

**From:** <[REDACTED]>  
**Date:** 22 July 2019 at 12:06:42 BST  
**To:** <licensing.enquiries@westlanacshire.gov.uk>  
**Cc:** <[REDACTED]>  
**Subject:** PREMISES LICENCE VARIATION - The Coach House, 144 Liverpool Road, Skelmersdale WN8 8BX

Dear Licensing,

With reference to the application for a variation to the premises licence for The Coach House, 144 Liverpool Road, Skelmersdale, WN8 8BX.

As the ward councillors for Skelmersdale South ward we would like to register our opposition to the licence variation at this time.

We currently have a large volume of case work relating to complaints about The Coach House and its current licence/operations. We are aware that many issues have also been raised with both the Borough Council and Lancashire Constabulary directly too.

The nature of the complaints relate to the following matters:

Erection of the outside bar without planning permission.

Noise and nuisance from the operations within the premises and outside the premises by patrons frequenting The Coach House.

Alleged anti-social behaviour and criminality in the area surrounding the licensed premises, including on private property, from patrons frequenting The Coach House.

Residents of Liverpool Road, near to the premises, have advised that they frequently feel fearful and intimidated by patrons frequenting The Coach House.

These issues were raised with us at a number of public meetings and also private surgery meetings with all three ward councillors.

At a public meeting in early June 2019, at which all three ward councillors, officers from West Lancashire Borough Council and Lancashire Police were present, the owner stated that he was unaware of the nature of any of the complaints raised by residents of Liverpool Road. He explained he spent little time at The Coach House as it was only one of a number of businesses he owned. He said that he had bought the premises with a view to not actively being involved as he had a tenant in situ. The owner explained that when the tenant left he was left with no choice but to run the business himself and that the "party nights" The Coach House are currently advertising and holding were an attempt to attract a new type of business to the pub. He explained that they were needed as he was currently financially supporting the business, from other sources, by approximately three thousand pounds per month. The owner also stated that his employees at The Coach House were young and not experienced in dealing with some of the issues residents raised. Whilst we are mindful that The Coach House supports employment and are sympathetic to the owner's attempts to sustain his business we question the suitability of the business model being followed in such a densely populated, previously quite, residential area.

At the public meeting detailed above there was a great deal of discussion around drug dealing and drug taking which residents, including the priests from nearby St. Richard's Catholic

Church, attribute all or some of this to the patrons frequenting The Coach House. Father [REDACTED], of [REDACTED] recounted a specific and powerful incident that he had dealt with, when he was woken at 2.30 in the morning, by a young man intoxicated and under the influence of drugs banging on the door to the [REDACTED] in clear distress.

These matters, including video footage of some of the incidents captured from private residences nearby the premises, have been the subject of reports to Lancashire Constabulary, West Lancashire Borough Council's Licensing and Environmental Teams as well as to ward councillors.

As ward councillors we have been advised that ongoing enforcement action is being taken by West Lancashire Borough Council's Planning Enforcement Team in respect to the outside bar. We have been advised that it was erected without the requisite planning consent and that the statutory time limit within which a retrospective application can be made has now passed. We understand that the owner/licensee has been asked to remove the structure.

It does not, therefore, seem appropriate at this time, given the difficulties, as detailed above, that the current licence creates for residents living nearby (including those with property interests in nearby land) that The Coach House licence is extended further to allow for the provision of an outside bar. We feel that this will be to the detriment of neighbours of the Coach House creating additional and further nuisance, stress, distress and anxiety and accordingly we object to the application to vary the premises licence for The Coach House.

Yours faithfully,

Councillors Donna West, Vickie Cummins and Nicola Pryce Roberts  
Ward councillors Skelmersdale South Ward

Sent from my iPad