

The Licensing Dept
WDBC
Kilworthy Park
Tavistock
Devon
PL19 0BZ

From: Cllr Mr A. F. Leech

25/06/2017

Sent without prejudice:

To whom it may concern:

I write with reference to the Variation to the Premises Licensing Application for the Pretoria Vaults Okehampton:

Having canvassed the residents of North Street Okehampton twice now, once to discuss the proposed change to the opening hours and the second time to confirm that some of the original information was incorrect, I have now been asked to provide a representation on behalf of some of the residents. I have attached the letters from the residents that I have already been given, which I would like included with this representation.

Some weeks ago, I arranged a public meeting between the residents and the management of the Pretoria Vaults to try to agree a way forward for this application. The residents were happy with the meeting, and they were told that the additional hour opening until 3.30 am (when the doors finally close) would only be on a Saturday night. There was no mention of the extra two hours on high days and holidays.

This is now the second time that I have been asked to represent the residents. The last time was in 2015, when a similar application was made. At that time a resident put together a petition that was included in the documentation; unfortunately this person has now left the street (primarily due to the anti social issues that the residents have had to put up with for many years now), as have a

number of the others who signed the petition last time, but more individual people have been willing to put pen to paper this time round. Some of the letters show the latest closing time as being 5.30am on high days and holidays, but this is because this is the information we received, before the real time was agreed between all parties. It is unfortunate that these letters were written before this clarity was provided. The residents are now fully aware that the latest time is now 4.30am.

Having been through this process before, I am still very concerned about the issues that surround the fact that a night club has been allowed to develop in a very narrow residential street. The residents are a mixture of ages, but those of working age who work shifts etc, find it very difficult to get the sleep that they need, due to the noise that is created in the early hours, and any increase in opening times will only exacerbate the situation.

I fully appreciate that the managers of the Public House need to make a living, but they must realise that it should not be at the expense of the residents in the street.

Yours faithfully

Cllr Mr A. F. Leech

LICENSING REPRESENTATION FORM

Section 1: Licence Application Details

I wish to object to the following application

NAME OF APPLICANT (if known):

PREMISES NAME AND ADDRESS:

_____ POSTCODE: _____

Section 2: Your Details

[If you are acting as a representative, please go to Section 3]

TITLE Mr Mrs Miss Ms Other (please state) _____

SURNAME _____ FORENAMES _____

ADDRESS _____

_____ POST CODE _____

[You must provide your full residential address (or business address if your objection relates to the impact of the licence upon your business premises)]

SECTION 3: Representative Details

[If you represent residents or businesses, please complete the details below]

NAME OF REPRESENTATIVE/ORGANISATION: Cllr Mr A. F. Leech, West Devon Borough Councillor.

ADDRESS OF REPRESENTATIVE/ORGANISATION Wets Devon Borough Council, Kilworthy Park, Tavistock, Devon, POST CODE PL19 0BZ

I AM (tick as appropriate):

- Representative of residents association Representative of trade/business association
 Ward Councillor Other (please specify)
 MP

Section 4: Reason(s) for Representation

Under the Licensing Act 2003, for a representation to be relevant it must set out the likely effect of granting the application on the promotion of the four licensing objectives. Any representations that are considered to be frivolous or vexatious will not be accepted.

It is important that you set out any personal experiences as these will be considered as relevant.


Please fill in the reason(s) for your representation in the space provided below under each of the Licensing Objectives (where relevant). You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation. Please attach any supporting documents/further pages as necessary, numbering all additional pages. Try to be as specific as possible and give examples, where possible.

Licensing Objective	Reason for Representation
<p>Prevention of Crime & Disorder</p>	<p>The residents of this area are concerned about the level of violence and noise pollution that occurs regularly late at night and in the early hours of the mornings, especially when the Public House has extended opening hours now.</p> <p>The residents other issues revolve around their concerns for their own and their families safety, due to the anti social behaviour of those who enter and exit from the Public House during the very early hours of the mornings that the Public House is open.</p> <p>There is a fear of bullying and intimidation that prevails within the residents, which makes them unwilling to complain. A recent incident that meant that the Police had to be called only reinforces these fears.</p> <p>It is felt by many that any additional official opening hours will only exacerbate the already unbearable problems that the</p>

	<p>residents have to put up with now.</p>
<p>Prevention of Public Nuisance</p>	<p>Noise and anti social behaviour are a constant problem for the residents late at night and in the early hours now that the Public House is allowed to open until 2am plus the occasional licence for it to open until 3am every weekend; the problems will only become worse if the hours are extended full time to 3am and 4am on high days and holidays. The actual time that the doors will be close will be 3.30am and 4.30am.</p> <p>Sleep degradation for some of the families affected is a very big issue, as a number of the residents are not able to sleep on the nights that the Public House is open late into the early hours of the morning. If they do manage to go to sleep, they are often woken by those leaving the Public House, as these people often ring doorbells and knock on doors as they progress along this very narrow road. Those who work weekends and on shift work plus a bus driver, are constantly being woken up, and this can't be good for their health and wellbeing, or for the safety of others.</p> <p>The presence of the smoking area outside the front of the Public House also creates smoke pollution within the properties close to the building and the residents are unable to ventilate their properties during hot weather. The noise from those smoking in this area also causes disruption to the residents.</p> <p>This Public House is not open during the daytime and is rarely busy until after 10pm at night. The property has now been turned into a nightclub for those people who leave the other Public Houses in the town (usually when they close) and move on to the Pretoria Vaults. North Street is a very narrow one way street that is primarily a residential area of terraced buildings both sides, and is not conducive to this type of very late night / early morning use.</p> <p>Another thing to consider is the resident's rights under the Human Rights Act 1998, as their rights to the peaceful enjoyment of their homes are certainly being affected at this time.</p>

<p>Protection of Children from Harm</p>	<p>North Street is a mixture of private and rented homes, and as such, has a population mixture of age groups between babies – 80 yrs +. The children that live here must be affected if disturbed in the early hours, and the aftermath each morning of vomit, urine, broken glass, and other human detritus that their parents have to clean up, must have a lasting effect on them.</p> <p>Parents have also had concerns that any retaliation that may come from this process may well affect the children as well, hence very few complaints to the Local Authority or the Police to date about the problems they face now.</p>
<p>Public Safety</p>	<p>The amount of urine and vomit plus discarded used condoms in the darker areas off North Street after the late night revellers have left the area on the nights that the Public House is open , has to be seen as detrimental to public health. Again, allowing additional opening hours can only make this situation worse.</p> <p>It might only be a perceived risk, but a lot of the residents are very scared of retaliations if they complain. A recent incident where a resident was verbally assaulted because of what they had said on Face-book about the Public House has only reinforced this perception.</p> <p>The residents have also heard that the Police and the Taxi's will not be available after 3am, and they are concerned that if this is the case, then the additional opening hours until as late as 4.30am, could mean even more issues for public safety.</p>

I Cllr Mr A. F. Leech hereby declare that all information I have submitted is true and correct

SIGNED: 

DATED: 25/06/2017

Please send the completed form to the local authority area in which the premises concerned is situated:

Mr J Perry
10 North Street
Okehampton
Devon
EX201AR

Friday 23rd June 2017

Dear Tony

Some of the residents of North Street Okehampton have asked me to write to you, asking if you would be prepared to act for them and make representation at the meeting regarding the Licencing Application that the Petoria Vaults have applied for.

We have submitted letters for the committee but would like you to be our spokesperson on this matter.

I look forward to hearing from you.

Kind regards

A handwritten signature in black ink, appearing to read 'John Perry', with a long horizontal flourish extending to the right.

John Perry
(10 North Street)

New Text Document

lesley welch

lesley welch

12 north street
okehampton

dear sir /madam

Iam writing to say i am not happy with the fact the pretoria pub wants to change there hours has the patrons are very noisy when going to and leaving the premises they have been knocking on the doors and people being sick outside the houses of residents living on the street and i have to take my dog upstairs to stop her from getting aggravated and distressed

yours sincerly
lesley welch

Mr & Mrs J Perry
10 North Street
OKEHAMPTON
Devon
EX20 1AR
01837 318659
18th June 2017

Licence Application for The Pretoria Vaults North Street Okehampton.

Dear Sir/Madam

We send this letter in response to the above application made by Admiral Taverns for The Pretoria Vaults, and it is with that application in mind, we have concerns about the implications that this will have on our RESIDENTIAL area.

Firstly, may we say, that we attended a meeting in the Ockment Centre many weeks ago where we, at length, chatted about what the application was going to withhold. It was intended to ask for an extension to the current opening hours of 1 hour so making last orders at 3.00am and closed by 3.30am on Friday Evening and Saturday Evening. After much concern from the resident's present, the 2 gentlemen running the club agreed that they would only apply for the Saturday extension, which is what they have done.

We also talked at great length about the amount of noise already up and down the street from 12.00am to 2.30am, with shouting and fighting going on outside our houses. The owners of the club said that they would address any problems and see that the clientele was moved on swiftly, which in most cases seems to be working.

At this point, all parties were happy with the evenings get together and all went home satisfied that we had worked together, along with Councillor Tony Leach, to come to an agreement.

At no point did the owners say that on high days and holidays that they wanted a longer extension. As the application reads, they want an hour extension then a further 2 hours extension on these bank holidays. As they have had club nights on Sunday's, is this day included in the application? We think that clarification is needed. Thus, making last orders at 5.00am and closing at 5.30am, something none of the residents were aware of until Tony pointed it out. Also not something we would be willing to accept.

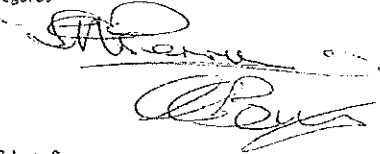
On receiving the letter Tony sent around, my family received a visit from the owners father, on Sunday 11th June at 5.00pm along with one son. He was very angry from the outset, saying that I had a vendetta against his business through something I had put on Facebook. Not to go into detail in this letter, but he frightened my wife and Mother of 87, shouting at them. It was so terrible an

experience that I twice had to call the police who were in attendance. Case No 633112017. He used threatening behaviour and tactics of a bully to get his way, he would not listen to anything I was telling him. Is that the sort of person the Council wants to oversee inebriated persons at 5.30 in the morning???? If the council wants the full story of events, then I would be pleased to meet with you to discuss.

We really feel that a decision to extend to 3.30am on a Saturday is acceptable, but NOT to the other application of 2 hour extensions on Holiday Weekends. We understand that they can apply for a 1 hour extension for Bank Holidays anyway.

We look forward to receiving your comments about this application.

Kind regards

The image shows two handwritten signatures in black ink. The top signature is more complex and cursive, while the bottom signature is simpler and appears to be 'Boys'.

John & Lucy Perry

The Licensing Department
West Devon Borough Council

licensing@swdevon.gov.uk

Mrs P Perry
10 North Street
OXEHAMPTON
Devon EX201AR

21/06/2017


Dear Sir/Madam

I have received a letter showing an application for the Petoria Vaults to extend their opening hours in North Street.

I am 87 years old and have lost most of my centre vision to Macular Degeneration, so I have had to accept my Son and Daughter-in-laws offer of care at the above address. My bedroom is at the front of the property, and even with the present opening hours, we get a great deal of noise from 12.00am all the way through the night until 2.30am. There is always a great deal of noise from 2.00am onwards as they are closing the club. There is always shouting, singing and fighting directly outside our premises, mainly due, in my opinion, because the street light outside is always on, 24/7. The people tend to congregate in this area as it is so well lit and thus making it impossible to sleep.

The residents agreed at a recent meeting that on Saturday evenings we would accept an extension of the licence to 3.00am, but I do strongly object to any openings later than that time. Extended drinking will probably mean even more noise and disturbances. It is my understanding from a reliable source, that both the Police and the local Taxi service do not operate after 3.00am. Surely this ought to be a consideration when making any decisions.

Thank you for listening.



Pat Perry

PS:

Is there any way that the clients could be directed over the bridge by Lidt as their way home? Which is a non-residential area.

5 North Street,
Okehampton,
EX20 1AR.
Devon.

17th June 2017.

Reference: Pretoria Vaults(Admiral Taverns Ltd)

To whom it may concern,

I am writing this letter with regard to the application that has been made by the above referenced company who have requested a change to their existing hours of operation.

As far as I was aware during the recent public meeting there had been a proposed variation to extend the opening hours until 3.00am.

It now transpires that not only are they looking to stay open until 3.30am on Saturday but that they wish to stay open until 5.30 am on all Bank Holidays and Christmas Eve, Christmas Day, Boxing Day and New Years Day.

As a resident of North Street I now wish to make a representation against this application.

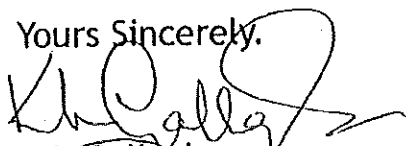
The lateness of their existing opening hours is already such that on a Saturday night I am constantly woken because of violent and drunken outbursts between 2.00 to 2.30 when the premises close.

To allow the place to stay open until 3.30 will just make these situations an hour later.

As for the proposed 5.30 closing on Bank Holidays I strongly object to this as I work shifts and sometimes have to attend callouts that early in the morning and do not wish to be potentially subjected to this behaviour whilst going about my business.

I feel sure that I am not the only resident close to this operation who have the same misgivings as myself to this application.

Yours Sincerely,


K.L. Gallagher.

Re Pretoria Vaults:
Changes to their opening hours.

33, North Street,
Okehampton.
9-6-17.

Dear Sir,

Unfortunately I do feel the hours requested are unacceptable in a residential area such as North Street.

The Pretoria Vaults is in very close proximity with the terraces of the cottages, both adjoining and facing the Pretoria Vaults.

I do know there have been problems with fights and having to deal with vomit deposits which is not pleasant and just general loud "conversations" at 2 a.m. can be very annoying to some, so to be subjected to this until 3 a.m. is difficult to agree to, especially as the request is to be open from 10 a.m. to 3 a.m. the

following morning.

As for an extra 2 hours for bank holidays, Christmas Eve, Christmas Day and Boxing Day I feel that is asking just far too much from the people who live close to the Pretoria ~~Trans~~ Vaults.

Sue Gissen.