

[REDACTED]
[REDACTED]
OVER
[REDACTED]

30.09.2013

Written Representation regarding Notice for a variation to a Premises Licence: Admiral Vernon Pub,
31 High Street, OVER, CB24 4NB.

Dear Sir / Madam,

As residents of Over Village with a property in very close proximity [REDACTED] The Admiral Vernon Public House we wish to provide written representation opposing the extension to the current licence.

We have lived in our property since they were built and it being a private secluded road have enjoyed the peaceful life it has allowed us until recently. Approximately 12 months ago Admiral Vernon Public House made changes to the rear seating area adjacent to the car park. They had a double thickness wall built and raised flower beds placed around its perimeter. A new seating area was provided with parasols to attract customers and relocate the seating from the front of the road area to the back. To their credit, it looks very nice and we commended them for this. However, due to its popularity, the noise levels have increased to us over this last summer to an extent whereby we have not been able to open any windows in the evening and at night. We have also needed ear plugs to get off to sleep. The evidence therefore demonstrates prior to the proposed changes a disruption to our life of which we were, to be fair to The Admiral Vernon prepared to tolerate.

However, to our horror we noticed the trees had been cut down in the area adjacent to the car park. These trees were a barrier (both physical and sound) between our property and the pub. Notwithstanding a home to much of the wildlife, flora and fauna in the area. We are keen bird watchers and enjoy encouraging the wildlife into our gardens, hence part of our sadness and dismay they have been destroyed. We do appreciate, however the Council have assessed the area and given the go ahead to remove the trees and bushes.

We submit our objection based on the fact there is, in our view, existing evidence of Public Disruption and an extension of recreational facilities will only exacerbate the situation and become intolerable, disruptive and very stressful. We are extremely concerned this will decrease the quality of life we have enjoyed in the village for many years to the extent we would no longer be happy here.

Our house is a matter [REDACTED] away from the proposed beer garden area.

The anticipated additional noise from the enlarged public seating / beer garden, especially during the evenings for several months of the year will suggest our current measures to sustain our quality of life and sleep, i.e. closing windows and using ear plugs in the summer to reduce noise levels will no longer be effective. We believe this to be an unacceptable consequence of the change of license.

Yours sincerely
[REDACTED]

THE LICENSING ACT 2003
REPRESENTATION FORM FOR "INTERESTED PERSON" / "BODY"
 (living in the 'vicinity' of the premises detailed below)
 Please continue on a separate sheet if required

Your name / Company name	[REDACTED]
(Name of Body you represent) Please tick one: <input checked="" type="checkbox"/> i) a person affected by the proposal <input checked="" type="checkbox"/> ii) a body representing persons who may be affected <input type="checkbox"/> iii) a person involved in a business who may be affected <input type="checkbox"/> iv) a body representing persons involved in these businesses <input type="checkbox"/>	
Postal Address (inc post code)	[REDACTED] Over, Cambridge, [REDACTED]
Contact telephone number:	[REDACTED]
Mobile Number:	
Email address:	[REDACTED]

Name of Premises you are making a representation about:	Admiral Vernon
Address of the premises you are making a representation about:	31 High Street, Over, Cambridge, CB24 5NB

The prevention of crime and disorder

The prevention of public nuisance

Having reviewed the application for the proposal of a beer garden to the rear of the Admiral Vernon we would like to make representation against the proposal. We reside [REDACTED] the Admiral Vernon and with the proposal this would mean our garden would be [REDACTED] the beer garden, which would no doubt create a noise nuisance to us and residents nearby.

Given the Admiral Vernon have taken to chopping the trees within this area it will mean that the noise will not be blocked in any way. Given the pub is open until 11pm – 11.30pm this additional noise and the attraction the pub will create will affect us within our home.

The application does not cover anything to suggest the proposal will minimise the disturbance (by closing the beer garden within natural daylight) and from my knowledge local community views have not been taken into consideration as we have certainly not been informed of the proposal and were only aware when the trees were shockingly cut down.

The proposal does not cover if additional lightening will be installed which will again have a nuisance to ourselves as we can now see the back of the Admiral Vernon from our windows and within our garden.

I would like to comment that over this summer period the pub has been extremely noisy to which

we have been disturbed, we are also frequently woken up during the night from the music the pub plays and or karaoke nights they have had. Also in the early mornings woken up by motorbikes revving (Sunday mornings in particular). It appears the Admiral Vernon have a lack of understanding of the small village atmosphere Over has and instead wishes to create a City entertainment facility which is more and more becoming a nightmare for the village life our family and many others wish for.

Public Safety

Protection of Children from Harm

The term 'vicinity' is used in the Licensing Act 2003, in particular with reference to those 'interested parties' (see definition in guidance attached) who may lodge objections to applications for premises licences and who may make representations concerning existing premises licences. Unfortunately the Act does not define the term 'vicinity' but the licensing authority will determine each case on its individual merit.

If the licensing authority considers that relevant representations are made the licensing team will consider arranging a mediation meeting between the relevant parties (if all agree) to try and reach a settlement. If this informal process is unsuccessful a hearing before the Licensing Sub Committee will follow, unless the interested parties withdraw their representations.

All representations in their entirety, including your name and address will be disclosed to the applicant for the premises licence.

Signed VIA EMAIL

Date 29/09/2013


Please print name

Memorandum

To: Myles Bebbington

From: Nick Atkins

Date 25 September 2013

**Licensing Act 2003: Application for Variation
Admiral Vernon, 31 High Street, Over, Cambridgeshire.**

The Admiral Vernon, 31 High Street, Over is situated in a quiet village location, in close proximity to residential premises. The premise has operated without any formal complaints being recorded in relation to its use as a public house.

However, I have concerns relating to likely noise nuisance that may arise from the use of a proposed beer garden to the rear of the premises. Disturbance will be exacerbated when background noise levels will be lower e.g. during evening and night-time periods.

In order to protect the nearby residential premises from noise, I recommend the times the beer garden can be used should be restricted. It should not be used between 9pm and 12.00 Midday each day.

I would also recommend a condition be attached preventing any outside performances of live or recorded music, with or without amplification.

I hope the above is of assistance but should you require any further information please do not hesitate to contact me.

Regards

Nick Atkins
Environmental Health Officer

