

REPRESENTATIONS FROM OTHER PERSONS (objections)

1.

Application Ref 21/00674/VARDPS 02/03/2021

We are writing to object to the amendment to licencing (music and alcohol) arrangements at Pitcheroak Golf Course, Plymouth Road, Redditch, B97 4PB

Behind this application there appears to be a business plan to move away from the building being a club house and day-time café to an entertainment venue/public house with much increased use for night-time events. This is a very significant change of use.

This means noise both during the day and late into the evening. It is completely unacceptable.

We have no objection to the sale of alcohol providing any related noise issues are kept very much under control. However the music, of any sort that is audible outside of the building, is another matter.

A golf club-house and café is one thing, an entertainment venue is quite another. Please recognise that this is a residential area

Over the years the golf club has rarely been a cause for complaint. However on the occasions when there has been music the volume of sound produced has not been tolerable. Even recorded music with the windows closed can be loud and live music is completely unacceptable.

We wonder if the structure of the building is something of an issue here? Is the main structure wood cladding on a timber frame? If so it is no wonder that music sounds loud outside. Perhaps the structure of the building makes it unsuitable for music of any sort at any time? The building does seem to be rather small for live music.

Also please note that there are no longer any physical barriers between the houses and the club as trees and greenery have been removed. These might have helped off-set the effects of artificial light and to a small degree sound.

We are particularly disappointed that, apparently, the only notification on the proposal by Rubicon Leisure was a statutory public notice. Given that we live opposite the golf club we would have thought that a direct informal approach, perhaps by letter, to discuss these proposals would have been made in advance. This lack of thought in itself erodes trust.

We can understand that there may be a need to widen the scope of use of the building but it would be good practice to discuss any changes with the local community first and take account of any negative impact of changes, and in particular, music and other noise.

We note the controls in the application document such as paragraph d). These appear to be inadequate. It seems that loud music is permitted until 11:30 pm and then need only be turned down. Any audible music is completely unacceptable.

APPENDIX 3

Yours sincerely,

A.J.Barnfield

Plymouth Road

2.

From: Philip Bladon

Sent: 05 March 2021 18:53

To: WRS Enquiries

Subject: External Email : Licensing Representation (Objection)

Dear Sir,

With reference to: **Application 21/00674/VARYPS**

Pitcheroak Municipal Golf Course, Redditch, B97 4PB

1. It is in a residential area, the proposed extra time *at night is detrimental*.

Recommendation: keep the current permitted alcohol serving times the same.

2. In this application there is nothing included about opening and closing times; **there should be**.

3. The application for the earlier time to start serving/selling alcohol is in my opinion totally unnecessary.

IF a special function like a booked Wedding Breakfast requests, for example, a Champagne type event, then a special licence can be applied for.

4. I fully support the use of the room hire for DAYTIME events like wakes and parties. However, **I strongly object to noisy evening/night events** such as bands and discos. IF this type of entertainment activity is held the music must stop no later than 22:30. This is to stop annoying local residents. The building is **not** soundproof, it is **not** suitable for noisy events.

AND additional measures* must be taken to ensure the volume and type of sound heard outside the building is not excessive.

*Sound measuring devices; these could automatically 'kill' (turn-off) music if above a permitted level.

This venue is **not** a town centre night club and events should finish on time and the premises empty before 23:00. Ideally this should also include the car park!

The current license might permit alcohol to be sold up to 23:00 (Mon. to Sat.) and 22:30 (on Sundays). This does not mean the management needs to continue to sell alcohol up to this time. It *can and should* stop serving/selling alcohol half an hour before closing.

5. Please remember that this premises is principally a good café associated with a golf course. **The building is not soundproof and its location including the car park is very close to residential houses.**

Thank you.

Philip Bladon

(I live nearby)

■ Bentley Close,
Southcrest,

Redditch,
B97 4PU

3.

6 March 2021

Re: Application REF 21/00674/VARDPS

Dear Sir,

I wish to submit an objection in relation to the above application by Rubicon Leisure Ltd to extend the alcohol serving hours at Pitcheroak Municipal Golf course, principally on the grounds of late night noise and disturbance. Now that this revised application

specifies the licence to allow performance of live and recorded music at any time between 08.00 and 23.30 on any day of the week this is even more pertinent.

There have a number of instances, before Rubicon Leisure Ltd took over the management of the golf course, of night time lettings resulting in disturbance to nearby residents due to noise, loud music and drunken behaviour by those attending.

Some of the disturbance was generated by patrons leaving the premises in a loud manner, often the worse for wear through drink. Their taxis and other vehicles at the site created more late night noise, including much slamming of car doors.

Then there is the noise created by the events themselves, especially if music is involved. A number of these gave rise to complaints from neighbours to the management and, on occasion, the involvement of Worcestershire Regulatory Services regarding noise nuisance. The clubhouse is inadequately sound proofed for these kind of events.

In the event of the granting of this application, I would strongly urge that strict conditions be applied, such as that doors and windows to remain shut during these events, as was the case in a licence granted to Redditch Rugby, Hockey and Cricket Club a number of years ago.

A finishing time of 23.30 hours, later than most to public houses, is too late for premises like this in a residential area, and the idea of the them still being open to midnight to facilitate the dispersal of patrons is inviting difficulties.

It would seem that Rubicon Leisure Ltd wishes to maximise it's revenue stream by ignoring the potential disruptions to the lives of nearby residents. On these grounds I formally object to the granting of the application.

Yours sincerely,

J Jervis
Plymouth Road

4.

8-3-21

Ref Wells
Resident Plymouth Road
Redditch
Worce's

Dear Sir,

Regarding application of
license for proposed changes at
Pitcher oak golf course Plymouth Road
Redditch. Most of the close residents
to the club are of an older age and
in the past when parties and meetings
were allowed we had to put up with
very loud music and when party goes
left late at night there was a lot of
banging of car doors and unruly
behaviour by some when leaving the
club lots of shouting and showing off.
Etc. while we know people can enjoy
themselves when a lot of them have had
drink they seem to lose respect

APPENDIX 3

5.

■ Plymouth Road South crest, Redditch, Worcestershire B97 4pt

REF21/00674/vardps

I'm writing to oppose the plans for Pitcheroak golf club, my reasons for this are as follows:

I don't feel like the clubhouse is the place to hold such events being so close to residential properties and I feel it would be in bad taste to go through with these plans.

I feel like there is a level of class that not only the road currently holds but also the golf course and clubhouse and offering the proposed new alcohol serving hours along with the change of music hours does not stand in line with these current values, it cheapens the venue and the road in doing so, making the establishment no different to a pub or a social club and will therefor attract a different clientele

Along with this my husband has to travel for his work which means he has to get up very early mostly 3 or 4 in the morning, this would not be possible if the proposed plans go ahead and there is loud music until 11.30 at night with possible overflow of chatter into the carpark whilst people wait for Taxis etc.

I'm currently 16 weeks pregnant and struggle to sleep with the amount of road noise we currently receive ■■■■■ I can't even imagine trying to sleep with loud music and possible drunken people spilling out into the carpark.

Once the baby is born they will be in our bedroom for at least the first 6 months which not only will make it difficult for them to sleep through but will also for me and my husband who will then have to deal with a upset baby and the aftermath of no sleep the next day which can be difficult for my husband who like as I said has to travel a long way for work.

Please bear in mind our house will be one of the main houses affected if these changed are to be put in place as ■■■■■

Regards,

Hannah & Daniel Davenport

6.

Morning,

I hope you are well and staying safe,

It has been brought to my attention through the Redditch Standard, the proposed extension to serving alcohol and playing live and recorded music at the Rubicon Leisure (Pitcheroak Golf Course) As a resident of Plymouth Road I strongly object to this requested extension. A few points I would like to highlight to you. -

- extended drinking hours could potential cause more anti social behaviour in the area and put more strain on our local police force.
- extended hours and opening the option to use for birthdays, weddings etc would increase the noise coming from the clubhouse at unsociable hours.
- please bear in mind many of the residents in the local area are elderly or have young children.
- my concern again is the additional allowance of playing live or recorded music will increase the noise coming from the clubhouse.
- extending these hours will make the location in question a regular location for parties etc and make excessive noise a regular occurrence and the potential for additional anti-social behaviour increased.
- the area the club and local area is a very desirable area within redditch to live, my concern this could potentially impact crime rates and drive the desirability of the area down, therefore impacting house values accordingly.
- I struggle to understand the need to be selling alcoholic drinks from 8am. I suggest this is to appeal to sports fans who maybe travelling to local stadiums via the train station who want to have a few drinks early in the morning with a breakfast. Again, this behaviour shouldn't be promoted and approving this extension would support this.

I hope you understand my object and I am happy to discuss this in more detail if needed.

Kind Regards

Mr Ian West
Plymouth Road
Redditch
