

Pauline Ross

From: Tom Phelan
Sent: 22 August 2016 14:39
To: David Etheridge
Subject: FW: Old Rectory Hotel - change to Licence, application
Attachments: 004.jpg; licence team decision page 1 of 4.jpeg; 002.jpg; 003.jpg

Tom Phelan

Technical Officer
Tel: 01905 822799

E-mail: Tom.Phelan@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 22 August 2016 10:29
To: WRS Enquiries
Subject: Old Rectory Hotel - change to Licence, application

Dear Sir / Madam

I am writing to express my strongest objections to the Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch.

This is a quiet residential neighbourhood, with a mix of elderly and family residents. When the previous owners moved there in 2003, they also wanted to change the property from a quiet country hotel of approx. 10 rooms into a wedding and party venue, this led to years of hell for the local residents, of which I am one, until the Redditch Borough Council licensing committee put restrictions in place that gave the owners an opportunity to operate a viable wedding/ hotel business, but also respected the lives and wellbeing of the local residents of the area.

By taking the licence restrictions off the Old Rectory Hotel, you will be going against the objections of the local residents also the recommendations of the Redditch Environmental Health dept. and the licensing committee's valued judgment.

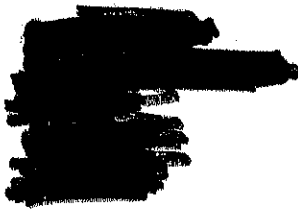
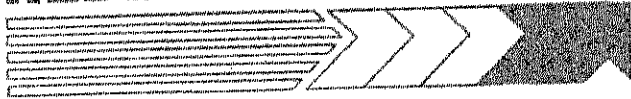
The objections I put forward are;

- The venue has limited noise suppression within the glass conservatory where the disco's and live bands perform. It was never designed or built as a major late night music venue.
- The venue has poor air conditioning, which leads to the guests opening the windows and doors on hot evenings and allows even more noise to emanate from the building.
- The venue has relatively small grounds, which means many adjoining properties are less than 100m from the source of the noise, bc it guests in the garden or music at night.
- There is limited parking at the property so Ipsley Lane which is the sole access to all of Ipsley and which has no footpath, is restricted down to one lane.
- Ipsley Lane is a popular route from the housing estates of Ipsley, Matchborough and Winyates, for families and dog walkers to access Arrow Valley country park . Increased traffic use will lead to increased pedestrian danger.
- There is very limited public transport to this venue, so the possibility of drink driving and traffic issues is increased.
- This is a quiet residential area, not a town or city centre, where music and drinking venues are normally located. Which are purpose built and adequately Policed and regulated.

I like most residents in the area, have no wish to prevent New Rectory Leisure Limited, from operating a profitable business, but this should not be done to the detriment of the lives of more than forty houses that will be directly affected by the lifting of restrictions. Restrictions which were put in for good reasons previously. Please keep the status quo.

Yours sincerely

[REDACTED SIGNATURE]



Please ask for: Licensing Team
Direct line no: 01527 534100
Email: licensing@redditchbc.gov.uk

20 April 2007

Dear 

Application to Vary Premises Licence –
Old Rectory Hotel Ipsley Lane Redditch B98 0AP

Thank you to all who attended the Licensing Sub-Committee Meeting on Tuesday 18th April 2007. I confirm the decision of the Committee which is attached.

The licence will be issued as soon as possible. Should there be evidence of contravention of any conditions of this licence; residents may make an application for review of the licence.

Schedule 5 section 4 (1) of the Licensing Act 2003 states that the applicant may appeal against any decision to modify the conditions of the licence.

Where a person who made relevant representations in relation to the application desires to contend-

(a) that any variation made ought not to have been made, or

(b) that, when varying the licence, the licensing authority ought not to have modified the conditions of the licence, or ought to have modified them in a different way, under subsection (4)(a) of that section,

he may appeal.

Schedule 5 Section (9) of the Licensing Act 2003 goes on to say any such appeal should be made to the magistrates' court for the petty sessions area (or any such area) in which the premises concerned are situated within 21 days beginning with the day on which the appellant was notified by the licensing authority of the decision.

The magistrates may make such order as to costs as it thinks fit.

Please do not hesitate to contact this office by any of the means shown above if you have any queries regarding this or other licensing matters.

Yours sincerely

Licensing Team

Decision – The Old Rectory Hotel, Ipsley Lane, Redditch (incorporating final reasons for decision and summary of legal advice given – issued 20 April 2007)

The Sub-Committee has reached a decision as follows:

Having regard to:

- the Licensing Objectives;
- Guidance issued under section 182 of the Licensing Act 2003;
- the Borough Council's Statement of Licensing Policy;
- the Applicant's proposed Operating Schedule;
- Relevant representations made by interested parties (both in writing prior to and at the hearing);

The Sub-Committee **RESOLVED** that

the application to vary the Premises Licence of The Old Rectory Hotel, Ipsley Lane, Redditch be **GRANTED** as detailed in the Schedule of Operation attached at Appendix 1 to the report subject to:

- A. the Mandatory Condition set out in the Licensing Act 2003 (and as detailed at Appendix 1 to the report) relating to the Supply of Alcohol;
- B. the following conditions for public safety and the prevention of public nuisance:
 1. All external doors and windows shall be closed between 23:00 hours and 08:00 hours during regulated entertainment. For the avoidance of doubt, this condition does not apply to bedroom external doors and windows.
 2. No music emanating from the premises should be audible outside the perimeter of the licensed premises between the hours of 23:00 and 08:00.
 3. Regulated entertainment shall not be provided on more than 3 days in any one week and shall not be provided on more than 2 Sundays in any calendar month.

Reasons for the Decision

1. The Sub-Committee has heard evidence from adjacent residents who were concerned about the provision of regulated entertainment in the form of live and recorded music at the application premises. Local residents raised concerns about music noise, noise from guests in the garden area, car parking on Ipsley Lane and noise from fireworks. Residents were concerned about the possibility of live or recorded music being provided on every day of the week and considered that this would impact on their enjoyment of their own properties.

2. In order to promote the licensing objectives of public safety and preventing public nuisance, and in view of the representations received from local residents and the statements made by the Applicant, the Sub-Committee considers that imposing conditions restricting the number of days per week when regulated entertainment may take place at the licensed premises, restricting the provision of regulated entertainment at weekends to no more than 2 Sundays per calendar month, requiring external doors and windows (except bedroom windows) to be closed between 23:00 hrs and 08:00 hrs during the provision of regulated entertainment and requiring that no music emanating from the premises should be audible outside the perimeter of the premises between the hours of 23:00 hrs and 08:00 hrs, to be appropriate.
3. The Sub-Committee noted that the Operating Schedule provided that no amplified music would be played outdoors and that the Applicant had taken a number of steps to improve the sound-proofing of the conservatory at the premises and re-orientate amplifiers at the premises when recorded music
4. The Sub-Committee noted local residents' concerns about car parking, the improvements made to the car parking at the premises by the Applicant and the Operating Schedule submitted by the Applicant restricting the number of guests permitted at any function to 120. The Licensing Sub-Committee did not consider that it had any powers to further address car parking issues in the context of this application to vary the Premises Licence.
5. The Sub-Committee also noted that the Applicant had provided in the Operating Schedule that no fireworks would be permitted at the Premises and therefore did not consider that any further condition regarding this issue was appropriate.
6. The Sub-Committee's decision is intended to reflect a balance between allowing the premises to trade whilst ensuring that the lives of residents in the vicinity of the premises are not significantly adversely affected.

Summary of Legal Advice

The Sub-Committee has received the following legal advice:

- A. The Sub-Committee should have regard to the four licensing objectives contained within the Licensing Act 2003, its Statement of Licensing Policy and the Guidance issued under Section 182 of the Licensing Act 2003.
- B. Following receipt of relevant representations the Sub-Committee should make a judgment about what constitutes public nuisance and what is necessary, in terms of conditions, to prevent it.

- C. The Sub-Committee may not impose any conditions (including restriction of hours for licensable activities) unless its discretion has been engaged following the making of relevant representations and it has been satisfied at a hearing of the necessity to impose conditions due to the representations raised.
- D. Conditions must be reasonable and proportionate.
- E. In the context of preventing public nuisance, conditions should be focused on measures within the direct control of the licence holder.

Note to the Applicant

The Sub-Committee would also ask the Applicant to consider informing local residents of dates when functions are being held at the premises, by whatever mechanism may be appropriate.

Note to Residents

Residents are reminded that issues with noise should be reported to the Council's Environmental Health Team; issues with anti-social behaviour, crime and disorder or parking should be reported to the Police; and if you have any concerns that any of these conditions are not being adhered to you should contact the Council's Licensing Team. It is suggested that any such reports are confirmed to the relevant Responsible Authority in writing.

Residents are also reminded they have the right to ask for this Licence to be reviewed. It is recommended that a written diary of any incidents which it is believed need to be reported to the Licensing Sub-Committee be kept.

Pauline Ross

From: WRS Enquiries <enquiries@worcsregservices.gov.uk>
Sent: 22 August 2016 12:02
To: Tom Phelan
Subject: FW: The Old Rectory Hotel, Ipsley, Redditch

fyi

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 22 August 2016 12:01
To: WRS Enquiries
Subject: The Old Rectory Hotel, Ipsley, Redditch

For the attention of Licensing, Worcestershire Regulatory Services.

Dear Sirs,

We understand that the new owners of the Old Rectory Hotel, Ipsley Lane, Redditch, New Rectory Leisure Limited, have applied for variations on their license to include an extension of hours, removal of variation of conditions attached and amendment of layout plans. This effectively reverses any restrictions placed on the hotel which were designed to protect the rights and amenities of the locality.

The garden of our house faces in the direction of the Old Rectory and one of our concerns is, of course, noise over extended hours.

The other issue of considerable concern is that of safety. Ipsley Lane is a delightful, narrow country lane with no pavements and is very popular with walkers whether alone or with children or dogs. There is already excessive parking along the lane when events occur and it is unacceptable that this could expand over extended hours. This safety issue is also, of course, exacerbated by extended hours and availability of alcohol.

We would like to lodge, with this email, a formal objection to this plan.

Thank you
yours sincerely
[REDACTED]

Pauline Ross

From: [REDACTED]
Sent: 23 August 2016 18:44
To: WRS Enquiries
Subject: Old Rectory Hotel - Change to Licence Application

Dear Sir/Madam,

I wish to object to the Licensing Restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch.

As a comparatively new resident to the area, it was the peace and quiet in this community which first attracted me.

I made a point of visiting the previous owners, [REDACTED]. They impressed me with the operation they ran within the existing restrictions. There was often a little noise during the early evening but this was acceptable.

It would appear that the new owners wish to expand the wedding business, and seek an extension in the licensing period together with an amendment to the layout.

I am concerned that the changes will have a detrimental effect on the neighbourhood. I am sure we would experience an increase in noise and traffic. This would not be in keeping with a quiet residential area.

Whilst not an expert in the hotel or wedding business, I am of the opinion that the new owners would be able to operate a successful business without the need for a change in the licence restrictions.

I am sure that the existing restrictions were imposed for good reason and I object to any variation to those rules.

Yours faithfully,

[REDACTED]

Pauline Ross

From: Tom Phelan
Sent: 25 August 2016 09:40
To: John Davies
Subject: FW: PREM0054- The Old Rectory Hotel, Ipsley Lane, Redditch B 98 OAP Change to licence application.

FYI

Tom Phelan

Technical Officer
Tel: 01905 822799

E-mail: Tom.Phelan@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

-----Original Message-----

From: WRS Enquiries
Sent: 25 August 2016 09:20
To: Tom Phelan
Subject: FW: PREM0054- The Old Rectory Hotel, Ipsley Lane, Redditch B 98 OAP Change to licence application.

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

-----Original Message-----

From: [REDACTED]
Sent: 24 August 2016 19:03
To: WRS Enquiries
Subject: PREM0054- The Old Rectory Hotel, Ipsley Lane, Redditch B 98 OAP Change to licence application.

Dear Sirs

We wish to inform you of our strongest objections to the proposed Licensing restriction changes requested by the new owners 'New Rectory Leisure Limited' at the above address.

We moved to the area approximately 18 months ago for what is intended to be our final house move. We chose the bungalow because of its quiet residential location and after renovating for a year we were looking forward to relaxing, albeit we did have to ring the previous owners of The Rectory in the winter when the bass of the music at a wedding could be heard through double glazing and above the TV!

We appreciate the ambience of the hotel and have gone for meals with friends. The new owners state they want a 8.5 hour change for DJ music. So presumably on a weekend we could be subjected to music most of the day and all night! There is no soundproofing in the hotel and DJ's invariably find it difficult to keep to a low volume.

We dread the thought of noisy guests, loud music, cars in the lane where we walk as a safe and peaceful place especially as one of us is disabled.

We understand Redditch Environmental Health Dept and the licensing committee were in agreement to uphold the current licence as it stands when a previous owner wanted to extend the licence.

We would ask you to look at previous evidence and ask why on earth should anything change that may have the potential to cause misery to so many people.

We have invested ourselves both financially and tirelessly into our home and we left our last property for a peaceful retirement.

We also know there are residents who are unable to voice their objections for various reasons (health etc) and we feel for them also.

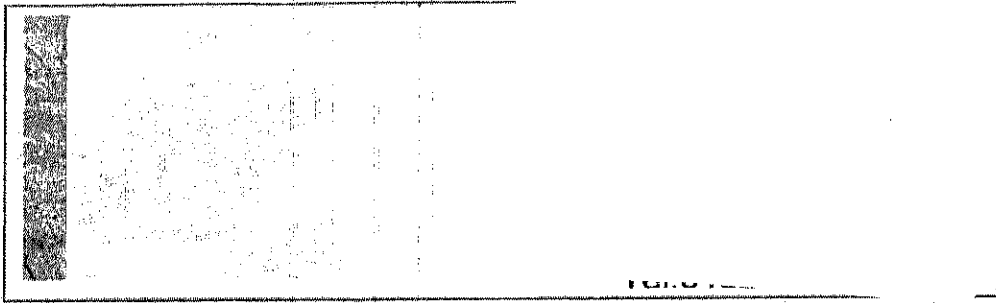
Yours sincerely

[REDACTED]

Sent from my iPad

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WORCESTERSHIRE REGULATORY
SERVICES
24 AUG 2016

Licensing, Worcestershire Regulatory Services
Wyre Forest House
Finepoint Way
Kidderminster
DY11 7WF

23rd August 2016

Dear Sirs

Re: Old Rectory Hotel's application to vary premises license

I wish to express my objections to some of the proposed changes to the license for the above hotel in Ipsley, Redditch.

Ipsley is a very quiet residential area and in 2007 when the previous owners of the hotel applied for a variation to their license this led to a protracted meeting with Redditch Borough Council representatives, the residents of Ipsley and the hotel owners. The conditions of the license were duly decided by a Sub Committee of RBC as there was no agreement reached in the meeting. (I have attached a copy of the agreement sent to me on 20th April 2007)

The terms of the license were accepted by all parties as being fair to the hotel owners, who had a business to run; the residents who are entitled to enjoy their own properties; and the Council.

The Sub Committee resolved among other conditions that:

- B1 All external doors and windows shall be closed between 23.00 and 8.00 hours during regulated entertainment.
- B2 No music emanating from the premises should be audible outside the perimeter of the licensed premises between the hours of 23.00 and 8.00
- B3 Regulated entertainment shall not be provided on more than 3 days in any one week and shall not be provided on more than 2 Sundays in any calendar month.

Several reasons for the decision are stated and I wish to stress:

- Number 3 'The Sub Committee noted that the Operating Schedule provided that no amplified music would be played outdoors and that the Applicant had taken a number of steps to improve the sound-proofing of the conservatory at the premises and re-orientate amplifiers at the premises when recorded music' (is played)
- Number 6 the 'Sub Committee's decision is intended to reflect a balance between allowing the premises to trade whilst ensuring that the lives of the residents in the vicinity of the premises are not significantly adversely affected.'

[REDACTED]
[REDACTED] Earlier this year the previous owners built a summer house [REDACTED] and used this as a wedding venue with live music outdoors – against the intentions of the Sub Committee. The present owners have indicated that they intend to continue to use the summer house as an events location. As far as I am aware there is no sound proofing at this location and when live or amplified music is played [REDACTED] I am unable to use my patio area due to the excessive noise. This directly impacts on the enjoyment I get from my own garden.

Whilst I fully understand that the present owners are running a business and are enthusiastic in their new venture I feel that their application to vary the licence needs to reflect what was agreed in 2007 after many years of disruption by the previous owners of the hotel.

I wish to object to the variation that live and/or recorded music could be played outdoors, especially as the new owners wish to change the times of:

- live music from 13.00 – midnight to 11.00 - midnight (a 2 hour change)
- recorded music from 19.30 – midnight to 11.00 - midnight (an 8 ½ hour change)
- have an option for this to be outdoors, whilst still bearing in mind that no noise should emanate from outside the perimeter of the hotel from 23.00 to 8.00.

I have no objection to recorded music having the same length of time as live music provided it is indoors and, again, not heard outside the perimeter from 23.00 to 8.00. I would find it intolerable to have either type of music for up to 12 hours outdoors in their gardens on a regular basis.

I have no objection to a New Year's Eve extension with the same proviso as above.

I do not wish to prevent the new owners of The Old Rectory Hotel from conducting their business but do not want my life blighted by the lifting of the restrictions imposed in 2007 concerning live and recorded music being played outdoors. Mine would not be the only property to be affected as there are some

40 houses in close proximity to this hotel and I am certain they share my opinion on this matter.

There are further concerns about the availability of parking at the hotel. When the hotel car park is full cars are parked in Ipsley Lane. Ipsley Lane is a narrow country lane with no footpaths and poor visibility even when the road is clear of parked cars. When there are cars parked outside the hotel it narrows the lane significantly and reduced visibility even more. This could be a danger to the many people whose only access to their homes is via Ipsley Lane and those who walk their children and/or dogs from Ipsley and both Matchborough and Winyates estates to reach Arrow Valley Park. Parking in the road reduces access to my property and affects those opposite the hotel too. Although this is not covered by the terms of the licence it remains a concern for the safety of other road users.

I trust the matters raised in this letter will get due consideration when the variation of the license is considered.

Yours faithfully,

THE ACCOMPANYING SITE PLAN FOR THIS REPRESENTATION HAS BEEN REMOVED UNDER DATA PROTECTION REGULATIONS AS IT INDICATES THE LOCATION, AND POTENTIALLY THE IDENTITY OF THE THIRD PARTY SUBMITTING THE REPRESENTATION.

2. In order to promote the licensing objectives of public safety and preventing public nuisance, and in view of the representations received from local residents and the statements made by the Applicant, the Sub-Committee considers that imposing conditions restricting the number of days per week when regulated entertainment may take place at the licensed premises, restricting the provision of regulated entertainment at weekends to no more than 2 Sundays per calendar month, requiring external doors and windows (except bedroom windows) to be closed between 23:00 hrs and 08:00 hrs during the provision of regulated entertainment and requiring that no music emanating from the premises should be audible outside the perimeter of the premises between the hours of 23:00 hrs and 08:00 hrs, to be appropriate.
3. The Sub-Committee noted that the Operating Schedule provided that no amplified music would be played outdoors and that the Applicant had taken a number of steps to improve the sound-proofing of the conservatory at the premises and re-orientate amplifiers at the premises when recorded music
4. The Sub-Committee noted local residents' concerns about car parking, the improvements made to the car parking at the premises by the Applicant and the Operating Schedule submitted by the Applicant restricting the number of guests permitted at any function to 120. The Licensing Sub-Committee did not consider that it had any powers to further address car parking issues in the context of this application to vary the Premises Licence.
5. The Sub-Committee also noted that the Applicant had provided in the Operating Schedule that no fireworks would be permitted at the Premises and therefore did not consider that any further condition regarding this issue was appropriate.
6. The Sub-Committee's decision is intended to reflect a balance between allowing the premises to trade whilst ensuring that the lives of residents in the vicinity of the premises are not significantly adversely affected.

Summary of Legal Advice

The Sub-Committee has received the following legal advice:

- A. The Sub-Committee should have regard to the four licensing objectives contained within the Licensing Act 2003, its Statement of Licensing Policy and the Guidance issued under Section 182 of the Licensing Act 2003.
- B. Following receipt of relevant representations the Sub-Committee should make a judgment about what constitutes public nuisance and what is necessary, in terms of conditions, to prevent it.

- C. The Sub-Committee may not impose any conditions (including restriction of hours for licensable activities) unless its discretion has been engaged following the making of relevant representations and it has been satisfied at a hearing of the necessity to impose conditions due to the representations raised.
- D. Conditions must be reasonable and proportionate.
- E. In the context of preventing public nuisance, conditions should be focused on measures within the direct control of the licence holder.

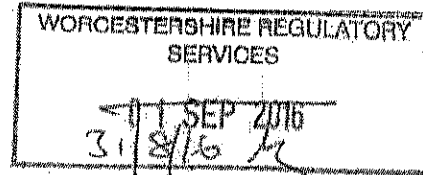
Note to the Applicant

The Sub-Committee would also ask the Applicant to consider informing local residents of dates when functions are being held at the premises, by whatever mechanism may be appropriate.

Note to Residents

Residents are reminded that issues with noise should be reported to the Council's Environmental Health Team; issues with anti-social behaviour, crime and disorder or parking should be reported to the Police; and if you have any concerns that any of these conditions are not being adhered to you should contact the Council's Licensing Team. It is suggested that any such reports are confirmed to the relevant Responsible Authority in writing.

Residents are also reminded they have the right to ask for this Licence to be reviewed. It is recommended that a written diary of any incidents which it is believed need to be reported to the Licensing Sub-Committee be kept.



Dear Sir/Madam

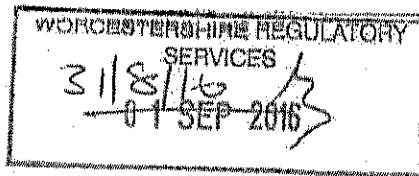
I am writing to object to the proposed Licence Application for The Old Rectory Hotel, Ipsley Lane, Redditch.

This is a quiet residential area . We chose to move here a year ago for that reason. It will no longer be so if you allow an extension to the existing restrictions.

The Old Rectory was never designed as a late night music venue. It was built as a rectory, it has small grounds with limited parking. The lane it is situated on has no footpaths so parking could be a major problem for local residents. The lane is the major route to Arrow Valley Park for Ipsley and Matchborough residents.

This area of Ipsley is a quiet residential area of Redditch please refuse this application.

Yours sincerely



30th August 2016

Licensing, Worcester Regulatory Services
Wyre Forest House
Finepoint Way
Kidderminster
DY11 7WF

Dear Sir/Madam

I am writing to express my strongest objections to the Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch. Our neighbourhood is a quiet residential one with many retired residents. The proposed changes would make all of our lives an absolute misery..

By taking the licence restrictions off, as proposed by the new owners, you will be going against the objections of the local residents and also the previous recommendations of the Redditch Environmental Health Department.

Our objections are:

- The venue has limited noise suppression within the glass conservatory where the disco's and live performing bands. The conservatory was never designed to be used as a late night music venue.
- The venue has poor air conditioning. Guests open doors and windows on hot evenings which would add to the noise.
- Many properties are within 100m of noise generation.
- There is limited parking. Ipsley Lane is a narrow road which is barely wide enough for two cars to pass slowly. This lane would inevitably be used for guest parking. This would undoubtedly create traffic hazard. There is also no footpath.
- There is little public transportation to this venue. The possibility of drink driving and traffic issues will increase.
- This is a quiet area not designed as a drinking venue with the security and policing of an inner town site.

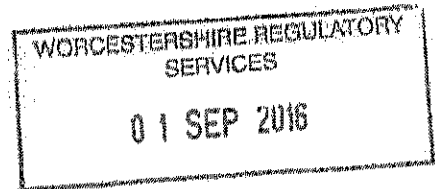
The previous restrictions were put in place to ensure a quiet residential location would not be turned into an unbearable place to live.

We hope you will consider the above points and keep the status quo.

Yours faithfully,

Licensing, Worcestershire Regulatory Services
Wyre Forest House
Firepoint Way
Kidderminster
DY11 7WF



Dear Sir or Madam, I am writing to express my strongest objections to the licensing restriction changes requested by the new owners of the Old Rectory Hotel, Spoley, Redditch.

The hotel has limited car parking space and the one access road ie Spoley Lane, quickly becomes difficult to use when large numbers of vehicles park on that lane during a permitted activity currently held at the hotel. And more so when one meets pedestrians using this footpath-less road.

Having visited the hotel several times I am aware that being an old building there is not a modern ventilation system and in a crowded room doors + windows are quickly opened with people moving out on to the lawn - weather permitting - with the sound of music following them when played.

Spoley Lane is narrow so turning a vehicle round to depart is not easy. Vehicle noise and parking greetings are not conducive to a quiet late night departure

PTO

In recent years the hotel has co-existed amicably with its neighbours since the restrictions on excessive noise and activities were imposed.

The new owners of the hotel knew of these restrictions when they purchased. They are now seeking to setup an inappropriate level of business activity in this residential neighbourhood.

These restrictions were passed some years ago to limit the disturbance endured by the residents and these restrictions should not now be lifted

Yours faithfully,

Pauline Ross

From: WRS Enquiries <enquiries@worcsregservices.gov.uk>
Sent: 01 September 2016 14:46
To: [REDACTED]
Subject: FW: Old rectory ipsley change to licence

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 31 August 2016 21:22
To: WRS Enquiries
Subject: Old rectory ipsley change to licence

Dear Sir / Madam

I understand that the new owners of The Old Rectory Hotel Ipsley have applied for changes to the present Licence. I am feel that the changes will significantly change the quality of life of residents, many of whom are elderly, living near the property. After previous discussions restrictions were put in place which were acceptable to both the business and locals. These are still valid.

1. The venue has limited parking and only just copes with about 50 cars for the present limit of 120 guests resulting in adjacent roads being used for parking. An increase to the licence to 150 guests would mean an further increase in use of Ipsley Lane and Icknield street for parking blocking access to drives. The lanes are narrow with no footpaths but are daily used by pupils at the local schools and walkers. Increased traffic would present pedestrian danger.

2. I believe live music is at present permitted on Mon – Sun from 1pm until 12am 3 days of the week but may only include 2 Sundays This was reluctantly accepted as a maximum by residents at the last public meeting. The music on such occasions is intrusive - particular disco base which is not masked by double glazing and particularly disturbing later in the evening. The noise levels are increased in the summer months when doors and windows are open and the gardens are used by the guests and for entertainment. The granting of the new application an increase to the number of days and extension of the hours would mean a considerable increase in length of time residents may have to tolerate the intrusion. 12 am seems to be a reasonable time to expect quiet even on New Years Eve as it will be at least an hour before quests and cars eventually leave the area.

Even small changes to the present licencing will inevitably change the ambience of a quiet residential area. If small changes are made regularly the effects could be very upsetting and Intolerable to neighbours which would be a pity as the Hotel facility is an asset if appropriately managed.

Yours Sincerley

Jan Smyth

From: [REDACTED]
Sent: 04 September 2016 18:22
To: WRS Enquiries
Subject: Old Rectory Hotel Ipsley

Dear Sir/Madam

I write to object to the change to Licence application for the above premises.

Any increase in capacity or operating hours will be to the detriment of the local residents lives, in particular traffic, parking and noise.

All the objections raised in 2007 which you will have on record are still relevant.

Yours sincerely

[REDACTED]

Sent from [Mail](#) for Windows 10

Pauline Ross

From: WRS Enquiries <enquiries@worcsregservices.gov.uk>
Sent: 05 September 2016 09:42
To: Sayful . Alom
Subject: FW: premisesLicence- PREM0054-The Old Rectory Hotel

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 02 September 2016 22:23
To: WRS Enquiries
Subject: premisesLicence- PREM0054-The Old Rectory Hotel

Licensing, Worcestershire Regulatory Services
Wyre Forest house
Finepoint Way
Kidderminster
DY11 7WF

2nd August 2016

**Re: Application for extension/variation of current licence for
The Old Rectory Hotel, Ipsley Lane Redditch
PREM0054**

Dear Sir/Madam,
I wish to express my deep concern about the application from the new owners of the Old Rectory Hotel for alteration to their existing licence.

Whenever live music or recorded music is played at the Hotel it can be heard across the community immediately surrounding the hotel. Whereas the occasional event is bearable, the opportunity for longer hours of live and recorded music to be used will predictably encourage more groups to demand that facility, and so significantly increase the disturbance to many homes in the community.

This is a quiet residential area housing families and older retired folk some of whom are already struggling with serious health issues and do not need added stress of coping with the intrusion of loud music through the day or late at night.

An increase in the number of guests from 120 to 150 also raises questions of control of guests when they leave events at night. Already there have been disturbances in the area from guests having left the hotel, arguing, shouting and drinking outside nearby properties. An added number of guests increases the difficulty of policing such activity.

At present car parking at the hotel is insufficient to cope with a large gathering at the hotel. Guests then park on Ipsley Lane, a narrow country lane, causing a hazard to frequent traffic to and from Wolverton Close. The lane has no pavements and is regularly used by families, children, high school students and dog walkers from Winyates and Ipsley as an access road to Arrow Valley Park. With a line of cars on one side of the lane any access by ambulance, fire service, or council vehicles is compromised. An extra 15 cars at the hotel would cause major problems on the lane.

I **do not** therefore support the application for alterations to the existing licence for the hotel and request that the present restrictions be upheld.

Yours sincerely,
[REDACTED]

From: [REDACTED]
Sent: 05 September 2016 10:25
To: WRS Enquiries
Subject: Old Rectory Hotel, Redditch. Objection to change of Licence

Monday 5th September 2016

I would like to make a formal objection to the variances of the licence of the Old Rectory hotel, Ipsley Lane, Redditch, B980AP. My Garden [REDACTED] the Old Rectory. Up to 2007, under the previous owners we had to endure unacceptable noise levels and public nuisance until restrictions were placed by the licencing committee. These restrictions were a reasonable compromise to both the residents and the operators of the Hotel.

To remove these restrictions to the licencing times, noise emission and increase the the maximum amount of people attending the premises would a great concern for public safety because to the excessive amount of cars parked on Ipsley Lane, due to the inadequate parking at the Old Rectory. This has been a problem on many occasions in the past, even with the lower numbers attending party's there, and now has happened again in the first few weeks of the New Rectory Leisure Limited taking over. I attach a photo to show the problem which recently occurred.

Objections are:

Public Safety

Ipsley Lane has no footpath, it leads from RSA Academy Arrow Vale school and sports centre, and is used extensively by School children during the day and at night as the sports centre is open until 10.30pm. Also many dog walkers use this lane to get to the Arrow Valley park. When cars are parked along this lane pedestrians have to walk in the middle of the road which is extremely dangerous.

The cars parked along Ipsley Lane will also severely restrict access for Fire Engines and ambulances if they are required in the 99 properties of Wolverton Close and the RSA Academy school.

Public nuisance

The Old Rectory have approximately 40 residential houses in close proximity to it, all of these houses have in the past experienced public nuisance of noise from guests, shouting and laughing loudly late at night, slamming car doors, taxis sounding horns, loud crashing of empty bottles being thrown in the rubbish bin after closing.

The loud dance music blights the weekends of everyone in the area. There is very little sound suppression in the property which is further reduced when the windows of the conservatory are opened due to no or very poor air conditioning.

Child Safety

On the eastern side of the property there is a 20m x 200m lake, which has a steep 2m bank from the Old Rectory. If children are unsupervised they will explore the grounds and possibly fall down the bank into the lake, this has happened before.

Unsupervised children will be able to wander out onto Ipsley Lane which has poor street lighting and no footpath.

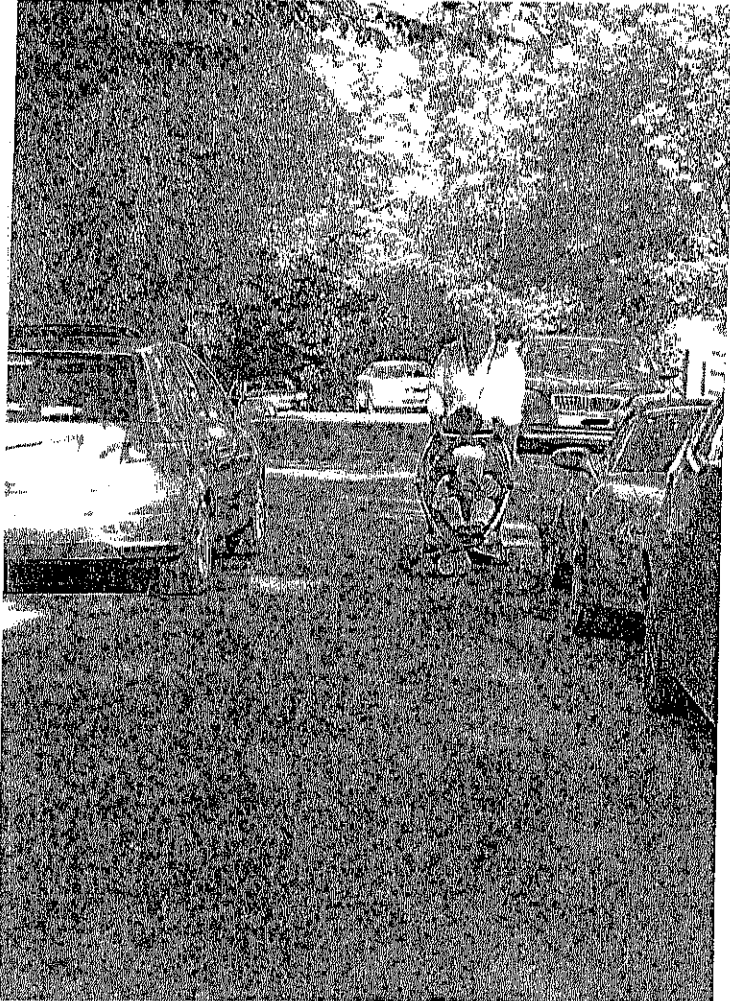
Lastly if I were to have loud music and drinking parties two or three times a week, disrupting the whole of my neighbourhood I would expect to receive an ASBO, or noise abatement order from the council. Why do these rules not apply to the Old Rectory owners who do not even reside at the property so wouldn't even be affected.

Please acknowledge receipt of this objection

Kind regards

[REDACTED]

[REDACTED], Ipsley, Redditch



Pauline Ross

From: WRS Enquiries <enquiries@worcsregservices.gov.uk>
Sent: 05 September 2016 09:42
To: Sayful , Alom
Subject: FW: Application for Licensingf Changes at the Old Rectory Hotel
Attachments: Rectory Hotel.odt

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01906 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 03 September 2016 14:13
To: WRS Enquiries
Subject: Application for Licensingf Changes at the Old Rectory Hotel

Good afternoon,

Please find attached my official objection to the Application as presented by the New Owners of the Old Rectory Hotel, Ipsely, Redditch

The application is to be heard on the 7th September 2016, and my objection living directly opposite the Old Rectory Hotel reflects not only my own views but I'm sure many of my neighbours who would also be affected.

I trust the application is declined and existing restrictions will continue to apply.

Best Regards

Licensing, Worcestershire Regulatory Services,

Wyre Forest House,

Finepont Way,

Kidderminster

DY11 7WF

2nd September 2016,

Dear Sirs,

Re: Application for Change of Licence at the Old Rectory Hotel Ipsely Lane, Ipsley, B98 0AP

I'm aware of the new owner's intentions of the above to seek approval for the Licencing arrangements and other operating requirements to be amended in order to provide greater access for their business plans.

Whilst I'm sympathetic to their predicament and further ambitions, I assume these were known to them prior to their purchase. They clearly undertook the present restrictions that had previously been applied to this Business.

It is not therefore for the residents to consider any relaxations to their application purely on the grounds of change alone.

The terms of the present restrictions, these were applied for a reason and these reasons still apply today, nothing has changed, this is a residential area, which is in close proximity to the Rectory Hotel and its facilities, the thought of returning to times gone by, with increased operating and licencing times, do nothing for the neighbourhood, other than bring increased traffic, parking restriction and most importantly a distressing impact on our lives with the increased noise levels.

The area is presently one of much beauty and the neighbourhood appreciates the peace and quiet that exists down the lane and surrounding areas. It's an area where people enjoy walks and taking time out in the peace of the area, not to be disturbed by excessive cars, parking restrictions and noise, both within the premises and the grounds of the Old Rectory Hotel.

We have our own lives to lead, the potential lifting of the present restrictions would have a major impact on the quality of our lives and property values, there is no gain and therefore I have no hesitation in raising the strongest objection to this application and any changes.

Regards

Jan Smyth

From: [REDACTED]
Sent: 05 September 2016 13:32
To: WRS Enquiries
Subject: Old Rectory Hotel Ipsley Redditch - Change to Licence Application

Dear Sirs,

I am a local resident living within [REDACTED]. Address: [REDACTED] Redditch. I have lived there for 40 years [REDACTED] the Rectory Hotel. The new owners took over the Rectory Hotel barely 4 weeks ago. The previous two owners both lived within in the Hotel. It was their home as well as a business. Whereas the new owners do not. The Hotel is a business first and last. Hence I am concerned that their 'value judgments' might, and or will, abuse the good will of their neighbours with their drive to make money by inviting more guests than ever before. Its about numbers.

There are 98 houses located in and or around Ipsley Lane. With circa 250/300 people living there. It is first and foremost a residential area. The Hotel is secondary, being surrounded on all sides with residential housing entering and leaving via Ipsley Lane. In 2007 the current Licence was restricted to 120 guests. At all times whenever circa 60+ have attended events. Like weddings. The existing car parking has always overflowed into the surrounding roads. Initially Ipsley Lane but also Tysoe Close, Upper Hall Close and Icknield Street. Hence I believe the review to change the Licence should reduce the number of guests, not try and increase it to what has been proposed as 150 guests. Nor increase the number of events allowed monthly, plus restrict the timing open at each event no greater than at present. These are a list of the objections :

1) The owner will not be present living at the hotel to police all events to control the safety re both guests and neighbours. A detail process must be circulated to ensure all 98 neighbours can not be exposed to an unsafe situation that could occur with larger numbers of people drinking alcohol for longer hours. This is a quite residential area. Please prevent it into an area known for crime and disorder.

2) Instruct all visitors visiting the Hotel. Not to park cars on- road in and or around the surrounding residential area. With a guide to steer all visitors who cannot park their cars at the Hotel, to direct then to the nearest public Car Parks. Without this it will just create a Public Nuisance to the residence.

3) A detail list of all guests present at each event to be inspected monthly to demonstrate that the spirit of the Licence can not be broken. The Licence must be cancelled if it is broken a maximum of three times within a six month period. A robust process prepared and shared with all 98 neighbours, at all times.

4) CTV must be installed and allowing neighbours to review the detail if and or when unacceptable issues occur. Issues like fighting, unruly behaviour, on-road parking etc.

5) The number of events, along with the opening times at each event should restricted to what has been done at present. Thereby limiting the noise caused by Live Music and the number of residence who are already affected. Please do not make it any worse than it is today. This is a residential not an industry estate ! It is already a Public Nuisance.

6) All guests own cars must not be parked in and or around Ipsley Lane. When ever there is on-road parking. It multiples the risk of causing accidents. Particularly because there are NO footpaths for the large number of those who walk through to the Arrow Vale Park. Plus there are over 200 other houses near Ipsley Church with children daily walking to and from the Arrow Vale School at the end of Ipsley Lane. An increase in guests will just increase the need for double parking along Ipsley Lane. This will then block the Lane for emergency vehicles. God forbid, if there is a fire in Wolverton Close and the Fire Services vehicles cannot get through !! Its

bad enough already. More on-road parking will put us all at risk and just because the new owners want to make even more money at our expense !

Which comes first, their profit or our safety ?

Your organization have the power to review the current objections recognizing that the number of guests should be reduced from 120 down to circa 60. Please do not create an already bad situation to get worst until someone would have to get injured before you will listen to the objections.

Yours sincerely


Concerned Resident

From:
Sent: 05 September 2016 16:05
To: WRS Enquiries
Subject: The Old Rectory Hotel Ipsley Lane Redditch

Re Change of Licence Application

Dear Sir / Madame

I take this opportunity to object to the proposed changes to the current licence held by this establishment on the grounds of the potential increase in noise pollution, parking issues and issues surrounding the collection of commercial waste as the current owners no longer have a rear access off Icknield Street. May I also draw your attention to a mistake in section 1 of the application where the Registered Address is given as Ipsley Street and not Ipsley Lane as it should be. My home address is

Regards



31 August 2016

Licensing, Worcs. Regulatory Services,
Wyre Forest House
Finepoint Way
KIDDERMINSTER
DY11 7WF

**Ref: Application for changes in licence for the
Old Rectory Hotel, Ipsley Lane, Redditch**

Dear Sirs.

We will be deeply affected by any changes to the present Licensing Agreement for the Old Rectory Hotel. We are the original owners of the property nearest to the Conservatory (due East) and remember only too well many years of disturbance with bands playing outside the premises and groups playing in the conservatory with no restrictions to the sounds blasting from late night parties and even screeching at 1.00am. It was unacceptable by any standards.

We were really satisfied with the decisions of the local council which shaped the 2007 agreement with its new regulations because it balanced the needs of the business and the needs of the local community. A revision as requested now would be totally intolerable. We do have explicit reservations about the new building extension – more people celebrating in a confined space – more noise and usually the need to open doors and windows..... The effect on the homes nearby would be shattering (the extra noise from more folks enjoying themselves; possibly a hot atmosphere and trauma for all of us!)

The extension of hours for use of live music and recorded music will allow the opportunity for more frequent and protracted disturbance for neighbours who wish to enjoy quiet in their own gardens and homes.

We have been able to live with the consequences of commercial use so near, under the present licensing agreement and would be happy for that to continue. We do however wish to express our objections to the proposed changes feeling that these will cause unacceptable disturbance to us and many others in this quiet residential area.

Yours faithfully,

28

16

2 September 2016

Licensing, Worcestershire Regulatory Services
Wyre Forest House
Finepoint Way
Kidderminster
DY11 7WF



Dear Sirs

Re: **Premises Licence - PREM0054**
The Old Rectory Hotel & Proposed Changes

With reference to the above we strongly object to any changes to the existing Licence. There should be no music of any kind, i.e. live music and definitely not recorded (D.J's) before 7.30pm.

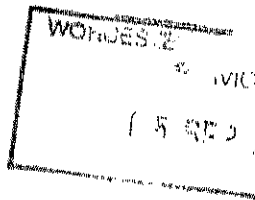
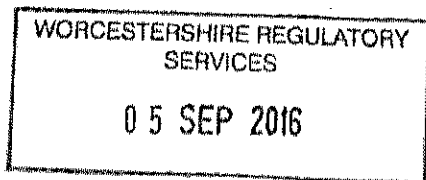
The existing building has inadequate noise suppression. This is a residential area and the sound will travel at night. Any future building or extensions must be fully sound proofed with air conditioning and no opening windows.

The hotel was not built with the intention of music and entertainment (it was a residential house). All existing covenants should not be altered in any way. We know the new owners intend to have a 24 hour reception which means people can go in and out at any time of the day and night which could be attractive to "ladies and gentlemen of the night"!!

The other serious problem is parking and since the new owners have been here Icknield Street, which is very narrow, is used as a car park which results in insufficient space for an Ambulance or Fire Engine to access the frontages of the residents. This should be a no-parking area, especially as we have no pavements.

Finally, noise from the Hotel currently disturbs the sleep of residents without even having additional extra opening hours. Some of these are still working and others are very elderly.

Yours faithfully



Licensing Worcestershire Regulatory Services,
Wyre Forest House,
Finepoint Way
Kidderminster.
DY11 7WF

01.09.16

OBJECTION TO APPLICATION TO VARY A PREMISE LICENCE
THE OLD RECTORY HOTEL, IPSLEY, REDDITCH B98 0AP

Dear Sirs,

We write to object to variation of the above licence in respect of:

Removal of Annex 2 Conditions section D –
No amplified music played outside
Discos controlled as supplied exclusively by Hotel

The reason for this objection is that the grounds are situated in a residential area with all houses in Wolverton Close, Icknield Street and Glebe Close being within 100 metres from the sound source and will cause major Public Nuisance to all the residents in the immediate and surrounding area, particularly on weekends when residents would want to enjoy their gardens.

Please see attached aerial photograph

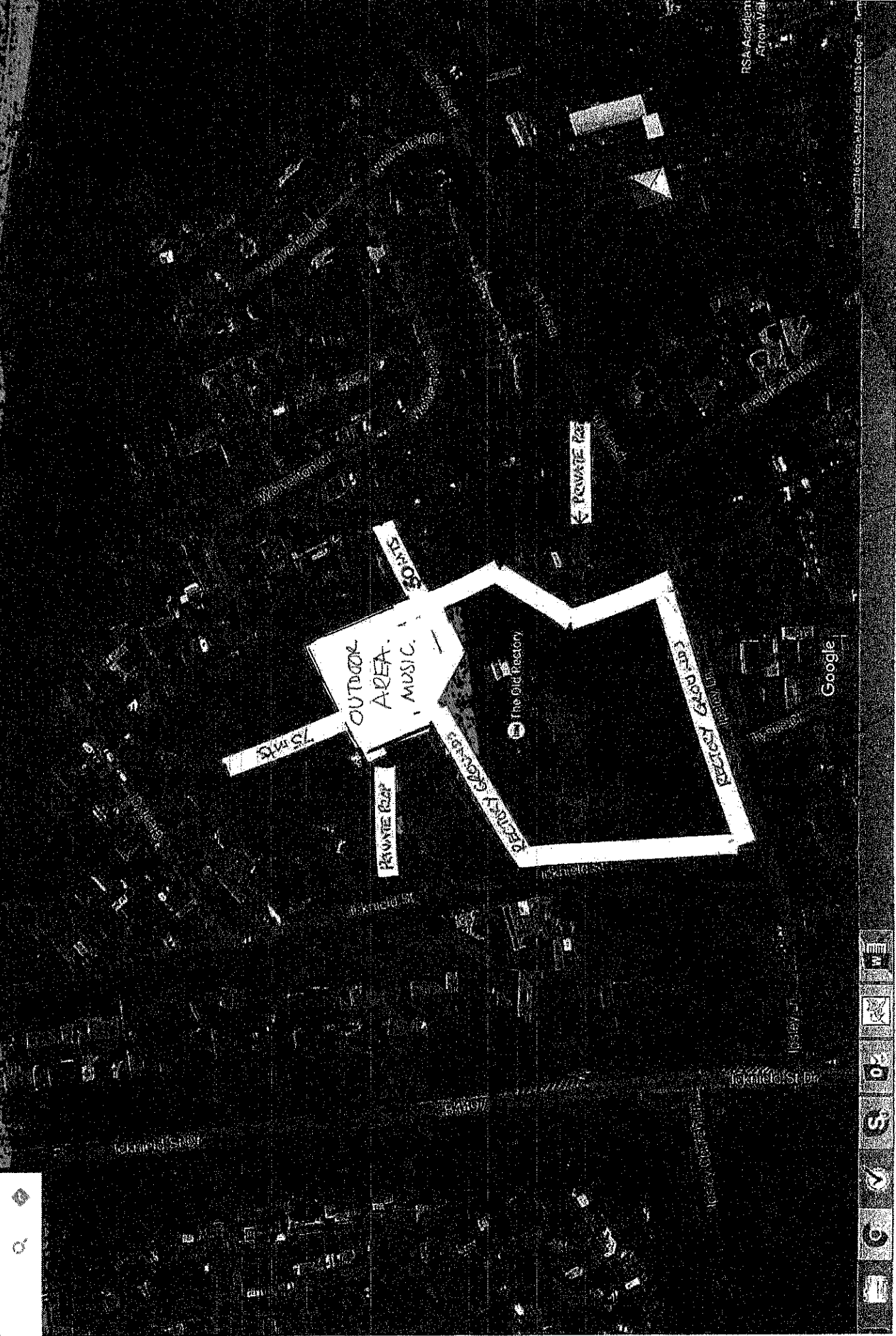
It is impossible to enforce sound restrictions without constant policing and monitoring and these resources are not available on a regular basis and would only be triggered after the nuisance has been endured

This very provision was imposed several years ago after neighbourhood campaigns and representation in response to major nuisance experienced by residents at that time

We wish the new owners every success in their venture, however we are disappointed that they declined to detail this element of requested changes when they invited neighbours to their premises to discuss their proposals for the future of The Old Rectory Hotel.

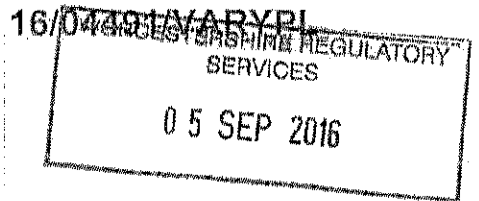
Thank you for accepting this objection which cannot be considered unreasonable for a commercial venture in a strictly residential area especially when the owners themselves do not live on the premises and will not be inconvenienced by their actions.

google.co.uk/maps/@52.298496,-1.900993,15.293m/data=!3m1!1e3



Google

Licence application changes – Old Rectory Hotel – Ipsley



Dear Sir / Madam

I wish to object to any changes to the restrictions on the licence which the new owners of the Old Rectory Hotel, Ipsley, Redditch desire. My house and garden is separated from the Old Rectory grounds by an open area of grass of an adjacent property.

When the Rectory was converted from a dwelling to an hotel it was a residential hotel which had no functions or parties, and all parking was contained within the grounds.

Subsequent owners have changed the hotel character and wished to make it a party venue with loud music often going well into the night time. A licence was granted with many restrictions as a result of the objections of local residents. These restrictions do not seem to have been followed at times. Each new owner has wished to push the hotel a little closer to being an all night party venue.

This is a quiet residential neighbourhood, not a town centre area and as such, this is not an appropriate use for the property. Parking is restricted and often spills into the narrow lane which feeds the residential estate, blocking access for emergency services and residents alike. The lane is without a footpath and is used by families from a large area around the lane – dog walkers and children to access the park across the main road via the underpass. As this is a cul-de-sac car owners use residents drives to facilitate turning.

The area is not served by public transport and being in a residential area is not policed in the same way as town centre licensed premises. People leaving the parties late at night cause distress to local residents with their raucous behaviour and lack of care in driving due to high spirits and perhaps alcohol consumption.

The hotel has a conservatory which is used for the parties. This comfortably seats around 30 people. As they are currently licensed for 120 the party spills into the garden area and doors and windows are opened to ventilate the building. Noise and music is not contained. Even if the conservatory were extended and double glazed it is unlikely that parties will be contained within the area.

The new owners wish to further promote the wedding and party venue and extend the hours that music may be played.

While not wishing to deny the owners a legitimate business opportunity, I would submit that the number of events should be restricted, as should the number for which the venue is licensed, hours of playing music should be restricted to a maximum each weekend, and not allowed from 11am to midnight every day. Marquees in the gardens and outdoor music performance is inappropriate.

I feel that if we give an inch on current restrictions, we will soon find ourselves bombarded with noise and disturbance, and in the case of a resale of the property any further owners would take this as a status quo and press for further extensions. These creeping changes must not be allowed.

Pauline Ross

From: David Etheridge
Sent: 05 September 2016 08:47
To: John Davies; Sayful Alom
Subject: FW: Old Rectory Hotel, Redditch

Hi both,

Not sure if this one has been received and logged already or not.

Regards

Dave

Dave Etheridge

Senior Practitioner (Licensing)
Tel: 01905 822799
Fax: 01562 745516
E-mail: Dave.Etheridge@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 01 September 2016 16:55
To: Dave Etheridge
Subject: FW: Old Rectory Hotel, Redditch

From: [REDACTED]
To: wrsenquiries@worcsregservices.gov.uk
Subject: Old Rectory Hotel, Redditch
Date: Mon, 22 Aug 2016 12:43:40 +0100

Dear Sir/Madam

I write to express my concerns and register an objection about the proposed Licensing Restriction Changes requested by the new management at the Old Rectory, Redditch.

(May I point out that, to see the exact nature of the changes to the license, one has to make an appointment to go to Redditch BC offices. It is not available online. Is this not discriminatory? Not everyone is able to make their way into town. Nor does everyone has access to the internet. Should the authority not, at the very least, make the information available electronically and post a copy to local residents if asked to do so?)

My objections are on the following two grounds of the four licensing objectives which it is the duty of the local licensing authority to promote:

1. Public Safety
2. The Prevention of Public Nuisance

1 Public Safety

When events take place at the venue there is frequently a great deal of parking on the road.

Please look at the map (link below). You can see that there is little parking space onsite and consequently guests use Ipsley Lane to park their vehicles. There is additional manoeuvring of taxis and other vehicles going to and fro in this tight space. This is a highly-used route by walkers from Matchborough, Winyates and Ipsley to the Arrow Valley Park. There are no pavements and pedestrians are obliged to walk on the narrow lane. Moreover there are currently two large bins blocking one side of the verge by the hotel. May I ask why these are not on the hotel premises? This does not instil confidence that the management will be respectful of this residential area. (In commercial terms it also seems strange that potential customers be confronted by these bins immediately on arrival.) I certainly think they present a poor image of the area.



Surely at a time when the nation is concerned about public obesity and wanting to promote good health we should not be putting literal obstacles in the way of residents? One obvious solution for the Hotel would be to provide extra parking within their grounds. That would negate the effect of vehicles on pedestrians. There may be TPOs which could limit construction of new parking areas but the licensing authority must, by law, promote Public Safety. Clearly on-road parking where there are no pavements and the route is heavily-used by pedestrians seeking access to a public amenity is contrary to such an objective.

- First an aerial view of the premises.

<https://www.google.co.uk/maps/place/Wolverton+Cl,+Redditch+B98+0AR/@52.2980748,-1.9014321,107m/data=!3m1!1e3!4m5!3m4!1s0x4870c11c0277d74d:0x6b25ff25cae598a18m2!3d52.2987874!4d-1.8996393>

- View of the lane (hotel entrance indicated by white fate on the right) illustrating the residential and semi-rural aspect of the area,

<https://www.instantstreetview.com/@52.297524,-1.901558,72.81h,-14.18p,1z>

- Here is one view of the lane. The entrance to the hotel is on the right.

<https://www.instantstreetview.com/@52.297674,-1.900801,-114.37h,-7.41p,1z>

- This is the lane continuing to the E.

<https://www.instantstreetview.com/@52.297761,-1.900338,-114.37h,-7.41p,1z>

- Now a view up towards Icknield Street Way. Note the bizarre lane-positioning. I fear people already do not treat this lane as a public highway. There are often pedestrians and dogs to avoid and the dodging and weaving round lines of roadside parked vehicles is not a prospect I relish.

<https://www.instantstreetview.com/@52.297616,-1.901105,-114.37h,-7.41p,1z>

2 The Prevention of Public Nuisance

Even within the last month in new hands this household has had to email the Hotel with a complaint about noise into the small hours. An email to which we have had no reply. This does not encourage us to suppose that the new management has a great deal of consideration for the local residents.

I draw to your attention the Redditch Statement of Licensing Policy for 2014 to 2019 and in particular the following sections (in bold accompanied by my comments) :

6.24 Licensed premises, especially those operating late at night and in the early hours of the morning, can sometimes cause a range of nuisances impacting on people living, working or sleeping in the area surrounding the premises.

Please look once again at the map to determine the distances between the houses and the hotel. I estimate 30 metres between me [REDACTED] and the building.

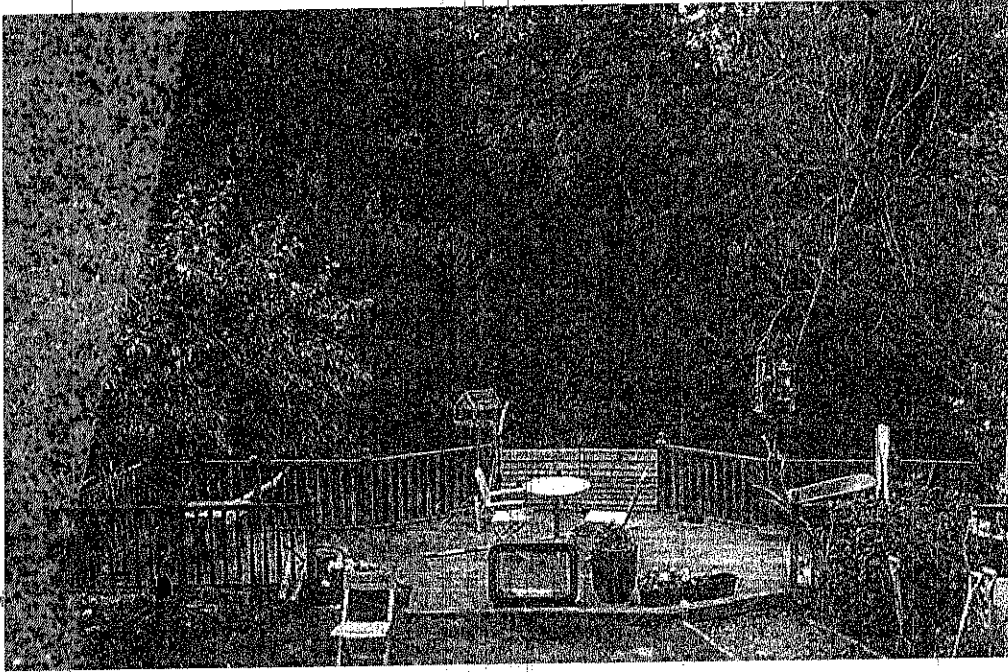
6.25 The licensing authority is keen to protect the amenity of residents and businesses within the area surrounding a licensed premises that are affected by the carrying on of licensable activities at that premises.

See above.

6.28 In particular the licensing authority will consider the action that is appropriate for the premises that the applicant has taken or is proposing with regard to the following: i) prevention of noise and vibration escaping from the premises, including music, noise from ventilation equipment, and human voices. Such measures may include the installation of soundproofing, air conditioning, acoustic lobbies and sound limitation devices; ii) The structural suitability of the premises to provide the licensable activities sought including for example matters such as whether the premises benefits from double glazing and lobbied doors. iii) preventing disturbance by customers arriving at or leaving the premises, particularly between 11.00 pm and 7.00 am;

What proposals does the hotel have for noise and vibration prevention? A neighbour, [REDACTED] has registered an objection and told me that when the license was previously extended he suffered until the early hours with the booming vibration from music. Windows were opened. It was impossible to sleep. This is a Georgian building. What measures have been put in place with regard to i and ii? The garden areas are currently used by guests and, on fine nights (such as recently), we are affected by shrieking and behaviour we suppose is influenced by alcohol consumption. I moved here in 2015 and so have only the reports of my neighbours to go on but I have been told their lives were made a misery. What measures have been taken to soundproof, air condition and sound-limit the property? I have seen no evidence of any such work (and remember that my garden adjoins the hotel). What steps are to be taken? What guarantees can be made that the impact on the environment will be minimised?

The proposed garden buffets (given that our house is 15 metres away from the garden of the Old Rectory) should be time-limited. It should be made clear to guests that the garden is to be cleared before 9pm. Please remember that this is a residential area. Those of us who border the hotel have dogs and children. Numbers of people over the other side of the fence is likely to result in excessive barking by the dogs and disruption to sleep patterns for children. The view below (see fence at centre) shows the boundary between our garden and the garden of the hotel (proposed site of buffet). I ask you to imagine the effect on this residential area of dozens or a hundred or so people (some having perhaps been drinking) so close to us for hours on end and possibly into the night.



v) ensuring staff leave the premises quietly; vi) arrangements for parking by patrons and staff, and the effect of the parking on local residents;

I have referred already to the inadequate provision for parking. Which areas of the property are to be re-designated as parking zones?

The current licensing conditions as observed by the previous owners worked well for us. Until the change of hands we have had no occasion whatsoever to complain. However in only one month we have now experienced noise in the early hours and the sight of the bins on the verge. Our complaint about noise went unanswered.

In conclusion I object to the proposed licensing changes on the basis of Public Safety and the Prevention of Public Nuisance. I would prefer the license conditions to remain as they are currently as this would accord with the promotion of licensing objectives plus the continuation of the hotel as a business offering jobs to local people. If the changes were to be made without extensive adaptations/modernisation of the premises and parking I fear that the effect on the residents would be dire.

Yours faithfully

Pauline Ross

From: [REDACTED]
Sent: 05 September 2016 13:32
To: WRS Enquiries
Subject: Old Rectory Hotel Ipsley Redditch - Change to Licence Application

Dear Sirs,

I have lived [REDACTED] the Rectory Hotel in Ipsley Lane for 40 years. The Hotel is surrounded on four sides with 98 houses. It is a quiet residential area with around 300 people living here. Whenever the Hotel has held events. Their own car parking is always inadequate. Requiring on-road parking spilling in and around roads along Ipsley Lane. Causing a nuisance whenever people unfairly block residence entrances with their cars. It is a problem today and will only get worse if driven by the planned change within their Licence Application. Whilst the Licensing Organisation could hide behind this issue as a civil issue to be resolved by the Police for the residence to complain to the Police even if it is caused by the guests visiting the Hotel. Hence if the number of guests were to be reduced from 120 to circa 60. Then the residences on-road parking problem would be resolved at a stroke. It should be pointed out that the current owners recognize that on-road parking is an existing problem. This was demonstrated when they stated to a dozen invited neighbours like me on Wednesday 31st August. They explained that they plan to expand the current car parking to a total capacity of 80 cars from the current maximum capacity of under 20 cars. Hence if once constructed, it would resolve the current on-road parking issue at a stroke. However devil is in the detail, with no substance behind their statement. Particularly re the timing that it would take to complete. It was explained to the owners that if they are serious about planning to resolve this issue as they outlined. It was recommended that the Change to the Licence Application should be halted immediately. Instructing the owners to submit their new on-site Car Parking capacity for 80 cars with an approved plan before they will reconsider submitting their Application again. Otherwise a bad on-road parking situation for all residences today, will only get worse until they resolve it with a robust solution.

Hence the owners hunger to secure the change to their Licence Application is like getting ahead of the game when they have admitted that they are barely just days since taken over with the keys to the Hotel. As before. The devil is in the detail. Why would they need to change the Licence as outlined within their Application. When they have said that they were never given the previous owners business data base re what they were taking over. Like customers who had booked before, were turning up on the first day the new ownership took over and had no knowledge of who had placed orders etc etc.

Chaos from the outset. Simply they should slow down the process and take 6 or even 12 months to learn what the full potential is within the business. Not forgetting the ongoing issues for the neighbours within all 98 residences. And then work out exactly what changes they need to organize within the business, including the Licence as to what would make a difference re their Licence. Certainly not what they have done by applying to change the Licence before anything else. It's just like a 'cart before the horse'. That is, unless they have a hidden agenda. Like to sell on the Hotel as soon as they receive a new Licence at an inflated profit.

The current Licence should provide potential to grow the business without needing to change it because they still have a simple opportunity to apply the Council to issue an extension on a one off basis if and or when required. So why alienate the neighbours from the start?

The two main objections are the current on-road car parking along with noise caused by loud music. Approval of their application will only increase the two main objections. Please do not hide behind whatever neighbours send in re their objections. We are all amateurs.

You are the professionals. If we have not ticked the right boxes. You are the Professionals so use common sense to block the Application now. Go and witness the whole area around Ipsley Lane and allow the neighbours to demonstrate our real concerns, not just the objections we need to write about!

Ipsley Lane is a narrow road with no footpaths. When on-road parking occurs and not just when there is double parking like earlier last week. It creates real danger for residence if and or when emergency vehicles have to be driven along any of the roads in and around Ipsley Lane. There is no footpath along Ipsley Lane and is a thoroughfare for people walking to Arrow Vale Lake from both Matchborough and Winyates as well as Ipsley. Equally it is the main thoroughfare for children walking to Arrow Vale Academy School from over 200 houses in Ipsley around St Peter's Church. This is already a Public Safety issue as well as a Children's Safety issue. So why not stop the Application now before someone gets injured with an increase in on-road parking. Equally to increase the number of events fueled by alcohol will create a public nuisance caused by loud music along with the reality that public disorder and crime caused along with the high spirits fueled by alcohol.

It will be madness to ignore the number of objections from neighbours. But it is about QUALITY not QUANTITY. Just one objection should be sufficient to stop the Application. There is already issues regarding Public Safety, Children Safety, Public Nuisance. Crime and Disorder will just follow hand in hand if the number of guests are allowed to increase!!

Regards
From a concerned neighbour
[REDACTED]

Pauline Ross

From: [REDACTED]
Sent: 06 September 2016 13:02
To: WRS Enquiries
Cc: Ann May
Subject: Old Rectory License Change - 16/04491/VARYPL

Dear Sir/Madam,

I am writing to make a representation with regards to the recent notice of application the Old Rectory Hotel has made to amend its license (reference: 16/04491/VARYPL).

Having spoken to Ann May and reviewed the license documentation I understand that the main points of the application are:

- an extension of the hours allowable for both live and recorded music to be played from 11am (instead of 7.30pm) Monday - Sunday and until 2am on New Year's Eve
- to allow amplified music to be played outside on the grounds
- to increase guest numbers from 120 to 150 people
- to remove Annex 3 (for sound not to be audible outside the perimeter past 11pm) which would effectively allow loud music to be played until 12am each evening

Our house [REDACTED] is directly on the boundary of the Old Rectory Hotel and we are roughly 10 metres from the room that they use for discos and other music.

We are able to hear this music from every room of our house (with all of our doors and windows shut) and volume wise it drowns out our TV! The noise from this music severely impacts how we use our house and our ability to peacefully enjoy our own property and gardens. As such I strongly object to any changes that could lead to an increase in the volume or duration of this noise.

Whilst I understand that music is an important part of a wedding or other events I consider 11pm to be the absolute upper limit for this given the residential situation of the Old Rectory Hotel. If the music was audible at this level and ran past 11pm this would in turn keep me and family awake to the same time. Hence the conditions in the existing Annex 3 (for sound not to be audible outside the perimeter past 11pm) are important to keep as a minimum.

Likewise I strongly object to the extension to allow an earlier start of 11am (previously 7.30pm). Extending the license to this earlier time would mean we have the potential for over 12 hours of constant loud music and noise, which is not acceptable for us to live with. The venue does not just run weddings, but sometimes private parties focusing on loud music. If you couple this with the additional request to increase the number of guests the amount and duration of noise would be greatly increased, as would the impact on our lives.

1

Finally, given the noise levels we experience currently from indoor music I feel that allowing amplified music to be played outdoors would significantly increase the noise levels and is not appropriate at any time, even if only allowed to 11pm. Given the close proximity of the houses around the grounds of the Old Rectory Hotel any amplified outdoor music would be clearly heard and would impact our enjoyment of gardens as well as indoor spaces (where the sound would also be clearly heard). Our gardens are surrounded (on 2 sides) by the Old Rectory Hotel's grounds so we would not be able to enjoy any part of our gardens and indeed house without hearing noise from the venue.

Whilst I appreciate the Old Rectory Hotel needs to try and run a successful business I do not think this should be allowed to expand at the expense of the 40 or so residents who have to live with the effects. I therefore request that you hold The Old Rectory to its current licensing conditions as a minimum and help protect my, and the other local residents', right to a healthy and peaceful home life.

Please can you respond to acknowledge receipt of my email.

Yours faithfully,
[REDACTED]

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Pauline Ross

From: Raza Miah
Sent: 06 September 2016 17:14
To: John Davies
Subject: FW: Old Rectory Hotel - (Ref: 16/04491/VARYPL)

Raza Miah

M.MedSc, M.Sc, CMIOSH
Technical Officer (Licensing)
Tel: 01562 738061
Mobile: 07788584729
Fax: 01562 745516
E-mail: Raza.Miah@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: WRS Enquiries
Sent: 06 September 2016 15:35
To: Raza Miah
Subject: FW: Old Rectory Hotel - (Ref: 16/04491/VARYPL)

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 06 September 2016 15:20
To: WRS Enquiries
Subject: Old Rectory Hotel - (Ref: 16/04491/VARYPL)

Hi,

This email is relating to the license change the Old Rectory Hotel has submitted (Ref: 16/04491/VARYPL).

We have recently purchased our house [REDACTED] as a family home and bought it on the basis of the existing license. We spent some time researching the license before we purchased the house and also visited the area at several different times (and during a wedding) as noise was a major concern given the proximity of our house to the Hotel. When we moved into the house we were somewhat disappointed to find that we were able to hear disco noise loudly in every room of our house. The only saving grace of this was the fact it only ran from 8pm to 11pm.

The changes to the license would effectively allow constant loud music from 11am through to midnight. We bought the house as a family home and if these changes are allowed we could face a situation where we have constant noise for over 12 hours for up to 4 days a week (including all weekend) throughout the year! This would be antisocial and simply impossible to live with. The request to allow amplified music in the gardens would obviously add additional noise and would allow the venue to effectively double the amount of sound it produces as it could host an inside and outside disco simultaneously.

After meeting the new owners I understand that, unlike the previous owners, they are not going to be living at the Old Rectory as they do not consider the venue to be a suitable place to raise children. I don't see therefore how these changes are appropriate given the residential situation of the Hotel and the fact they aren't prepared to raise their own children in the same environment I am expected to.

Currently during events at the Old Rectory guest parking spills out onto the surrounding residential roads causing a nuisance. The requested increase in guest numbers will only make this worse. Given most of the surrounding roads do not have pavements the parked cars are a real hazard to dog walkers and children alike and should not be allowed, let alone worsened.

I strongly oppose the requested application changes and ask that you please consider the residential situation of the Old Rectory Hotel and the fact my family and I need to try and live with any noise and antisocial behaviour they create.

Can you please respond to confirm you have received my email.

Thanks,

For the Urgent Attention of:

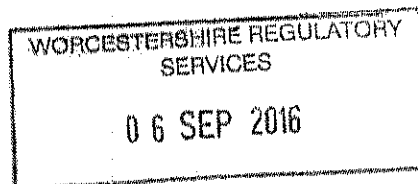
Licensing, Worcestershire Regulatory Services

Wyre Forest House,

Finepoint Way,

Kidderminster

DY 117WF.



4th September 2016

I refer to The Rectory Hotel Ipsley request for changes to their licensing agreement.

My understanding is the new owners of the Hotel wish to:

A: Extend the terms of licensable activities

B: The removal of variation of conditions attached to the license

C: Amendment of the layout of the Hotel

Having been a resident of Wolverton Close for over 25 years, it is the pure country nature of the area that we all appreciate and value and that by simple definition means:

Silence is golden:

The road access the Wolverton Close is a country road with no footpaths and limited safe road parking areas, in fact it should be a mandatory 20 mph limited road for safety purposes. Dog walkers, families going the local shops, children going to local schools and delivery vehicles all add to a heightened risk of a serious accident. The road is a major access road for all of the local Ipsley and Matchborough Housing Areas.

Given the above observations to compound issues by more vehicles attending the Rectory Hotel is to us and our residential colleagues 'compounding and increasing current concerns.'

There will be insufficient parking spaces on the Hotel premises to support the indicated numbers and the cars will be parked in the road as indeed they were on Friday of last week for an event hosted at the Hotel by the new owners gave an indication and the impact of their requested license changes.

In conclusion, I am very pleased that we have the Hotel within Ipsley and I will support the growth with the application by your controlling body to ensure the concerns I have indicated are controlled for the safety of the community of Ipsley.

I urge to you give due consideration to the above during the review of the Hotels licensing requirements. Yours Sincerely,

Pauline Ross

From: Raza Miah
Sent: 06 September 2016 16:19
To: John Davies
Subject: FW: re. Old Rectory Hotel - change to Licence application

Raza Miah

M.MedSc, M.Sc, CMIOSH
Technical Officer (Licensing)
Tel: 01562 738061
Mobile: 07788584729
Fax: 01562 745516
E-mail: Raza.Miah@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 05 September 2016 14:29
To: WRS Enquiries
Subject: re. Old Rectory Hotel - change to Licence application

Hi,
We are a couple in our mid eighties and we enjoy living in this pleasant, quiet area.
We have been disturbed since we came to live here by the sounds of music, people shouting
And fireworks exploding on some weekends.
The proposed alterations in the new Licence application would allow the new owners to make
The disturbance to our lives a 24/7 affair.
We are hoping you that you will refuse the new owners of the Hotel their proposed changes.

Yours,
[REDACTED]

Sent from [Mail](#) for Windows 10

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From:

Sent: 06 September 2016 21:58

To: WRS Enquiries

Subject: Fw: Planning application Old Rectory Hotel Ipsley Redditch

On Tuesday, 6 September 2016, 21:55, :

wrote:

Dear sir/madam

I am writing to register my objection to the proposed changes to the current planning approval for The Old Rectory Hotel, Ipsley, Redditch, Worcs B98 0TB.

We live at Ipsley and have been here since November 1996.

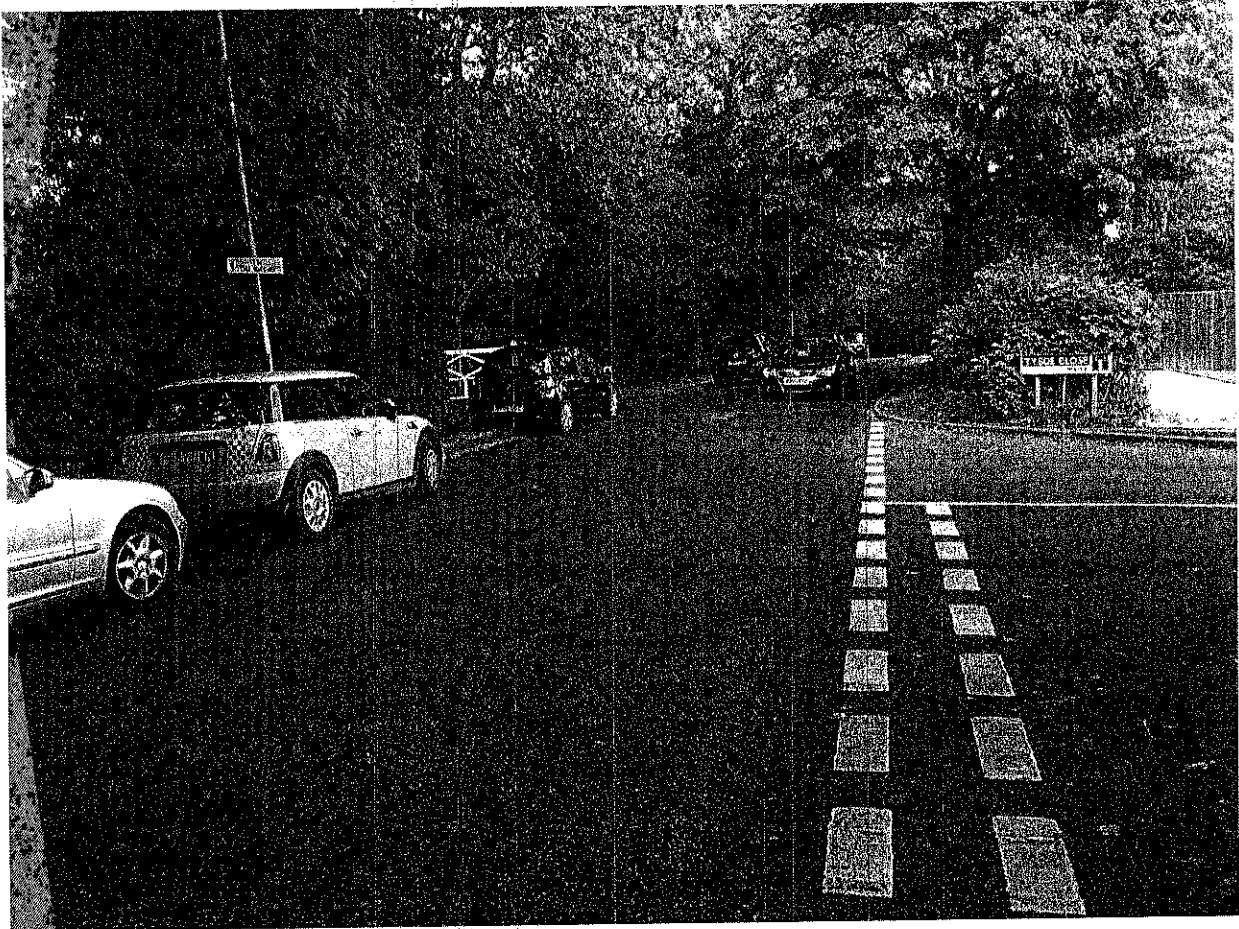
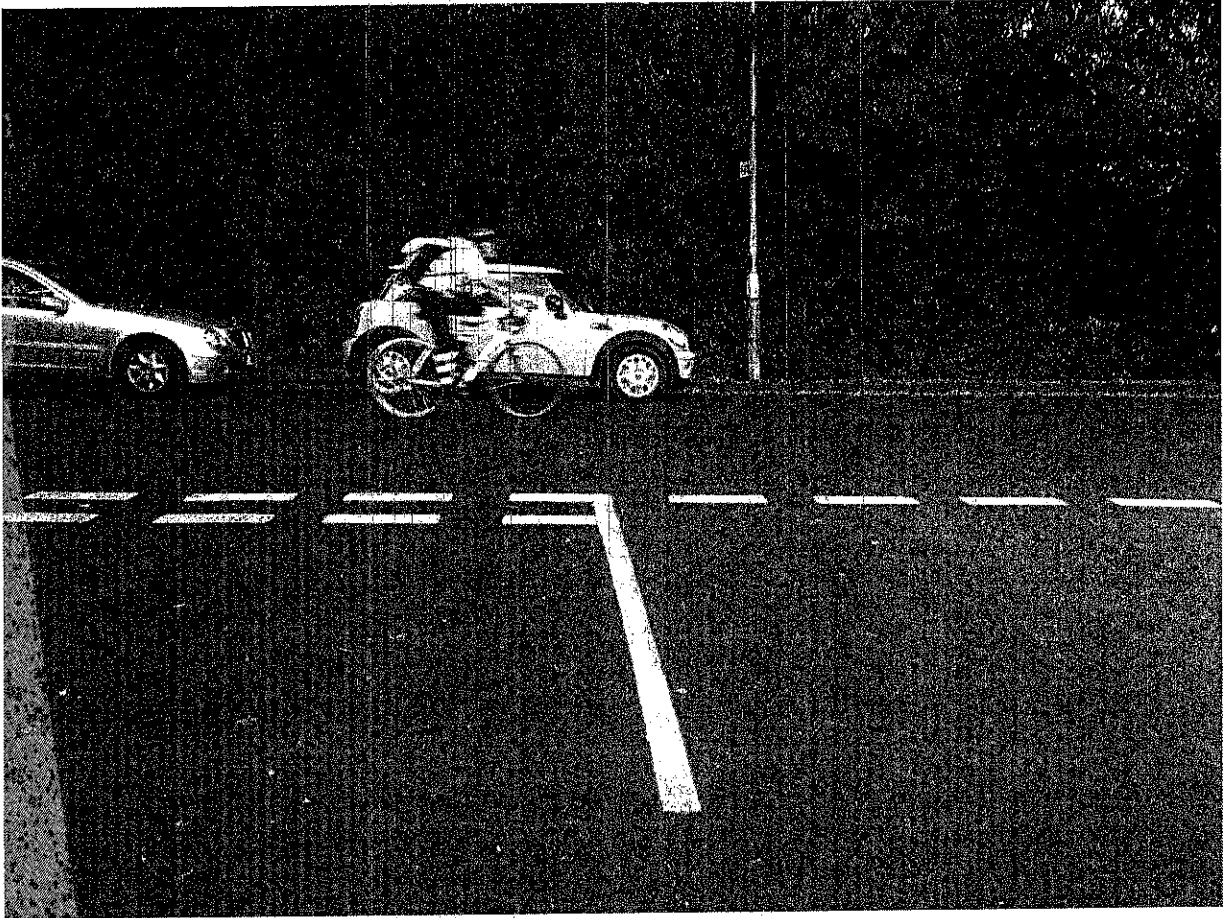
Since we have been here there have been a number of owners of the hotel and with each owner the number and frequency of activities have also varied. There have been a series of incidents that have led to complaints being raised with the owners by me, namely noise and roadside/kerb parking in Tysoe Close and Ipsley Lane.

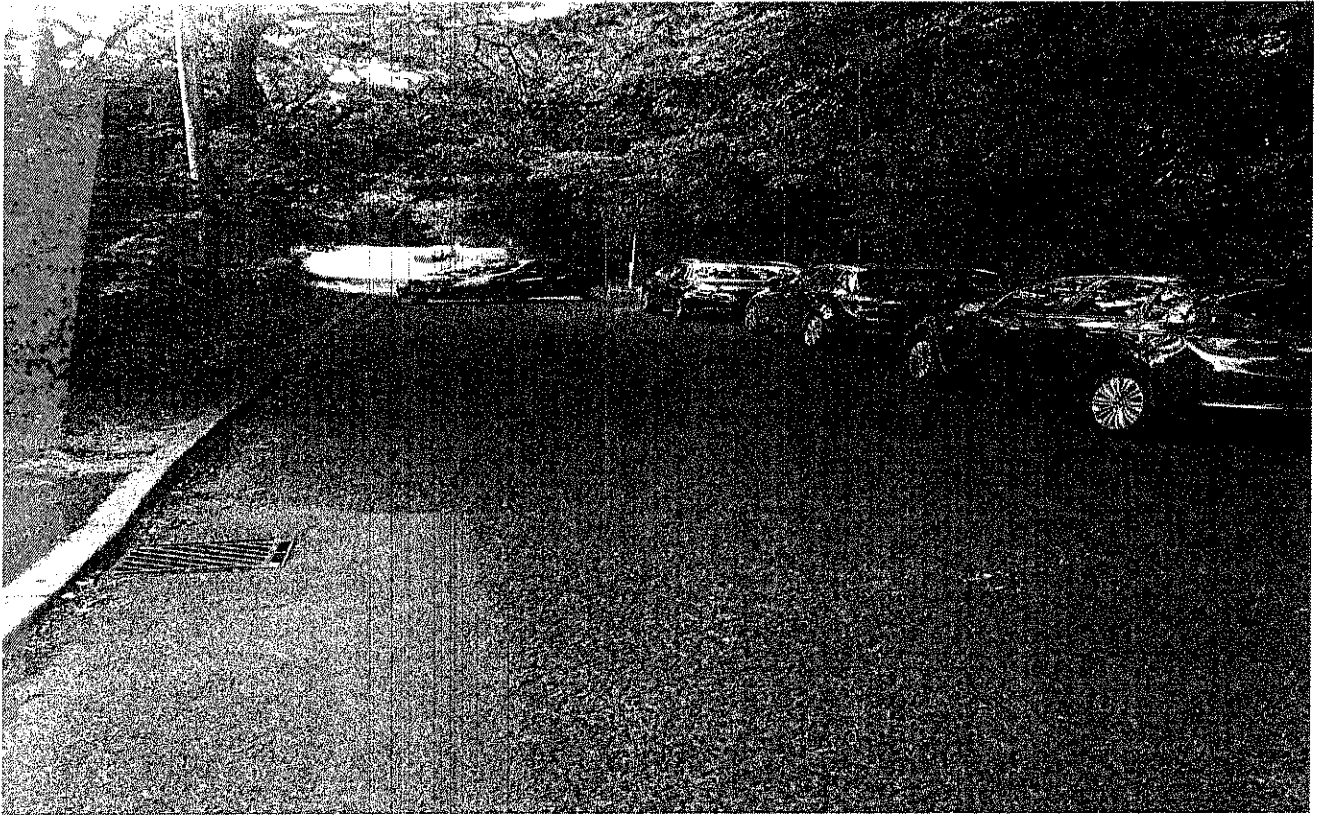
With regards to the noise, it is predominantly wedding or similar celebration events where music is played or a band employed. Often in the summer so they have their doors open as do we. This excessive noise has gone on beyond reasonable timescales. Why should we have to close our windows to block out the noise.

Increased vehicle activity and subsequent parking on the kerb or roadside is extremely dangerous when its done on Ipsley Lane. The lane is relatively narrow therefore when a car or a number of cars are parked on the lane it causes issues for those people travelling on that road. A second issue is that when you leave Tysoe Close to head up to Icknield Street Drive you look left as you attempt to leave Tysoe Close, and if theres nothing coming you pull out. If there are cars parked in Ipsley Lane, on the Rectory side of the road, anyone coming from Icknield Street Drive down Ipsley Lane, will be on the wrong side of the road to pass the parked car and are at risk of hitting cars leaving Tysoe Close head on. This is easier to see on the map rather than explain it in text. I have experienced this a number of times and you can imagine a serious accident happening. In Tysoe close itself we often have cars parked outside our house leaving our drive blocked and/or making it difficult to reverse off the drive and/or making it impossible for us to park outside our own house. We have four drivers in our house and we have a two cars drive, as do others in the Tysoe Close. Cars parked in the rod can be left overnight or for more than one day, with no chance of contacting the owner.

I cannot see how this business can possibly consider expanding it's activities when there isn't the infrastructure and space within its boundaries to operate within its current arrangements. This business was a hotel with twelve rooms plus occasional weddings or birthdays. I know as I lived there for over a year in 1988. The weddings and parties were always completed by early evening and there is enough parking for this and the 12 hotel guests, nothing like the proposal that has been put forward.

We object in the strongest terms.





6 September 2016

Licensing, Worcestershire Regulatory Services
Wyre Forest House
Finepoint Way
Kidderminster
DY11 7WF

Via email to: wrsenquiries@worcsregservices.gov.uk

Dear Sirs,

**Old Rectory Hotel
Application to Vary Premises License**

We wish to express our objections to some of the proposed changes to the license for the above hotel in Ipsley, Redditch.

You may not be familiar with the ancient enclave of Ipsley. It is a very quiet and peaceful residential area made up of various property types including those with Listed Building status. Our home is a Grade II Listed Building on ~~Field Farm Lane~~ Field Farm Lane and Ipsley Lane. The Old Rectory Hotel is in fact referred to in the Domesday Book. House prices in Ipsley remain well above the average for the Redditch area due to the historical significance, property quality and styles and aesthetics/surroundings. Changes to the licensing arrangements for the hotel would have a detrimental effect on the area and property values.

In 2007 the previous owners of the hotel applied for a variation to their license. This led to a protracted meeting between Redditch Borough Council representatives, the residents of Ipsley and the hotel owners. The conditions of the license were decided by a Sub Committee of RBC as there was no agreement reached in the meeting.

The terms of the license were accepted by all parties as being fair to the hotel owners, who had a business to run; the residents who are entitled to enjoy their own properties; and the Council.

The Sub Committee resolved among other conditions that:

- B1 All external doors and windows shall be closed between 23.00 and 8.00 hours during regulated entertainment.

- B2 No music emanating from the premises should be audible outside the perimeter of the licensed premises between the hours of 23.00 and 8.00
- B3 Regulated entertainment shall not be provided on more than 3 days in any one week and shall not be provided on more than 2 Sundays in any calendar month.

Several reasons for the decision are stated in the notes which [redacted] of [redacted] has forwarded to you. From these we would draw your particular attention to:

- Number 3 'The Sub Committee noted that the Operating Schedule provided that no amplified music would be played outdoors and that the Applicant had taken a number of steps to improve the sound-proofing of the conservatory at the premises and re-orientate amplifiers at the premises when recorded music' (is played)

However, having been in their conservatory recently we could see no evidence of any sound-proofing having been installed by the previous owners.

- Number 6 the 'Sub Committee's decision is intended to reflect a balance between allowing the premises to trade whilst ensuring that the lives of the residents in the vicinity of the premises are not significantly adversely affected.'

We are also aware that earlier this year the previous owners built a summer house in their front garden and used this as a wedding venue with live music outdoors. This is an open-sided building which obviously has no sound-proofing whatsoever and clearly flouts the ruling of the Sub Committee in 2007.

The present owners have already indicated that they intend to continue to use the summer house as an events location despite this contravening their current license. Due to the lack of sound-proofing and its close proximity to Ipsley Lane, as well as a neighbouring property, noise from the live and/or amplified music has a direct and detrimental effect on our ability to use and enjoy our garden due to the excessive noise.

Whilst we fully understand that the present owners are running a business and are enthusiastic in their new venture we feel that their application to vary the license needs to reflect what was agreed in 2007 after many years of disruption by the previous owners of the hotel.

Furthermore, consideration also needs to be given to other residents who work or run businesses from their homes, as we do. [redacted] works from home regularly and I [redacted] run a business from our home which involves calling and speaking to clients on a daily basis. Excessive noise emanating from the hotel will have a detrimental effect on my ability to run a successful and profitable business from our home.

We therefore wish to formally object to the variation for live and/or recorded music to be played outdoors, particular in view of the increased impact:

Event	Current	Requested	Change/Impact
Live music	1300hrs - midnight	1100hrs – midnight	Increase of 2 hours
Recorded music	1930hrs - midnight	1100hrs - midnight	Increase of 8½ hours
Option for the above 'events' to be outdoors			Bearing in mind that no noise should emanate beyond the perimeter of the hotel from 2300-0800hrs

We have no objection to recorded music having the same length of time as live music ie from 1300hrs-midnight and provided it is indoors and not heard outside their perimeter from 2300-0800hrs. It would be completely unacceptable to have either type of music for up to 12 hours outdoors in their garden on a regular basis.

We have no objection to a New Year's Eve extension with the same proviso as above.

We do not wish to prevent the new owners of The Old Rectory Hotel from conducting their business, indeed we want them to be successful in their new venture. However we do not want our lives blighted by the lifting of the restrictions imposed in 2007 concerning live and recorded music being played outdoors. Nor do we want my ability to run an equally successful business from our home be impacted by their proposed changes.

We have additional concerns about the availability of parking at the hotel. When the hotel car park is full, cars are parked in Ipsley Lane. Ipsley Lane is a narrow country lane with no footpaths and poor visibility even when the road is clear of parked cars. When there are cars parked outside the hotel it narrows the lane significantly and reduces visibility even more. This results is a significant danger to the many people whose **only** access to their homes is via Ipsley Lane as well as those who walk their children and/or dogs from Ipsley and both Matchborough and Winyates estates to reach Arrow Valley Park and the surrounding area.

Parking in the road reduces safe access to and from our property and has previously prevented us from any access to/from our house due to people attending the hotel parking directly opposite our driveway.

Additionally, when the hotel is busy vehicles turn around in our driveway causing excessive damage to the surface of the drive. They have even parked in our driveway while attending the hotel. The previous owners of our house used to put

out traffic cones whenever there was an event at the hotel to prevent unsafe parking and access issues (prior to the 2007 RBC ruling).

Field Farm Lane itself is a private lane, unadopted by the local authority. As such the seven households of Field Farm Lane are responsible for its maintenance and upkeep. Additional turning traffic in this cul-de-sac, generated from the increase in activities at the hotel, means that the road surface and associated utilities will deteriorate at a faster rate than if traffic was just from the seven households and their visitors. This would have a serious impact on the associated costs of maintenance and upkeep.

Additionally as an unadopted lane, there is not street lighting which means that the lane pitch black at night and from early evening in the winter months. We already have vehicles driving along the lane at excessive speed which is dangerous in the daylight, never mind at night. Young children and pets are at risk of injury from vehicles. Perhaps the Council would consider agreeing to this being a gated access lane to prevent increased safety and security risk from additional traffic.

Although this is not covered by the terms of the license it remains a significant concern for the safety of other road users and maintenance of the neighbouring lanes.

We trust the matters raised in this letter will get due consideration when the variation of the license is considered.

If we can provide an further information or clarification then please do get in touch – contact details are at the foot of this letter.

Yours faithfully,

Pauline Ross

From:
Sent: 06 September 2016 23:10
To: WRS Enquiries
Subject: Old Rectory Hotel (redditch) change to Licence application

Dear Sirs,

We have been advised that the new owners of the Old Rectory Hotel have applied to modify their Licence by increasing the number of people who can attend functions and extending the operating hours for the various functions they organise. These proposed changes raise two significant concerns, namely:

- The level of noise the close "neighbours" will be expected to endure for what could be longer periods
- The very limited on site parking. Already the side streets suffer extensive parking problems very time an event is organised and if the hotel is allowed to increase their numbers the problem will become even worse. Unless the hotel can significantly increase their on site parking facilities on street parking issues will become totally unacceptable.

I recognise that the hotel has a business to run but I do not believe that they should be allowed to disrupt the lives of the local community any more than they do already. Therefore, I do not believe the hotel should be allowed modify their operating hours or the number of guests.

Regards,

Pauline Ross

From: [REDACTED]
Sent: 06 September 2016 20:52
To: WRS Enquiries
Subject: Re: Old Rectory Hotel Licensing Changes
Attachments: WRSEmailSignatureLogo_2b9ef490-836e-4da3-b488-4c79cbb30048.jpg

Dear Sayful,

Thank you for your reply.

In regard to email about representation to the four criteria I believe my previous email covered 2 of them; Public safety and the prevention of public nuisance.

Please let me know what else I need to do should this not suffice.

Regards

[REDACTED]

Sent from my iPhone

On 5 Sep 2016, at 11:12, WRS Enquiries <enquiries@worcsregservices.gov.uk> wrote:

[REDACTED]

Thank you for your email.

Under the Licensing Act 2003, you would need to confirm to us whether you wish to make a representation to the above application.
If you do wish to make a representation to the application, the representation would have to be made under one or all four of the Licensing Objectives:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Please have a look at the attached Guidance on making representations to applications under the Licensing Act 2003..

Should you require any further information please do not hesitate to contact me on 01905 822799 and ask for Sayful Alom.

Regards


Sayful Alom

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcestershire.gov.uk
Web: <http://www.worcestershire.gov.uk/>

Worcestershire Regulatory Services
Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire, DY11 7WF
<WRSEmailSignatureLogo_2b9ef490-836e-4da3-b488-4c79cbb30048.jpg>
Environmental Health & Licensing



 Please don't print this email unless you need to.

From: [REDACTED]
Sent: 03 September 2016 15:25
To: WRS Enquiries
Subject: Old Rectory Hotel Licensing Changes

To Whom it May Concern,

I have felt the need to contact you to share my worries on the new license changes proposed by the Old Rectory Hotel.

We moved into [REDACTED] less than 2 years ago and have never had any noise issues with the Old Rectory due to our positioning (we are the furthest point of [REDACTED]).

We have however struggled with the parking on Ipsley Lane whenever there has been a big function on.

On approach to our house Ipsley Lane can be a struggle to negotiate due to its incline and not being able to see any cars approaching. This issue is compounded when a function is on at The Old Rectory as guests park on the lane (due to their car park being full). The cars parked subsequently turn Ipsley Lane into a single track road where cars will end up meeting with no where to pass.

In addition to this the lane is used for dog walkers and horse riders and being the owner of 4 dogs the Lane at its best is a hazard perception test without the parked cars.

My concern would be that if the Licensing Application is passed this will most certainly result in more cars needing to be parked on Ipsley Lane or surrounding lanes and roads, all of which are narrow anyway. There have also been times when a function has been on that cars have parked across the path exit of Wolverton Close to cross over to Field Farm Road which results in pedestrians including ourselves and 4 dogs to have to step out into the single lane left to

look for traffic. I also worry what would happen should a fire break out in Wolverton Close or Field Farm Road as access to a fire engine would be limited.

My other concern is that Ipsley Lane is full of wildlife most of whom are nocturnal and guests who visit The Old Rectory wouldn't be aware and so would drive down the lane at normal speed therefore not only having a noise and parking impact on our area but also that of our wildlife.

The restrictions were put in place to ensure the quality of life of the residents and local wildlife and those restrictions were in place when The Old Rectory was recently sold. This means that the new owners were aware of the limitations and these should be withheld as they would have had an impact on the price it was advertised for and what is was paid for.

I sincerely hope that the rural aspect of Ipsley Lane is upheld as well as our quality of life.

I look forward to hearing from you.

[REDACTED]

Pauline Ross

From: [REDACTED]
Sent: 06 September 2016 12:26
To: Sayful . Alom
Subject: Re: old rectory hotel,licence application

From: [REDACTED]
Sent: 06 September 2016 12:07
To: Sayful.A10m@Worcsregservices.gov.uk
Subject: Re: old rectory hotel,licence application

From: [REDACTED]
Sent: 05 September 2016 14:07
To: enquiries@worcsregservices.gov.uk
Subject: Re: old rectory hotel,licence application

Please send confirmation of this email.

From: [REDACTED]
Sent: 05 September 2016 14:04
To: enquiries@worcsregservices.gov.uk
Subject: old rectory hotel,licence application

Dear sir or madam, I am writing to express my objections to the proposed changes to the present licence. the hotel boundres are not child proof.and the entrance gate is permantly open ,onto a busy narrow lane .public nuisance extention of the hours for live & recorded music. the opening of doors & windows and noise levels , extention of days per calendar month,Beer & lager to be served in plastic 1/2 pint units. CCTV Cameras to be to be retained,as this is a valuable aid, to maintain law and order, and evidence of any disorder. disputes often occure, over who orded a taxi .and tlmes people arrive and depart. and numbers of people. guest lists to be provided prior to any function ,to prevent any members of the general public just wandering in. security staff to be cro checked licenced, fully trained,and adiquent numbers to control guests ,disco & live music to be supplied & controid by the owners. The hotel must not be allowed to become an out of town Nite club, No outside catering to be allowed BBQ PIG ROAST] this hotel is surounded on all sides by private housing ,i myself am on the hotel boundry, & noise levals can be excessive. the hotel can apply for an extention to the licence for any special event. i ask for no variations to the existing regulations

yours sincerely [REDACTED]

06 September 2016

Licensing, Worcestershire Regulatory Services,
Wyre Forest House,
Finepoint Way,
Kidderminster,
DY1 7WF

Dear Sir / Madam,

Re: Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch

The hotel is located in a quiet residential area with many families and elderly residents. Over the last ten years my family has experienced few problems with events put on by previous owners apart from the number of cars parking in Ipsley Lane on occasions. I believe the balance of running a viable hotel / wedding business with due consideration to local residents was about right, though I cannot speak for those nearer to the entrance of Tysoe Close at Ipsley Lane.

The summary of my objections to the planned changes are:

- Insufficient parking is available for the expansion from a maximum 120 to 150 capacity. Currently the parking is unsafe on occasions, as vehicles obstruct the entry / egress from Tysoe Close; forcing vehicles onto the wrong side of the road enter the close. An increase in the number of guests is bound to exacerbate the parking problem.
- Removing the requirement for an attendee guest list will make the maximum number of guests difficult to control.
- Increasing the hours when live and recorded music can be played will cause a real nuisance to residents, particularly in Tysoe Close, Ipsley Lane, Glebe Close and Wolverton Close. The facilities at the hotel do not have adequate sound-proofing for a residential area and the use of the large conservatory for functions is very bad from the sound pollution point-of-view, owing to its construction and the need to have the windows open to control the temperature adequately. The Old Rectory was built as its name suggests and the grounds are small, making parking a problem and making the noise source very close to neighbouring houses.
- It appears that the new owners wish to increase the number and extent of the events held at the Old Rectory considerably. Extending licensing hours and the number of guests at functions in a residential area is likely to have a negative effect on house prices of residential homes in the area.

Please maintain the conditions of the existing license. However, I am in favour of the premises operating a Challenge 21 policy and the erection of signs to advise guests to consider the noise effect on neighbours when they exit the premises.

Yours faithfully,

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Old Rectory Hotel - change to Licence application

Dear Sir / Madam

I am writing to express my strongest objections to the Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch.

This is a quiet residential neighbourhood, with a mix of elderly and family residents. When the previous owners moved there in 2003, they also wanted to change the property from a quiet country hotel of approx. 10 rooms into a wedding and party venue, this led to years of hell for the local residents, of which I am one, until the Redditch Borough Council licensing committee put restrictions in place that gave the owners an opportunity to operate a viable wedding/ hotel business, but also respected the lives and wellbeing of the local residents of the area.

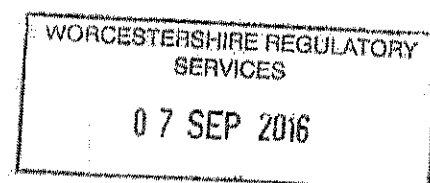
By taking the licence restrictions off the Old Rectory Hotel, you will be going against the objections of the local residents also the recommendations of the Redditch Environmental Health dept. and the licensing committee's valued judgment.

The objections I put forward are;

- The venue has limited noise suppression within the glass conservatory where the disco's and live bands perform. It was never designed or built as a major late night music venue.
- The venue has poor air conditioning, which leads to the guests opening the windows and doors on hot evenings and allows even more noise to emanate from the building.
- The venue has relatively small grounds, which means many adjoining properties are less than 100m from the source of the noise, be it guests in the garden or music at night.
- There is limited parking at the property so Ipsley Lane which is the sole access to all of Ipsley and which has no footpath, is restricted down to one lane.
- Ipsley Lane is a popular route from the housing estates of Ipsley, Matchborough and Winyates, for families and dog walkers to access Arrow Valley country park. Increased traffic use will lead to increased pedestrian danger.
- There is very limited public transport to this venue, so the possibility of drink driving and traffic issues is increased.
- This is a quiet residential area, not a town or city centre, where music and drinking venues are normally located. Which are purpose built and adequately Policed and regulated.

I, like most residents in the area have no wish to prevent New Rectory Leisure Limited, from operating a profitable business, but this should not be done to the detriment of the lives of more than forty houses that will be directly affected by the lifting of restrictions. Restrictions which were put in for good reasons previously. Please keep the status quo.

Yours sincerely



Pauline Ross

From: [REDACTED]
Sent: 07 September 2016 21:49
To: WRS Enquiries
Subject: Old Rectory Hotel Change to Licence Application: Concerns

Dear Sir/Madam

I am writing to express my strongest objections to the Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch.

I believe this area to be a quiet residential neighbourhood, with a mix of elderly and family residents. I believe the changes that may occur due to these licensing changes will be detrimental to the residents, for example in the last few weeks since the new owners have taken over The Old Rectory it has become evident that there is an increase in the number of vehicles parked down Ipsley Lane making it difficult for pedestrians and drivers alike to travel down the Lane as vehicles are parked either side of the road. This is due to the Old Rectory Hotel having limited parking in its grounds and hence spilling over onto the road.

We are parents of two children under the age of twelve, and I feel overwhelmed about the change that has occurred already especially as I feel it has put my children at risk as we often walk /ride our bicycles to Arrow Valley Lake . This increase in traffic will undoubtedly lead to increased pedestrian risk. Additionally, as there is limited public transport to the venue this may cause drink driving issues as they are wanting to increase the hours they are able to serve alcohol. With increase volume of persons and cars I can see cars overflowing onto Field Farm lane and other side roads taking into account that Ipsley Lane is very narrow from Field Farm Lane onwards.

This is a quiet residential area, not a town or city, where music and drinking venues are normally located.

We like most of the residents in the area have no wish to prevent New Rectory Leisure Limited, from operating a profitable business, but this should not be done to the detriment of the lives of more than forty homes that will be directly affected by lifting the restrictions. These restrictions were put in place for a purpose previously, and Ipsley has maintained to be a lovely residential area for us to bring up our children in a safe , quiet area and long may this continue.

Regards

[REDACTED]

[REDACTED]

Pauline Ross

From: WRS Enquiries <enquiries@worcsregservices.gov.uk>
Sent: 07 September 2016 17:02
To: Natalie Graham
Subject: FW: Old Rectory Hotel - Change to Licence Application
Attachments: 20160907_165523.jpg

WRS Enquiries

Worcestershire Regulatory Service
Tel: 01905 822799
Fax: 01562 745516
E-mail: enquiries@worcsregservices.gov.uk
Web: <http://www.worcsregservices.gov.uk/>

Please don't print this email unless you need to.

From: [REDACTED]
Sent: 07 September 2016 16:58
To: WRS Enquiries
Subject: Old Rectory Hotel - Change to Licence Application

To Whom It May Concern

I am writing to express my strongest objections to the Change to Licence Application requested by the new owners of the above property.

This is a quiet residential neighbourhood and majority of the residents are elderly.

The objections I wish to put forward are as follows :

1. The hotel has a glass conservatory where live music and bands play from. Conservatory doors are open in the hotter months and therefore noise levels are too loud.
2. The venue is less than 100m from adjoining properties so again noise levels are too loud whether it's from the music playing or screaming children in the garden.
3. They have limited parking available and therefore the overspill of cars park down Ipsley Lane which is the only access and has no footpaths. Increased traffic will lead to increased pedestrian danger for residents and dog walkers.
4. There is limited public transport to venue, so increase in possible drink driving will no doubtedly be an issue.
5. Other venues in the town centre where later opening hours are allowed have regular and adequate policing in place.

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I feel the current restrictions are reasonable and were agreed with Redditch Borough Council Licensing Committee. If amended or changed you will be going against the recommendations of Redditch Environmental Health Department.

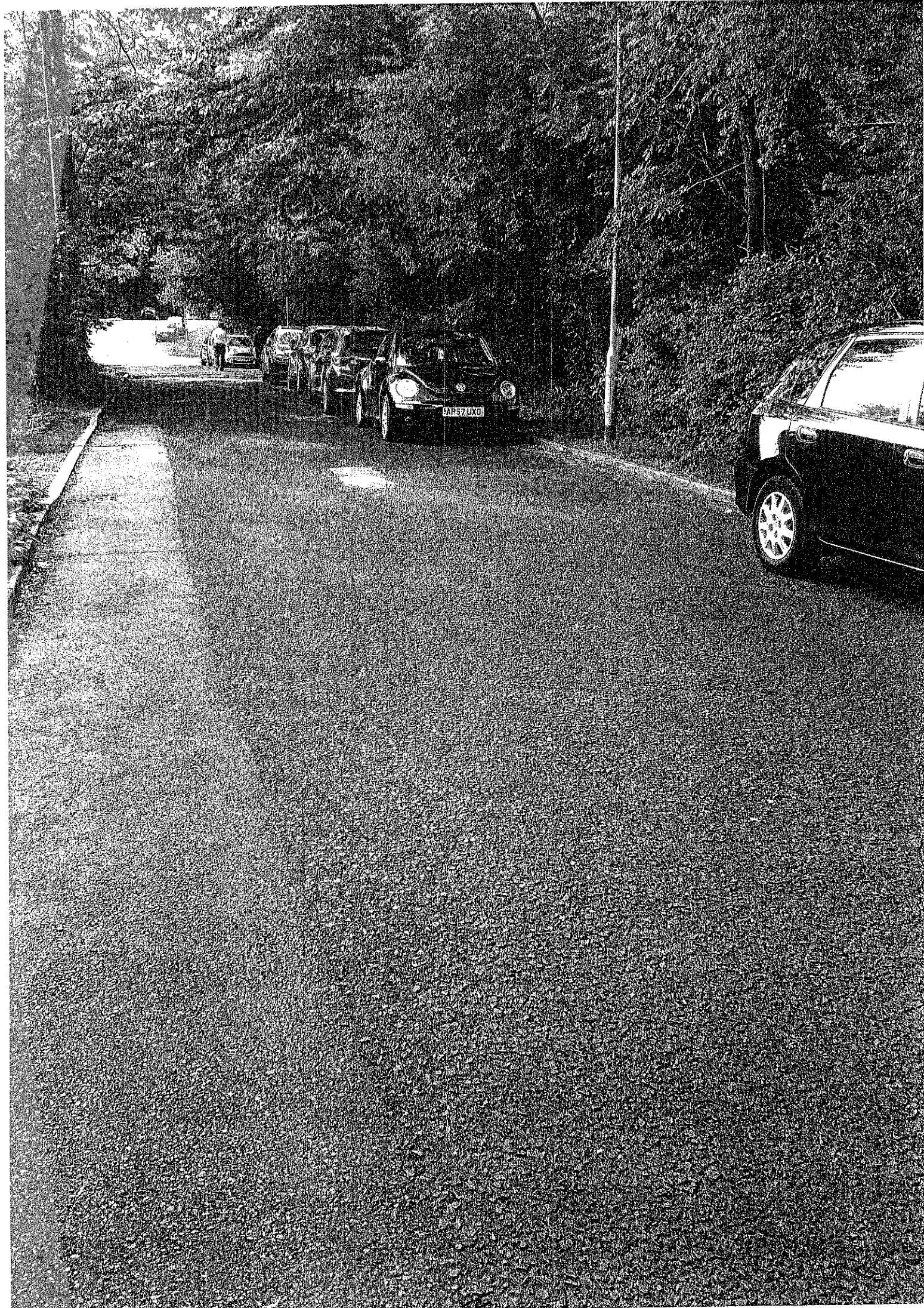
I have attached a photo of the parking issues I raise as it is already becoming an issue.

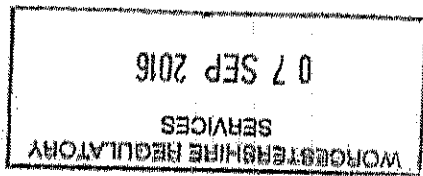
If you need any further information please do not hesitate to contact me.

Yours sincerely

[REDACTED]

Sent from my Samsung Galaxy smartphone.





Dear Sir / Madam

I am writing to express my strongest objections to the Licensing restriction changes requested by the new owners of the Old Rectory Hotel, Ipsley, Redditch.

This is a quiet residential neighbourhood, with a mix of elderly and family residents. When the previous owners moved there in 2003, they also wanted to change the property from a quiet country hotel of approx. 10 rooms into a wedding and party venue, this led to years of hell for the local residents, of which I am one, until the Redditch Borough Council licensing committee put restrictions in place that gave the owners an opportunity to operate a viable wedding/ hotel business, but also respected the lives and wellbeing of the local residents of the area.

By taking the licence restrictions off the Old Rectory Hotel, you will be going against the objections of the local residents also the recommendations of the Redditch Environmental Health dept. and the licensing committee's valued judgment.

The objections I put forward are;

The venue has limited noise suppression within the glass conservatory where the disco's and live bands perform. It was never designed or built as a major late night music venue.

The venue has poor air conditioning, which leads to the guests opening the windows and doors on hot evenings and allows even more noise to emanate from the building.

The venue has relatively small grounds, which means many adjoining properties are less than 100m from the source of the noise, be it the guests in the garden or music at night.

There is limited parking at the property, so Ipsley Lane which is the sole access to all of Ipsley and which has no footpath, is restricted down to one lane.

Ipsley Lane is a popular route from the housing estates of Ipsley, Matchborough and Winyates, for families and dog walkers to access Arrow Valley country park. Increased traffic use will lead to increased pedestrian danger.

There is very limited public transport to this venue, so the possibility of drink driving and traffic issues is increased.

This is a quiet residential area, not a town or city centre, where music and drinking venues are normally located. Which are purpose built and adequately Policed and regulated.

I, like most residents in the area have no wish to prevent New Rectory Leisure Limited, from operating a profitable business, but this should not be done to the detriment of the lives of more than forty houses that will be directly affected by the lifting of restrictions. Restrictions which were put in for good reasons previously. Please keep the status quo.

Yours sincerely

