of them operate late afternoon or evening hours so these are not a source of noise nuisance. The proposed licence is for live music on Friday and Saturday evenings from 21:00 until 23:30. Residents in this area would suffer from increased noise levels due to live music on a Friday and Saturday evenings, which are times when young families and children would be sleeping.

The closest business to us that is open late is the Kebab 2000 shop (which is on the end of the High Street, quite a bit of a distance from us) so customers of the proposed premises are likely to create noise and disturbance as they go from the new premises into town. The potential level of disturbance is likely to be significantly increased in this street, which would otherwise be quiet outside of usual, normal business hours. Another point to mention is that smoking is not permitted inside public spaces and so all of the pubs in town have got 'smoking shelters' of some kind that are outside, people who have been drinking go outside to smoke and carry on talking so the level of noise nuisance is exacerbated because of that. So therefore this proposed premises has an outside area which is the most likely place for a smoking shelter will create noise directly opposite a row of residential properties including ours. The level of intrusion will be unacceptable in a location such as this.

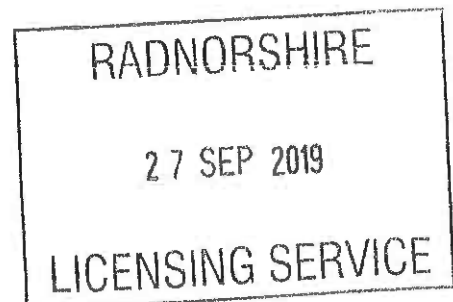
Recently the Welsh Government introduced new legislation that requires property developers take account of existing entertainment venues when considering planning applications for new residential developments in the same area. The purpose of this legislation is to ensure that new properties are correctly and effectively soundproofed against noise from existing premises, which seems to be reasonable approach. It would seem to also be reasonable that the same principle should be applied to new entertainment venues to ensure that they are effectively sound proofed. We would argue that the nature of the buildings in Smithfield Road is unsuitable for conversion

to an entertainment venue. We think this should also be taken into account in this licensing application.

There would be increased traffic should there be an entertainment facility across from our property. Traffic on a no through road would be restricted and should cars need to turn round they would be turning around in the market entrance or up the top into Western Grove, which is a residential site, this will be a public risk, including children. Plus licensed premises are serviced by beer deliveries so we will have the brewery lorries in the street collecting and delivering kegs which is not a quiet activity and that will be during the day but would this have an impact on the market days with extra traffic in a narrow street? Also, licensed premises have a significant amount of bottle waste so putting those out at closing time and the subsequent collections are going to create further instances of noise nuisance.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully



Licensing Officer  
Powys County Council  
Ithon Road  
LD1 6AA

29th September 2019

Dear Sir

With reference to licence applications for The Old Stable Block Smithfield Road LD2 3AN.  
I object to the property having an alcohol and music license on the following grounds:

Noise levels will keep us awake as the property is roughly 25 yards from our living room. We have young children living in our house half of the week.

We live five doors away from the rugby club and the noise level on special evenings when they get a music license is impossible to sleep through, this will be much worse and it will be every weekend. Builth Wells is already well served by licensed premises.

The children play in our garden most weekends. The drinking and smoking area will be just behind the wall in our garden and that will mean the children will be exposed to rowdy and possibly rude conversations. Smoke will definitely drift across.

There is no pavement for a quarter of the road leading up to the old Stable Block from West Street which means that there is a risk to pedestrians using the premises. West Street, the street which gives access to the premises, and from my observation the speed limits on the street are regularly exceeded.

Yours sincerely

RADNORSHIRE  
- 1 OCT 2019  
LICENSING SERVICE

REF

The old Stable Block  
Smithfield road  
bwlth wells  
LD23AW

GLADNORSHIRE

- 7 OCT 2019

LICENSING SERVICE

I am writing to register my objections to the above property opening up as a pub. Smithfield rd is a residential area. people. Just across the road work some have to get up between 4am & 6am to go to work it will disturb there resting hours, if you grant a licence there are plenty of pubs & hotels in builtw wells we dont need more. I work nights. and dont want to be disturbed during the day when I sleep. We all need rest after a busy shift, not only that people make a lot of noise after leaving a pub. we put up with the royal welsh show and the loud music but please consider the health & well being of people who live across the road from the Stables. Some of who have children. this letter is not in any way personal. to the man me Owen who has applied for a licence, its just not the area for a pub.

yours.

Sincerely