

APPENDIX 3

To: Licensing

YourRef: Greenway Hall GC

F.A.O: Sandra Bradbury, Licensing Officer

From: Denis Colgan
Pollution Section

Our Ref:

Direct Dial: (01538) 395400 ext 4404

Date: 6th April 2020

Application for Full Variation of Premises Licence: Greenway Hall Golf Club, Stanley Road, Stockton Brook, Staffordshire

Advice: The Environmental Health Department wish to make a representation on the grounds that the variation will cause public nuisance and compromise residential amenity for neighbours in the vicinity of the clubhouse.

Comments:

1. The application proposes to extend the premises licence to previously unlicensed outside areas and intensify the use of the indoor areas by creating a new dining area yet indicates "no change will be relevant as a result of this variation."

2. This will mean under the deregulation of live music regulations, amplified music could be played outside the main buildings during the hours 9am to 11pm. No music noise conditions can be imposed during these times.

3. The proposal is also to license the outside area and new dining room till 1AM which is likely to cause disturbance during unsocial hours through breakout noise and general customer activity.

4. These proposals will significantly impact on the amenity of the nearest neighbours, cause public nuisance and lead to inevitable complaint to the Council. Due to the history of complaints at the site it is clear this extension of the outside area will lead to increasing noise complaints against the club.

4. The current position for Environmental Health in regard to the club's events is to not object to TENs at the golf club under certain criteria. These criteria are compliance with the informal noise control agreement and preventing complaint to the council after each event. The outside events involving music are in the main held in December when neighbours will most likely have windows closed. This agreement has been developed after complaints from 2013 to 2015.

5. The business requirements of the club to host outside events and the associated impact on residential amenity of neighbours is currently balanced and the proposed intensification of the outside areas will compromise this.

6. Previous to these arrangements, complaints against outside events were increasing to levels which may have compromised their viability. The noise control agreement has

been explained to residents in 2015 which has to some extent addressed neighbour concerns and ensured events at the club could continue.

7. The variations in this application are so significant that a site specific noise assessment and scheme for mitigation should be considered to support the application and address the concerns how neighbourhood amenity will be impacted.

8. The current use of the outside area for consumption of alcohol does not cause neighbouring properties issues. The reason to licence the outside area is unclear as consumption is allowed. Further clarification should be provided to more clearly understand how nuisance will not be caused.

9. In summary this is a premise which has been subject to significant noise complaint caused by outside events in previous years, it is only through an informal agreement with the club and residents that outside events have continued without significant complaint. The granting of a licence which would allow it to operate these events 365 days per year without the regular application and review, which the TEN procedure allows is not something the Environmental Health Department can approve. We would respectively request this application and the Environmental Health representation is referred to the Licensing Committee for their consideration.

Regards

Environmental Health