

From: [REDACTED]

Sent: 21 July 2019 12:29

To: Licensing Enquiries <Licensing.Enquiries@westlancs.gov.uk>

Subject: Representation against Variation of Licence Application by the Coach House Pub, 144 Liverpool Road, Skelmersdale

Dear Sir/Madam,

I make the following representation against the current variation of licence application of the Coach House Pub, 144 Liverpool Road, Skelmersdale, regarding the serving of alcohol from the unlawfully erected outdoor bar:

1. West Lancashire Borough Council has decided to take planning enforcement action against int. al. the outdoor bar, as a required planning application was never filed (including by way of retrospective planning application filing, which the pub owner was asked to do, but failed to do). Therefore, it would be non-sensical to grant the licence to serve alcohol from this structure, which will have to be removed in due course.

2. In the residents' meeting on 05.06.2019, attended by Tony Bushell, Samantha Jordan, Gill Perkins, a representative from the police, as well as the three councillors for Skelmersdale South, a number of residents and Mr. David Vella, his uncle [REDACTED] and wife, as well as Ms. Kasia Nienartowicz, the designated premises supervisor, Mr. David Vella admitted that he was unaware of any of the issues as he is seldom at the premises and the young staff, including the licensee, find it difficult at times to control what goes on within the premises and the outside area. The issues aggrieving residents and mentioned at this meeting are:

- Drug use and drug dealing in and around the pub, including in the car parks and cemetery
- Anti-social behaviour, including glasses and bottles being taken outside and smashed there, public urination, vomiting, blocking of drives and double-parking
- Noise nuisance, in particular but without limitation music from the so-called "House Classics Parties" and gangs of people awaiting taxis in the middle of the night or otherwise leaving the premises, congregating in the car parks, awaiting rides or getting into their own cars, blasting car horns and shouting, as well as being noisy in the rear area of the pub
- Failure of the Coach House owner / staff to ensure compliance with current conditions on the licence, including that glasses are not to be taken outside the front door, and that there should be no consumption of alcohol in

the rear area after 22.00 hours; failure to comply with the condition that music should not be heard in neighbouring premises after 23.00 hours;

- Concerns about underage drinking, based on observations of various residents regarding young people entering the Coach House pub, or leaving the Coach House pub in what appeared to be heavily intoxicated state.

At the residents' meeting, Mr. David Vella pledged to retain the services of a doorman for the "House Classics" night. The most recent House Classics night on 06.07.2019 was held apparently for some time with a doorman, but as people were drinking outside at around midnight, as well as drug use seen in the area to the front of the Coach House also around midnight, it appears that the doorman must have left before midnight or otherwise failed to control the situation. These incidents have been reported to police directly. Therefore, and given the large amounts of problems already caused by the way this pub is run, it would be quite counterproductive and inappropriate to grant the variation of licence application, as it would reward and encourage the anti-social, incompetent and disinterested management style shown by current owner and licensee.

3. The nature of the outdoor area to the rear of the premises has been changed from a pub garden to a Latin-style Salsa bar, specifically designed to attract a young clientele. It is also being marketed specifically to young persons for purposes of partying (this can be seen on the Coach House Facebook page very clearly). It is wholly inappropriate to bring in crowds of young party-goers because of the close proximity to the cemetery, and because of the otherwise residential nature of the area. This would be exacerbated by allowing drinks to be served outside. For example, children playing in the back gardens of adjacent properties would hear drinks orders being placed constantly on sunny evenings or weekends. Also for adults living there, this would be a nuisance which would in effect preclude the quiet enjoyment of the back gardens. In addition to the noise from drinks orders being placed, there would be the added noise of the orders being prepared, as well as glass being dumped into a waste or recycling bin in the back, even late at night, which is a very loud and disturbing noise. In sum, this noise would impact not only on residents, but also on the visitors of Liverpool Road Cemetery, who should not be exposed to party noise and bar service noise whilst on the cemetery visiting their loved ones.

4. Finally, there is a pipe running from the outdoor bar, the nature and purpose of which is unclear. This pipe was initially placed onto the land of the allotments behind the Coach House garden. I understand that the pub owner was asked to remove the pipe from there and has since approached neighbours for permission to run the pipe onto their land. It would appear that any drainage pipe should drain properly into a drainage system, rather than onto top soil, as this may pose an environmental hazard and/or create pollution.

Sincerely,



My address is [REDACTED] Liverpool Road Skelmersdale and I agree that my representation may be shared and published.

Best regards,
[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 24 Jul 2019 at 21:21
Subject: Further to my representation against Variation of Licence Application Coach House Pub
To: Jordan, Samantha <Samantha.Mullen@westlancs.gov.uk>, <licensing.enquiries@westlancs.gov.uk>

Dear Mrs. Jordan,

I understand that you have informed a lady seeking to make a representation today that our understanding of the application is incorrect, and that everything our representations objected against is in fact already permitted by the current licence.

This seems really unfathomable to me, but I want to make sure that my representation is upheld, so therefore I want to expand on this.

Even if the issue is merely the updating of the premises licence plan because unlawfully erected structures were put up without planning permission, I know from Mr. Charlson that the premises owner was instructed that this bar servery could not be used until the matter is determined by way of a minor variation application (to which I objected) or now a full variation application (to which I also object). I am convinced that a service area outside would lead to additional noise nuisance. Further, I have stated multiple times that the area was changed in such a way, and is marketed specifically in such a way as to attract crowds of young party-goers, who are really extremely noisy. The nature of the premises as a country pub garden was changed completely, and it is not fair on the residents that they should suffer from having an outdoor service area because Mr. Vella did not ask for planning permission.

Until the planning breach enforcement can proceed, it should not be permitted that the outdoor bar is taken into operation. So I object to amending the premises licence plan, and ask that the injunction against opening the outdoor bar remains in place.

Also, I believe that there may well be a risk to public safety because of the unclear status around the pipe coming from that outdoor bar. As soon as the outdoor bar is allowed to open (i.e. the injunction is lifted because the premises licence plan is amended), the pipe will start draining illicitly onto top soil. How would the officers in charge like this next to their homes? Why should the residents of Liverpool Road have to tolerate this, and be exposed to this?

At the very least, I insist that a committee hearing is held to determine this matter.

Sincerely,
[REDACTED]

> -----Original Message-----

> From: [REDACTED]

> Sent: 21 July 2019 06:16

> To: Licensing Enquiries <Licensing.Enquiries@westlancs.gov.uk>

> Subject: Coach house variation objection

>

> Hi there,

>

> I am emailing yourselves with my objection to the outdoor bar of the Coachhouse pub , 144 Liverpool road, Old Skelmersdale.

>

> I have been a resident of this lovely area for 19 years. 15 years of the Knowl Brow pub and hardly any issues. 4 years of the Coachhouse and nothing but harassment.

>

> Anti social behaviour, urinating outside my dining room window, bottles and glasses strewn across the cemetery car park on numerous occasions, drug dealing at the side and around the back of my home. Drug taking by groups of lads at my home and in the cemetery ...all because of the Coachhouse.

>

> 2 years ago I had to put up cctv to protect myself, my partner and my property. I have numerous photos and video evidence to back up my claims.

>

> After a recent meeting with licensing, Police, councillors and residents, the owner promised to sort things out. Only a couple of weeks later, the same old behaviour reared it's ugly head.

>

> I am sick to the back teeth with the on goings of this pub.

>

> Do the residents of our lovely neighbourhood really need an outside outside bar that will encourage more drunks and anti social behaviour? NO!!!

> Do the people who visit their loved ones in the cemetery really need this ? NO !!

>

> All we ask is for a bit of peace and quiet in our neighbourhood.

>

> I strongly object to this outside bar!!!

>

> Kind regards

[REDACTED]
Liverpool road

Skelmersdale

Wn88bx

>

> Sent from my iPad

