

22nd August 2020

Dear Sir / Madam,

Premises Licence application by Matthew Lee Parsons for Eden Tearooms & Galleries, Course Lane, Newburgh

I wish to object to the granting of the above licence. My main objection is to the hours applied for after 6pm.

My representations are for the following reasons:

Prevention of Crime and Disorder

- If the licence is granted past 6pm then incidents of both crime and disorder will almost certainly arise. This could be in the form of disorderly behaviour when leaving the premises after alcohol has been consumed; late nights combined with alcohol often end in disorderly behaviour.
- Police response time is likely to be slow due to the remoteness of the location.
- The customers would most likely not be Newburgh residents due to the pre booked nature of Eden's events and so may be less interested in keeping quiet as they leave.

Prevention of Public Nuisance

- There will be an unacceptable level of noise from the venue, particularly late at night.
- There will be an increase in traffic, particularly at the end of the night once people depart.
- There would definitely be an increase in litter that would blow into residential properties opposite.
- The smell of cigarette smoke would drift to nearby residential properties.
- Loud voices from people outside smoking, or departing the venue, would drift to nearby residential properties.
- There would be unacceptable light pollution into nearby residential properties late at night. The venue is a glass fronted building and lights would cause great nuisance. This would be even worse if the lights were flashing during parties.
- There would be a loss of privacy for a large number of neighbouring houses. There are a number of houses directly opposite Eden who would be severely impacted by loss of privacy.

I would like to note that the construction of the building is not suitable for late night drinking and entertainment. The building is mainly constructed of glass and metal sheets. There are no window coverings and so this, combined with the large glass front, will result in light pollution and loss of privacy to residents living opposite. The noise from the venue will be a public nuisance to many Newburgh residents. On Newburgh Fair weekend, and on occasions when events are taking place at Tawd Vale Scout Camp, noise from these events can be heard throughout the village and disturb our sleep. The thought that this could happen on a regular basis from Eden is very disturbing and would cause significant nuisance.

Proposed Licensed Area

The area of the proposed licensed area at Eden Tearooms is too large and totally disproportionate to the size of the tearooms. The licensed area should be limited to the building itself, and a **temporary**

narrow area alongside the building for outside use before 6pm to take into account **temporary** measures for outdoor seating due to Covid-19. If a future planning application is made for an outside seating area, and it is accepted, then a separate licence for that should be made at the time.

Public Consultation

The applicant has not consulted with residents about their plans, despite there being sufficient time to have done so. This has left many Newburgh residents feeling extremely anxious about the future of our village. This is evident from the large volume of planning objections submitted by concerned residents.

I would also like to note that on a regular basis since opening in July, the business has repeatedly breached planning conditions and continue to hold events that they know are in breach of planning. This makes it extremely difficult to trust that the applicant will conduct their business within the conditions set out by the police and environmental health department which have been set out to protect the residents in line with the licensing objectives.

Yours faithfully,


Woodrow Drive
Newburgh