

APPENDIX 4

Sent: 20 October 2017 16:24
To: Licensing (SMDC)
Subject: 2-3 Market Place - Engine Room

Dear Sir/Madam, regarding the new licensing for the Engine Room, 2-3 Market Place, Leek by Disco Bar Leek Limited, we wish to notify you of our objections to this license. As the owners of the White Hart Tearoom and Guest Accommodation of 1-3 Stockwell Street, Leek which is located right across the road from the Engine Room we have a number of concerns regarding a late night license to which we have had previous experience of incidents in the past. When the Engine Room was open before during the daytime we had to witness people coming out of the premises and urinating and smoking in the alcove to the right of the door in Stockwell Street which was very unpleasant for people using our establishment, in the evening we had complaints from our guests who were staying in the B&B of the noise and disturbance caused from people leaving the Engine Room. Our building is Grade II listed and although additional internal glazing was added when we restored it, there is little else we can do to assure our guests of a good nights sleep, unlike the Premier Inn who were able to have the chimes stopped on the clock to ensure a good nights sleep was had by there guests!! With great determination and hard work we have weathered the storm of competition but the business cannot survive without our B&B. In addition to the public nuisance aspect we are also concerned about crime, disorder and public safety, for such a small area there are already enough late night establishments in the Market Place and this will add increasing demands on our already stretched police officers especially at the weekends. The granting of this license could only bring more damage to property, anti social behaviour and even violence from the people under the influence of alcohol. We trust that our concerns will be taken into serious consideration when looking at this application Eric & Julie Fox

Sent: 16 October 2017 11:05

To: Licensing (SMDC)

Subject: 2-3 Market Place (Engine Room) Licensing

Dear Sir/Madam,

Following the recent publication of the notice regarding new licensing for the building last known as the Engine Room at 2-3 Market Place Leek by Disco Bar Leek Limited I wish to notify you of my objections to this license.

I occupy the White Hart Tearoom & Bed and Breakfast which is located immediately opposite the Stockwell Street side of the "Engine House". Our close proximity to the premises gives me a number of causes for concern not least that of the public nuisance which will be caused by the noise levels from both the proposed music in the premises and also the customers leaving in the early hours. The Engine House is an old building, not designed to contain modern levels of sound and vibration and is unlikely to contain the levels of noise a club environment produces. Also the side entrance, directly opposite my property, will discharge sound and if used as an entrance/exit could encourage groups of club goers to congregate causing more noise disturbance.

The potential for these increased noise levels will have a significant implication for not only ourselves but also our B&B guests as six of our eight rooms are directly opposite the Engine Room. Additional internal glazing was added to the rooms when our property was refurbished but due to being Grade 2 listed there is very little else we can do to reduce noise levels and protect a peaceful nights sleep for ourselves and our guests.

In addition to the public nuisance aspect we are also concerned about public safety and crime and disorder. Sadly I think it is fair to say that late night club goers are not always the most sensible and considerate people once under the influence of alcohol. We feel that there would be a significant increase in anti social behaviour, damage to property and potentially even violence should this license be granted. Of especial concern is the side door onto Stockwell Street as if used as an entrance or exit club goers under the influence of alcohol will be congregating on what is a rather narrow pavement next to a busy main road with the potential for serious accidents to occur. In summary we object strongly to this license application and hope our views will be given due consideration.

Yours Sincerely

Teresa Fox-Wells

The White Hart

1-3 Stockwell Street

Leek

Staffs

ST136DH

Dear Mr Terry,

Thank you for taking the time to telephone yesterday.

Whilst I take on board your assurances that your intention is that the Stockwell Street door will not be used my concerns regarding public nuisance - loud music emanating from the building and the noise of club goers in the vicinity are still very much valid.

The proposal of the smoking area frontage further adds to my concern. Such a feature may be suitable in a town centre like Hanley but not, in my opinion, in an area with a significant proportion of residential properties. Noise levels from club goers congregated in this area will be considerable and, presumably, music will also be audible. Having seen such a feature in other establishments I would also add that litter seems to be a recurring problem with cigarette ends scattered around and general rubbish piled up. We are open from 8am and our guests are often up and about bright and early so it's unlikely that the previous night's detritus will have been cleared away before it makes a poor impression on visitors.

I would like to reiterate that despite your request I have no intention of withdrawing my objection to the proposals as the concerns I detailed in my objection remain.

Regards

Teresa Fox-Wells

Sent from my iPhone

On 1 Nov 2017, at 17:22

FAO Julie Fox

Thank you for your time on the phone today

I can confirm we have the following condition agreed on our licence

“The door leading onto Stockwell Street, Leek will only be used for emergencies purpose only.”

I would very much like to try and work with you to overcome your concerns. I appreciate your point regarding the conduct of customers having left the premises, but we have very much designed this scheme with noise containment in mind.

We have been to Leek and experienced first-hand the issues of noise to the rear of our proposed premises and have worked very closely with our architects in order to be mindful of noise issues.

I've attached the plans, as discussed

You will see that the smoking area is to be set back and contained on the frontage facing the main Market Place

The venue is to be divided into 3 zones via the use of additional walls. On the frontage facing your property there are 2 sets of doors and a sound lobby which will protect from noise leakage

There will be no open windows or doors facing your property and previous problems you have had with people congregating there won't happen again as this entrance/exit won't be used now

Limiters will be fitted on our sound systems

It would very much be our view that statutory powers are in place to quickly address any noise issues should we gain the licence, and we would not wish to upset any of our neighbours who have a right to trade their businesses in peace.

We are a local company operating multiple sites in the Midlands and North I would hope we will operate to a far higher standard than those who were previously at this site.

I would be happy to show you similar sites we operate and the measures we have in place too.

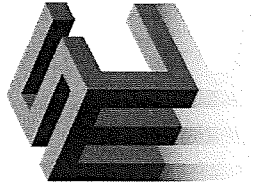
Please feel free to contact me anytime, and as I have said I would be happy to work with you and engage to overcome your concerns.

Yours Sincerely

Pete Terry
DISCO Bars

Notes:-

Do not scale - scale all measurements of fire.
All dimensions are in mm unless otherwise specified.



SM CAD Ltd
www.smccad.co.uk

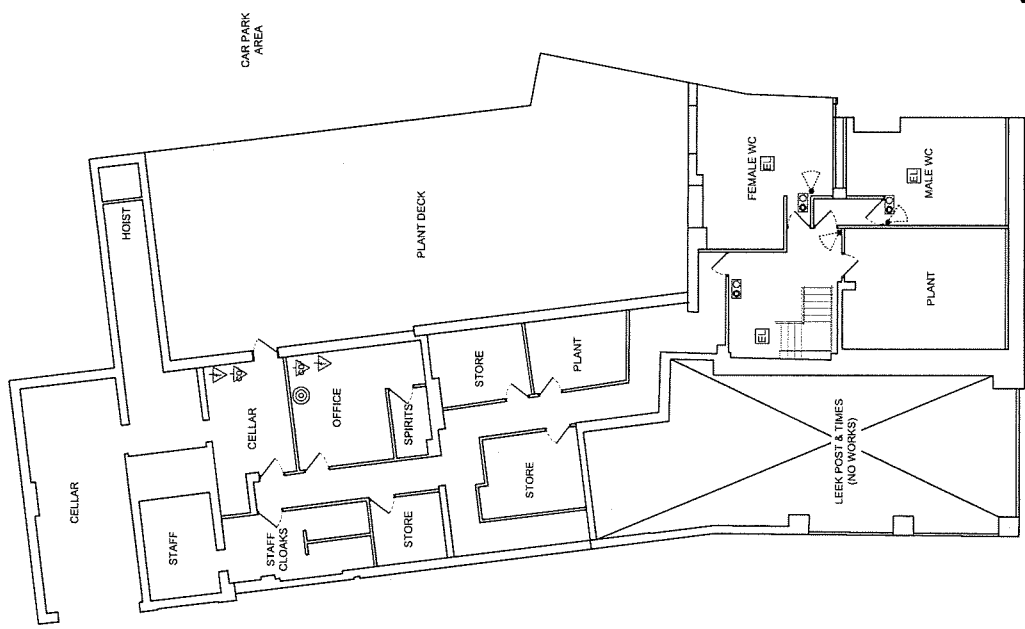
REV	DATE	NAME	REVISION
A	SEPT 2017	S.MC	GROUND FLOOR (BAR/STAIRS) REDESIGNED

LICENSING PLANS for :-
The Engine Room.
2 Stockwell Street,
Leek,
ST13 6HX.

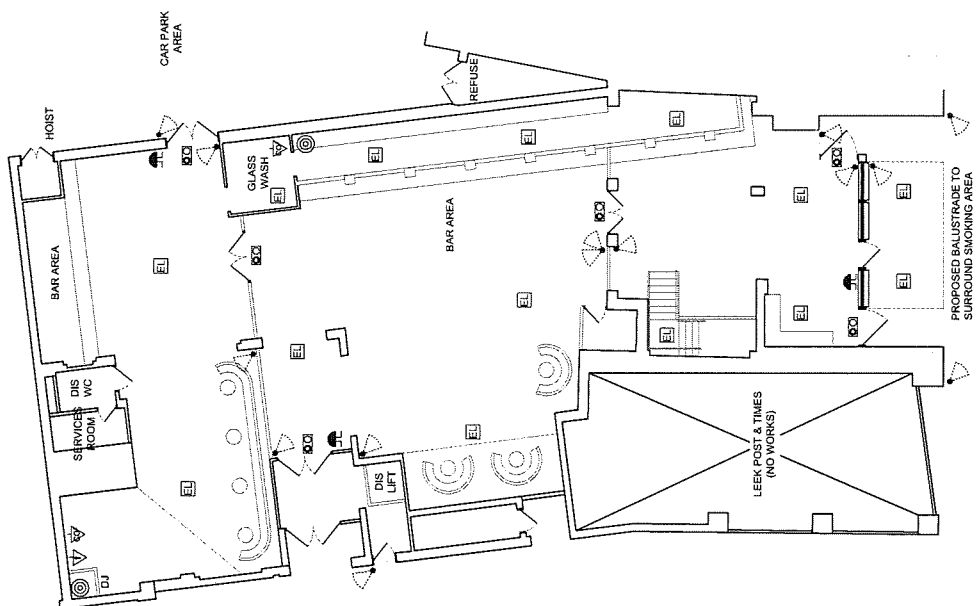
PROJECT NO	SM 051	DATE	1:100 ON A1
CLIENT	S. McCreedy	DATE	September 2017
PROJECT NAME	Licensing Plans	DATE	September 2017
PROJECT NO	PT21 01 A		

KEY TO FIRE PRECAUTION SYMBOLS

- ☉ Manually operated break glass call point forming part of the main fire alarm system
 - ☠ Audible warning device of the fire alarm system advanced (with Red Flashing Lights)
 - ☑ Emergency lighting system point. The emergency lighting system to comply with BS5499 1990. The emergency lighting system to be provided on all escape routes, and 0.10 lux overall
 - ☑ Illuminated exit sign RUNNING MAN to EEC standard. The sign to be illuminated at all times by the primary supply. Direction arrows to be provided where necessary.
 - ☑ EMERGENCY EXIT in letters 100mm high, and to BS 5499. Directional arrows to be fitted where applicable.
 - ☑ All extinguishers to comply with BS 5423 and be fixed on brackets 1000mm above floor level.
 - ☑ 9 litre WATER extinguisher
 - ☑ 9 litre FOAM extinguisher
 - ☑ 4.5kg DRY POWDER extinguisher
 - ☑ 2.5kg CARBON DIOXIDE extinguisher
 - ☑ Smoke/ Heat detector
- All fire extinguishers to be regularly serviced by BAFE engineer to clause 9 and 9 of BS 5306 Part 3.
- GENERAL**
All fire escape routes, walls and ceiling finishes to have a Class 0 fire spread of flame rating to BS476 Part 7.
All curtains and drapes to be fire retardant.
The location and type of any fire safety equipment is shown as at present. This may be varied from time to time with the agreement of the fire officer or after a fire risk assessment.
- OCCUPANCY FIGURES**
To be displayed at the principal entrance in letters 20mm high.



FIRST FLOOR PLAN
(1:100 @ A1)



GROUND FLOOR PLAN
(1:100 @ A1)



To the Licencing Department at Staffordshire Moorlands.

Regarding the licence application for 2-3 Market place,
eek, ST13 5HH

I am writing to you today as a seriously concerned resident who resides on Stockwell St. I feel that the application for 3:30 am licence over the weekend is an unreasonable application for following reasons.

- I currently experience anti social noise levels and behaviour as a result of the market place night life.

The safety of drunken customers leaving the venue next to main road through Leek.

I am also concerned about the policing of the night life, will there be sufficient officers to attend any situations where they maybe required in the immediate areas.

For a venue that hasn't been consistently open for many years to then have ~~the~~ what I believe would be the towns latest licence, believe is a step in the wrong direction.

And finally I feel that if the venue has people leaving at such early hours in the morning it will push drunken noisy customers down past our residencies, which at the moment they appear to be taking other routes home.

Thank you for taking the time to read my letter.