

APPENDIX 5



REPORT

North Tyneside Council

To: Licensing Section

Author: Claire Wilson
Environmental Health
Telephone: 0191 643 6645

Date: 19 November 2019

Licensing Act 2003

RE: Application for a premise licence at Square and Compass, 207 Park View, Whitley Bay, NE26 3RD

The property is located within Whitley Bay town centre with residential apartments located above, and adjacent at Park View Court. The premise appears to have previously operated as a hairdresser and café, a change of planning use will be required to enable this premises to operate as a micro bar/pub.

The area where this unit is located is principally commercial shops that did not operate until late evening. There is one restaurant located adjacent to the premises that opens late evening. The granting of a premise licence for the Square and Compass will result in additional noise within the area arising from customer noise late into the evening affecting the neighbouring residential properties. If external seating or smoking area was also to be provided at the premise this will result in noise from customer voice for the first floor residential flats. Environmental health receive frequent complaints about similar premises due to associated noise from the activity, specifically about amplified music, emptying of bottles into the refuse bins late at night and early morning noise from the collection of commercial refuse bins.

The granting of a premise licence for the Square and Compass will also give rise to associated amenity impacts from the use of external smoking or seating areas, if provided, from customer voice. I note that amplified music in the form of background music will be provided as part of the operation. Playing of amplified recorded music will result in additional noise for the residential properties located above the premises. It is unclear on the construction of the existing ceiling between the proposed bar and residential flats and it is unclear if its construction will provide adequate sound attenuation for a licensed premises.

The proposed licensed premise application is requesting opening hours to 23:00 hours, and 01:00 hours for seasonal variation on Friday, Saturday and Sundays evening preceding and inclusive of Bank Holidays which will result in additional noise later in

the evening for neighbouring residents. If the premise licence is to be granted it is recommended that the operating times are restricted to 23:00 hours, to ensure local amenity impacts are reduced. Any external seating areas that may be provided should be restricted to 08:00 – 21:00 hours Monday to Saturdays and 09:00 – 21:00 hours on Sundays to minimise noise late evening for neighbouring residents.

Recommendation

I would recommend the following conditions:

1.0 Ensure the front doors, all fire exit doors and windows at the premises are kept closed except for access, egress or in the case of emergency.

Reason: To minimise noise breakout from the licensed premises to the residential premises.

2.0 Noise condition

Prior to commencing operation under the Premises Licence a detailed noise survey and any scheme identified from the survey for the sound insulation of the premises must be submitted to, and approved by, the Environmental Health Officer of North Tyneside Council to ensure the sound level from the licensed activities in the first floor flats does not exceed 35 dB LAeq during daytime. Any required sound insulation must be installed before the Premises begin to operate.

Reason: To minimise noise transmission from the licensed premises to the residential premises.

3.0 Opening Hours: 08:00 – 23:00 hours Monday to Saturdays, 09:00 - 23:00 hours Sundays.

4.0 The use of any external seating area provided at the licensed premises shall be restricted to 08:00 hours to 21:00 hours Monday to Saturdays and 09:00-19:00 hours Sundays and Bank Holidays.

Reason: To minimise noise late evening for neighbouring residents.

From: Julia Dawson
Sent: 19 November 2019 17:39
To: Liquor Licensing
Subject: FOR INFORMATION ONLY - 207 Park View, Whitley Bay (19/01443/LICCON)
[Scanned]

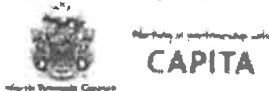
Hello,

In response to the recent consultation on the licensing application for 207 Park View, I note that the applicant has applied for a license to operate a micropub/bar, such a use would fall within Use Class A4 (drinking establishments) of the Town and Country Planning Use Classes Order.

I am aware that the last use of the site was the 'Jam' art gallery, which appears to have operated from 2017 until recently. This would have been a D1 use class (non residential institution). Prior to this the premises were 'Bark View' a dog grooming salon, which would have been classed as a 'sui generis' use class. Prior to this the premises appear to have been operated as a retail unit (Use Class A1). Planning permission would have been required for a change from original A1 retail use to either sui generis or D1. As planning permission was never obtained, the last lawful use of the site would be Use Class A1 (retail).

A change of use from A1 to A4 (drinking establishment) requires planning permission. To date we have not received a planning application and therefore, whether or not the license is granted, the premises cannot lawfully be operated as a drinking establishment at the current time.

Kind Regards
Julia Dawson
Senior Planning Officer



Please note that I am not based in the office on Mondays or Wednesdays and that I am only contactable via email on these days.

Quadrant East, First Floor Left, The Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY

Tel: 0191 643 6314

E-mail: julia.dawson@northtyneside.gov.uk

General Line: 0191 643 2310 (available Mondays and Thursdays from 13:00 - 17:00, Tuesdays and Wednesdays 08:30 - 13:00 and Fridays 13:00 - 16:30)

Planning Reception: available Mondays and Fridays from 08:30 - 13:00 and Wednesdays 13:00 - 17:00

You can use the on-line services on the Council's web site to submit, view and comment on applications and view the Local Plan and other policy documents at www.northtyneside.gov.uk/planning

Should you need to visit us, you will find directions to the offices [click here](#)

From: publicaccess@northtyneside.gov.uk
Sent: 28 October 2019 12:26
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:26 PM on 28 Oct 2019 from

Application Summary

Address: [REDACTED]
Proposal: Premises Licence
Case Officer: Stephanie Graham
[Click for further information](#)

Customer Details

Name: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support
Stance: Customer objects to the Licensing Application
Reasons for comment: - Opening Hours
Comments: 12:26 PM on 28 Oct 2019 As a family living nearby, I am concerned about music being played late at night in an area with lots of residential dwellings in the vicinity including flats above shops.

What measures will be taken to ensure the music does not encroach on these residential dwellings.



/o=NTC/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Stepha

From: publicaccess@northtyneside.gov.uk
Sent: 29 October 2019 20:50
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:50 PM on 29 Oct 2019 from : - !

Application Summary

Address: 207 Park View Whitley Bay Tyne And Wear NE26 3RD
Proposal: Premises Licence
Case Officer: Stephanie Graham
[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Opening Hours
- Prevention of Public Nuisance

Comments: 8:50 PM on 29 Oct 2019 Park View does not need any further licensed premises. To suggest that there is a need for 'buoyancy' and an uplift of the area is not appropriate for what is at best a shop which could not be any closer to the residential streets of Marine Avenue and The Avenue. Anti- social behaviour would be a risk given the long license hours proposed.
I imagine the cafe and owner of the holiday let are happy
- they do not LIVE there and have to suffer the potential consequences of the resulting noise pollution and potential nuisance!!
i look forward to North Tyneside looking at the bigger picture and recognising the emphasis of 'family' in Whitley Bay, not a flashback to 1990

/o=NTC/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Stepha

From: publicaccess@northtyneside.gov.uk
Sent: 31 October 2019 12:14
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:13 PM on 31 Oct 2019 from

Application Summary

Address: 207 Park View Whitley Bay Tyne And Wear NE26 3RD

Proposal: Premises Licence

Case Officer: Stephanie Graham

[Click for further information](#)

Customer Details

Name: [REDACTED]
Email: [REDACTED]
Address: [REDACTED]

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Opening Hours
- Parking
- Prevention of Crime Disorder
- Prevention of Public Nuisance
- Traffic

Comments: 12:13 PM on 31 Oct 2019 I strongly object to the licensing application for 207 Park View. The addition of another drinking venue will significantly change the culture of the north end Park View. The number of licensed premises has increased dramatically over the last two years. At the moment it is managed well as the premises are separated and clients have to walk between venues. I fear that if this application is passed Park View will start to become another 'South Parade' and we all know what problems that brought. Tynemouth has also suffered from over saturation of drinking establishments and the results of that can be seen in the evenings, especially at weekends.

I live just yards from this address, I have done for almost 40 years, we already have an enormous parking problem and this would be exacerbated. Another drinking establishment right next door to Gilbert & Smith will have a detrimental effect on a residential area.

Regards.

Re: 00CK/19/2634/LAPRE -
Premises Licence, Pending Decision
207 Park View Whitley Bay Tyne And Wear NE26 3RD

To whom it may concern;

I am the owner of the residential property 209 Park View, situated directly above the proposed site of 207 Park View, the premise application for the licensing of 'The Square and Compass'. I wish to raise my objections and concerns to the following points.

- The opening hours requested
- The sound proofing of the license premises
- The tidiness of the surrounding residential area

Myself and my family are residents of Whitley Bay and I own and run 209 Park View above the application premises as a holiday let property venture which looks to promote the local and surrounding area, bringing tourism to the heart of Whitley Bay. I am favourable of the regeneration of Whitley Bay and seek to also create a welcoming and vibrant high street. However, I am concerned that the opening hours proposed pose a detrimental effect to my business and to the guests residing in the bedrooms directly above the bar; especially if we have children and families staying and trying to sleep.

I have spoken to the license applicants and have raised my concerns directly, hence my surprise to see the application stating that I am *fully* supportive of the proposed plans! This has not been my communications to them.

I have discussed with Mr Wilson my hope that if the application is successful the premises retain its authenticity to the architecture of the building exterior, and the interior builds on trends reflecting the clientele within Whitley Bay and the growing regeneration in the area.

If the application proceeds I would hope to have an amicable and positive business relationship with the premises below however I must raise my concern as outlined above.

It is my knowledge that the cumulative impact zone sought to stop the potential impact of causing public nuisance. If as stated in section 5 of the full application, the licence is granted from 9:00am until 00:00 (midnight) with customers perhaps vacating onto the street at 1:00am within the proposed "wind down" period this will fully disturb the residence sleeping in the property above. Potentially affecting their overall experience and stay in Whitley Bay. I am also assuming this will also affect the full time occupied property next door and surrounding residential area.

I would propose that any licensing agreement, at most, reflects the opening hours of 'Gilbert and Smith' who's license cease at 10:30pm with a winding down period till 11:00pm. By creating a matching closing time this stops drinkers on the high street looking for the next late-night open bar in a residential area. If 207 Park View ('The square and compass') becomes the last open bar on the street it is inevitable that the premises would accumulate all the remaining drinkers, increasing the late night footfall and noise. If however the licence ceases at 10:30pm with full closing at 11:00pm I feel this is the compromise of our two business working together for the benefit and harmony of both business ventures; and consideration to other local residents.

My second concern is I see no plans or elevations to reflect any design and build propositions to the premises of 207 Park View. At present the sound travelling upstairs to my property is already significant with a few people talking downstairs. This is due in part to the tiled floor reverberation and no sound proofing. The issue would significantly increase with an occupied bar below. I have raised this concern to Mr Wilson and I feel it a pre request to the granting of this application that sound proofing is sought as part of its change of use.

Finally I have had verbal confirmation from Mr Wilson that we share the same concerns regarding keeping the street free from cigarette ends and litter. I want to officially share my concerns on this matter and hope that if the micro pub proceeds all of the area outside my front door is kept free of litter and cigarettes. I would also be happy to see a cordoning off of the bar front area, separating it from my front door - similar to what is provided outside 'Gilbert and Smith'. Hopefully this would contain any smokers immediately in front of 'The Square and Compass' and not on my front doorstep.

I hope as someone looking to promote and regenerate Whitley Bay, a young woman venturing into a new business, a local resident and as someone who truly wants to look to promote our local high street, my honest and justified concerns will be taken on board. We have the same goal but there needs to be compromise.

Kind Regards

A handwritten signature in dark ink, appearing to be 'J. Wilson', with a horizontal line drawn underneath it.

Jeff Young

From: publicaccess@northtyneside.gov.uk
Sent: 01 November 2019 12:06
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:06 PM on 01 Nov 2019 from

Application Summary

Address: 207 Park View Whitley Bay Tyne And Wear NE26 3RD

Proposal: Premises Licence

Case Officer: Stephanie Graham

[Click for further information](#)

Customer Details

Name:

Email:

Address:

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Opening Hours
- Parking
- Prevention of Public Nuisance
- Traffic

Comments: 12:06 PM on 01 Nov 2019 Comments emailed separately

00CK/19/2634/LAPRE | Premises Licence | Pending Decision | 207 Park View Whitley Bay

We would like to object to the above Licence due to the following reasons Parking, traffic noise, public nuisance and opening hours.

We have concerns over the increased levels of noise and disturbance which may result from another bar operating if a premises licence is granted. There are already a large number of licensed premises on Park View, with an increase from two to thirteen in a short space of time. In the block where 207 is situated there are five properties, Two have premises licences already and one Pulp Fiction often applies for Temporary Licence.

We have a young family and have lived adjacent Park View in what was a quiet area for 14 years. We do not mind a mixture of cafes serving alcohol with meals but are worried about the number of licensed premises with late opening hours in this part of Park View. We are also concerned that the outside area to the front of the premises could be used for alcohol consumption. We have complained to NTC regarding noise and disturbance from customers drinking outside the front of 201 Park View on the same block as 207 Park View.. (see photo 1.) The pavement is not wide enough to accommodate outside drinking and the properties do not own the pavement area to the front. This use of the pavement restricts space for pedestrians and especially for those using mobility scooters or push-chairs.

Photo 1. 19.8.2018



In February this year we contacted NTC regarding problems with commercial waste collections to the rear of Park View. Collections have been as early as 5:30 am from a Pulp Fiction, Papa Ganoush, Zammorins and Gilbert Smiths. Glass is disposed of late at night by the pubs and restaurants disturbing our sleep. This issue was not dealt with effectively by NTC or the owners of the bars concerned and we had to contact the Waste Companies directly to complain. It has taken over six months to sort out the issue of early morning collections (see attached correspondence)

11:28 Fri 1 Nov

14%

< All Inboxes



**RE: 201 Park View Whitley Bay NE263RD case no
19/00065/BCON [Scanned]**

28 February 2019 at 08:04

City Foundation, Cloud Archive Mailbox

Good Morning

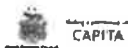
I have written to the owners informing them we are aware of breaches occurring and will be monitoring the site

I will update you further when I receive a response from the owners

Thank you

Nathan

Nathan Millin *Planning Enforcement Officer*



North Tyneside Council - Planning
Quadrant - East - 1st Floor, Silverlink North, Cobalt Business Park,
North Tyneside, NE27 0BY

n.millin@n-tyneside.gov.uk

[0191 275 2000](tel:0191 275 2000)

From :

Sent: 27 February 2019 09:54

To: Nathan Millin

Subject: 201 Park View Whitley Bay NE263RD case no 19/00065/BCON [Scanned]

EXTRNL

FAO Nathan Millin

Further to my telephone conversation on 13th Feb 2019 regarding breach of planning condition 8. I would like to know if you have been able to progress this complaint. Biffa are still collecting rubbish at 6:50 am each Wednesday morning which is causing noise and disturbance to myself and neighbours.

I look forward to your response

Thank you

6:52 am 27.2.19



11:50 Fri 1 Nov

13%

< All Inboxes ^ v



From: Nathan Millin

To: Nathan Millin

Hide

**Re: 201 Park View Whitley Bay NE263RD case no
19/00065/BCON [Scanned]**

10 April 2019 at 07:07

Forwarded in Cloud from Nathan

Good Morning Nathan

Further to my email yesterday I would like to confirm that Biffa collected the commercial rubbish from 201 Park View at 6:40am this morning. It would therefore appear the owners have taken no notice of your letter or are blatantly disregarding it. Would it be possible for you to call out and do a site visit or take this breach to the next level of enforcement?

My local Councillor John O'Shea is doing house visits in my street tonight so I will update him on this issue, as he originally supported residents in the objection to this business opening adjacent residential housing.

I would appreciate feedback once you have taken this matter further.

Thank you

On 8 Apr 2019, at 13:57, Nathan Millin <Nathan.Millin@northtyneside.gov.uk> wrote:

Good afternoon,

I thought I would email to ask if further breaches have occurred at the property. I wrote to the owners but received no reply for a week.

Thank you for your cooperation

Nathan

6:29 am 8th May 2019



11:32 Fri 1 Nov

< All Inboxes



Re: 201 Park View [Scanned]

Hi Nathan

Thank you,

On 22 May 2019, at 08:38, Nathan Millin <Nathan.Millin@northtyneside.gov.uk> wrote:

Thank You for your email. If this is 2 weekly then I will arrange a further site meeting to monitor the site in two weeks time

Regards

Nathan

Nathan Millin - Planning Enforcement Officer
Managerial
North Tyneside Council - Planning
Quadrant - Unit - 1st Floor, Silverlink North (Whole Business Park),
North Tyneside, NE3 9PL

TEL: 0191 592 6169

TEL: 0191 592 6170

From: Nathan Millin
Sent: Tuesday, 29 May 2019
To: Nathan Millin
Subject: 201 Park View [Scanned]

"EXHIBIT"

Good Morning Nathan

Further to my email of 29th May I would like to point out that 201's collected waste this morning at 11:00am which is slightly later than the timescale permitted. The collection appears to be two weekly that is why you missed them when you visited the site

I will continue to send you emails until this issue is resolved

**

This email and any attachments are intended solely for the addressee. If you receive it in error, please do not

12:30 Fri 1 Nov

8%

< All Inboxes



From: Curtis Rees

To: [redacted]

Hide



Biffa waste services

28 June 2019 at 10:33

Found in iCloud Inbox

Good morning,

Hope all is well.

As per call I have contacted the Newcastle depot to look into the noise complaint and speak to the driver about servicing at a later time in the morning.

Thank you



Curtis Rees / Customer Service Representative – SME/Major

Mobile 0800 601601 E-Mail services@biffa.co.uk

Kingspoint, Coronation Road, Cressax, High Wycombe, HP12 3TZ

www.biffa.co.uk



11:41 PM 1 Nov

< All Inboxes ^ v

P [] [] [] [] [] []

From: Jane Robinson

To: [] [] [] [] [] []

hide

JR

RE: Biffa waste services

30 August 2018 at 14:18

22 Replies in Conversation

Thankyou Daniele for this

I have found the site (the postcode we have is NE26 3 RD)

I will speak with the drivers and I will also try to get out to site over the next couple of weeks to ensure they are not going early.

Please let me know if you have any more problems but we will try to resolve this for you

Many thanks

Jane



Jane Robinson / Operational Support Manager

Mobile: 07730000000 E-Mail: jane.robinson@biffa.co.uk

www.biffa.co.uk

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A further increase in traffic visiting the bar will stretch an already problematic parking situation at and near our home. In the last year there has been increased traffic noise and disturbance in our street late into the night. Customers often park outside our property when visiting the bars and cafes and are quite noisy when returning after 11:00 pm.

The number of commercial vehicles using the very narrow back lane at the rear of Park View has also recently increased with large wagons delivering goods constantly throughout the day. The vehicles have to back into the rear lane and are often feet from the corner of my kitchen window which is quite worrying.

We support local businesses and regeneration of this area but this needs to be balanced with allowing residents access to a quality family life. If this licence is granted we would like restrictions on operating hours to 11:00 pm with no outside drinking allowed either to the front or rear of the property.

Stephanie Graham

From:
Sent: 03 November 2019 18:27
To: Liquor Licensing
Subject: Application for 207 Park View Whitley Bay. Ref OOCK/19/2634/LAPRE [Scanned]

EXTRNL

Sent from my iPad

Begin forwarded message:

Date: 3 November 2019 at 18:14:15 GMT

Dear Licensing Committee

Subject: Application for 207 Park View

We are concerned about the application to sell alcohol and play music at 207 Park View Whitley Bay, as well as the effect it will have on the holiday let, directly above. As investors in the holiday property, 209 Park View, we would like to have our concerns considered. Our investment was to support the owner to promote the North East and Whitley Bay in particular. We have been impressed by the developments in the area in recent years.

Although conversations have taken place between the applicants and the owner of 209 Park View, at no point has any support been given to the licensing request that has been submitted. We are happy businesses want to develop in Whitley Bay, but not to the detriment of others.

We are concerned about this request's impact on public nuisance. A licence from 9:00a.m. to Midnight seems excessive, with additional wind-down time. We are concerned about the ability of the guests at 209 Park View, and other residential properties near by, to have unaffected sleep, especially as 209 Park View caters for families, with children.

We are aware of other near by licensed properties, which operate until 10:30 with winding down until 11:00 at night. It would seem unreasonable for The Square and Compass to set a new precedent within the space of 3 properties. Surely both licences should operate within the same hours.

There are also concerns about the levels of noise this premises may produce. Already, as alterations are being made downstairs, people can be heard holding, what can only be assumed to be, 'normal conversations'. This, multiplied by the number of people that may enter The Square and Compass, plus any other intrusion from the music licence requested, could make being on holiday above, in 209 Park View, insufferable. We are aware of similar premises elsewhere that have taken steps to provide high quality sound proofing systems to good effect. We wonder if such measures should be a condition of licence being granted for 207 Park View.

Finally we would like confirmation that the premises, and its customers, will not spill out onto the street, use the street as a place to drink or drop litter to the detriment of the local Whitley Bay environment.

We would hope both business, and others on Park View, will be able to co-exist in harmony and collaboration to promote the benefits of Whitley Bay, North Tyneside and the broader North East of England.

Sent from my iPad

Stephanie Graham

From:
Sent: 05 November 2019 20:05
To: Liquor Licensing
Subject: Fwd: Licence application - Square and Compass, Park View Whitley Bay [Scanned]

EXTRNL

I wish to object to the above application. It's my view that this application will, if agreed, will lead to the creation of a public nuisance for residents who live in the area.

I wish to attend the meeting of the Licensing Committee to make my representations.

User
Stephanie Graham

NORTH TYNESIDE COUNCIL MEMBER ENQUIRIES SYSTEM

Reference M102
178501

[Back](#)

Summary

Created by Carole Cawthra (1) on 31-OCT-2019
Service Area, Env&Leisure Tech: Licensing
Member, John O'shea
Category, Liquor Licensing

Email: :

Mobile:

[View History](#) [\(Full Enquiry\)](#)

Subject Matter

From: R L Sent: Thursday, October 31, 2019 2:00:19 PM To: John O'Shea (Cllr) ; Margaret Hall (Cllr) ; Sandra Graham (Cllr) Subject: Square and compass bar opening - Concerns [Scanned] *EXTRNL* Good afternoon I am emailing today in regards to the new bar opening at 207 Park View, Whitley Bay. V
of the Eden's life and we returned home the other evening to find a notice next to our door commencing that North
I have approved a licence for the property next door, previously the JAM art gallery, to become a
Micro Pub. Whilst I am all for supporting local businesses and revitalising the area, you can appreciate how this
concerns us as tenants at the property. We were not informed of the agreement and whilst they may have spoken to our
landlord, we, as tenants, haven't been advised. We moved into the property in May 2018 and "Gilbert and Smiths"
opened shortly after. As our apartment is directly above the bar and our bedroom at the front of the property, we are
unable to open our windows on a night time because of the noise placed outside till late at night
directly below. We are concerned that "Square and Compass" that is opening on the street will do the same
creating more noise. Me and my partner both work early morning shifts and whilst we appreciate there will be some
noise living on a high street such as Whitley Bay, we are concerned that the new bar is to stay open till 11 with a 1 hour
wind down period. Unfortunately, as a result of this, it has lead to us looking for alternative accommodation when our
tenancy comes to an end in the new year, which is a shame as we otherwise really enjoy living on the street. Haven
spoken to other residents in the area I am aware that this is a general concern amongst the people living in the
properties, as having two bars in close proximity to each other makes it difficult for the people living above. From the
licensing agreement, I am unable to see whether the new bar will be allowed seating outside. Please could this be
considered as it is proving very difficult to sleep when the street has become so noisy. I appreciate your time reading
this and I hope you take some of my concerns into account when writing your response. Looking forward to hearing
from you

Action Required

Please respond

9

Stephanie Graham

From:
Sent: 05 November 2019 12:05
To: Liquor Licensing
Subject: Licence application - Square & Compass [Scanned]

EXTRNL

Subject: Objection to proposed premises licence for Square and Compass at 207 Park View, Whitley Bay

Dear Sir/Madam

I am writing to object to the application for a premises licence at 207 Park View, Whitley Bay by the Square and Compass.

While I generally feel that the development of new cafes and bars on Park View to date has been positive to the area, any further additions of licences premises is in danger of creating a cluster where people specifically come to move from bar to bar, causing noise and disturbances.

Particularly if the trend of longer opening hours, music etc is continued.

Although on a shopping street, the premises are in reality in the centre of a residential area, particularly the end of Park View where these premises are located. As a nearby resident I have concerns over the increased levels of noise and disturbance which has already resulted from the new bars that have opened on Park View. I noted that an application for a licence on South Parade was recently rejected by the council and that local residents and police objected. While the bars on Park View are clearly different from those on South Parade, it would seem very strange if the council simply moved this problem from one area of Whitley Bay to another.

My representation is made under the relevant licensing objectives:

The prevention of public nuisance

I feel Park View is in danger of reaching a critical mass of bars in one location and is beginning to reach the point where it is forming a "strip" where people come to move from bar to bar. We are already beginning to see this with current licenced premises but further bars opening will exacerbate this.

Although I felt it was wrong to grant a licence to Gilbert and Smith at 201 Park View given its location right in the heart of a residential area, I was relieved by the terms including 10.30pm closing and no music. I feel this has been effective in helping to manage the public nuisance from these premises. However I note than the Fox and Finch, also on Park View, has been allowed to open later, has outdoor seating and also has music playing. I find this inconsistency strange and hope this isn't a policy of the licencing authorities to gradually loosen the terms of licences on Park View as more bars are allowed.

Inevitably the longer opening hours that are allowed mean there will be more disturbances to local residents from people leaving the premises. Later opening hours are far more likely to attract large groups who will drink till as late as possible and then cause disturbance on leaving the premises.

The prevention of crime and disorder

As already outlined I feel Park View is in danger of reaching a critical mass on bars which inevitably bring more crime and disorder. I think it is self-evident and has been reported in other documents produced by UK councils (e.g.

<https://barnet.moderngov.co.uk/documents/s19448/Appendix.pdf>) that where a cluster of premises existing the impact is an increase in crime and disorder.

In conclusion I feel the granting of this licence would undoubtedly lead to an increase in noise and disturbance to residents in the area and risk further crime & disorder. Also the addition of another bar to Park View would potentially jeopardise the progress made on the street of making it an attractive destination to visit with cafes, restaurants and other independent traders.

Stephanie Graham

From: publicaccess@northtyneside.gov.uk
Sent: 11 November 2019 11:44
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:44 AM on 11 Nov 2019 from !

Application Summary

Address: 207 Park View Whitley Bay Tyne And Wear NE26 3RD

Proposal: Premises Licence

Case Officer: Stephanie Graham

[Click for further information](#)

Customer Details

Name: Mr. Landon

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer objects to the Licensing Application

Reasons for comment:
- Prevention of Public Nuisance
- Public Safety

Comments: 11:44 AM on 11 Nov 2019 The opening hours and nature of business are a clear erosion of existing amenity as described by the NPPF (National Planning Policy Framework) with little consideration given to the residential setting of this application

Susan Vert

From: publicaccess@northtyneside.gov.uk
Sent: 11 November 2019 17:23
To: Liquor Licensing
Subject: Comments for Licensing Application 00CK/19/2634/LAPRE [Scanned]

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 5:22 PM on 11 Nov 2019 from [redacted] to Carr.

Application Summary

Address: 207 Park View Whitley Bay Tyne And Wear NE26 3RD

Proposal: Premises Licence

Case Officer: Stephanie Graham

[Click for further information](#)

Customer Details

Name: [redacted]
Email: [redacted]
Address: [redacted]

Comments Details

Commenter Type: MAKE REPRESENTATION ie.object or support

Stance: Customer objects to the Licensing Application

Reasons for comment:

- Fair and Open
- Opening Hours
- Parking
- Prevention of Crime Disorder
- Prevention of Public Nuisance
- Protection of Children from Harm
- Public Safety
- Traffic

Comments: 5:22 PM on 11 Nov 2019 We strongly object to the licence application on the grounds another pub is not required and is not appropriate for the residential area. Requesting a music to 1am quite clearly sets out the intentions of this bar and it is a concern that it will bring with it unwanted anti social and disturbing aspects to the area.

Stephanie Graham

From:
Sent: 15 November 2019 14:33
To: Liquor Licensing
Subject: Objection to Square & Compass, 207 Park View [Scanned]

EXTRNL

From:

Dear Sir or Madam,

I wish to lodge an objection to the recent application for a new premises licence for the proposed Square and Compass Bar, at 207 Park View, Whitley Bay, NE26 3RD.

The applicants propose opening a bar & cafe style establishment at what was the Jam art gallery. If approved, the Square and Compass would be the sixth bar to open along Park View in a few short years. The street is already well served by the Okapi Lounge, The Dog and Rabbit, The Fox and Finch (which appears to be expanding its premises), Nord, and Gilbert and Smith. In addition to these five current bars on Park View, there is also the recently opened Split Chimp at Spanish City, Storm Cellar beside the library and Left Luggage at Monkseaton Metro. Park View also has several cafes with licences to sell alcohol, with the potential to become bars in the future.

What is rapidly developing is a strip of bars and pubs on Park View. Park View is a street of mostly independent shops within a quiet, family orientated area that is home to many young families. The street offering is changing rapidly from a local retail destination, visited in the day time by local residents, to a night time eating and drinking zone.

In my opinion, Park View is at a tipping point. At present there is a reasonable balance between the day time retail shops and cafes, and the night time economy bars and restaurants. If another licensed premises opens, I could see the balance falling in favour of night economy, with the number of day trading independent shops losing the critical mass they need to make the street a viable shopping destination. This would lead to more empty shops and a loss of retail amenity which would affect many of the local self-employed traders who operate from Park View. This would have a knock on effect for the local economy.

Having a number of bars along a short strip of street makes Park View a night out and drinking destination. With the bars being in close proximity, the 'Park View Night Out' becomes as much about the journey along the street from bar to bar, as it is about going to just one establishment. People moving from bar to bar increases night time noise levels for local residents. The more bars there are along Park View, the less careful drinkers will be about keeping noise levels down. Allowing the Square and Compass to open will increase that risk.

I know several families who live very close to Park View, and they are already disturbed by incidental noise levels from the newly opened bars and restaurants, especially in the long summer evenings. There are taxis pulling up, car doors being slammed, recycling bins being filled late at night, chatter and music drifting from the open doors and windows of restaurants and bars, as well as the noise of drinkers leaving premises late in the evenings.

I respectfully ask that you refuse the application for the Square and Compass for the reasons I have set out.

Yours sincerely,

Stephanie Graham

From:
Sent: 18 November 2019 13:53
To: Liquor Licensing
Subject: Re: Server error [Scanned]

EXTRNL

Thanks for the swift reply

I'm objecting on the opening time, anti social behaviour , protection of children and damage to the local community

Please see my statement below

I want to object against the application for a new bar at the former Jam gallery site on park view.

We currently have three bars within 40 yards of each other and another bar opening would impact negatively on the suburban area and be over saturation of the area. The opening of the two most recent bars has already impacted an already established business in Nord (who close at 10pm and refuse entry of groups) who have had to reduce their premises footprint due to losing trade to Gilbert and smith and fox and finch. The area is densely populated with young families and another bar would turn a family friendly street surrounded by houses into a Pub

crawl destination(something that Whitley bay has rightly moved away from) . We currently already experience the consequence of local bars in the form of vomit on our street on a Saturday and Sunday morning and late night groups passing our house and disturbing my sleeping children . The police.uk site confirms that public disorder offences consistently take place on park view and another bar would exacerbate the problem. This bar would not in the words of the applicant improve the area but it would greatly decrease the desirability to live here and to open family friendly businesses on the street. The applicant seems concerned about the volume of empty shops . The stretch of shops along park view are actually thriving leading to businesses expanding into larger premises e.g pure knead, any shops empty in this stretch don't stay empty for long. If the applicant was concerned about empty shops why not choose a space closer to the town centre ? Recently a bar was refused a license on south parade due to being in a impact zone and due to it creating anti social behaviour. The same common sense approach needs to be applied on this application. If this application is granted then park view would become a problem area that the council have tried move away from. The applicants request for a 1am closing time is also a worry, unsympathetic and disconnected to the surrounding community and confirms the applicants poorly judged understanding of the area and what the community needs. The applicant also stated that they have talked to locals. I want to confirm that they haven't canvassed for feedback from two of the closest streets to the site. To highlight there have recently been two new family friendly additions to park view in the form of a sandwich bar and cake shop , I'm afraid more bars would deter further family friendly businesses from setting up here in the future. The introduction of a bar wouldn't improve the area but negatively impact it, adding to the already over saturation of bars on park view and anti social behaviour present.

Kind regards

Sent from my iPhone

On 18 Nov 2019, at 12:54, Liquor Licensing <liquor.licensing@northtyneside.gov.uk> wrote:

Good Afternoon,

18th November 2019

To whom it may concern

**Re Licence Application for the Square and Compass, 207 Park Road,
Whitley Bay**

It has just been brought to my attention that we are to have another pub opening just around the corner from my home (that makes 4 establishments selling alcohol opened in the last 2 years within about 50 yards of each other). This will result in more bars than restaurants within the same vicinity, which is not what we need or should be encouraging for the health and wellbeing of our community. This number doesn't include the other new bars that have opened nearer the sea front or further along by St Pauls Church.

Whilst we initially welcomed the first two bars to Park View it is now getting to be too much for what is supposed to be a high street and a residential area with schools in close by. It's becoming more and more like the old South Parade!

I take offence with the application as it states there has been discussion with the local community; sadly no one has been in touch with anyone on my street and we are directly behind the proposed bar. It implies the area is deteriorating with many closed businesses when this supposedly is the more residential/affluent side of Whitley Bay, with a wide variety of specialist shops; it was even voted one of the best shopping street in the UK in a national paper! Perhaps they are closing due to the change in nature of the area - due to the bars? One business owner commented to me that if they had known that the area was going to have all of these bars they would never have moved in. Therefore it won't enhance and compliment the area as the application suggests but will bring the areas down by attracting the wrong type of business and visitors to the area.

Since the opening of the last bar we have noticed a change: the area, particularly at weekends, has become quite different in mood at times: its daunting as a family to have to walk past large groups standing on the pavements drinking and smoking, some clearly under the influence of alcohol from an early hour, and often these are

not the “over 30 group” as described but younger. Another bar will surely just encourage binge drinking and the “pub crawl mentality”. Please don’t get me wrong as we do use the bars and eat in them occasionally, and often frequent all the local cafes and restaurants to support our local community, but we now tend to avoid weekends as we have observed unpleasant behaviour amongst groups who have had far too much to drink. On one occasion I’ve even been seated at a local restaurant waiting for my meal with my family and seen two “30 year old ish” woman leave one of the bars around 7.30pm with one not being able to stand, and having to be helped by people walking their dog to get to a wall to sit whilst the other called for someone to collect them. It’s got to the stage where I won’t let my children go along the high street during the evenings at weekends now as I don’t think it’s safe for them.

One business owner also commented on the change in mood and customers within the area, particularly at weekends, as being threatening and described “an undercurrent” at weekends that felt like something “could happen/kick off” at any moment. It’s changing.

I think the opening hours requested are not reasonable – I think the fact that this establishment is nearer the residential area needs to be acknowledged, respected and reflected in the application. As for the option to open later as part of this licence request this is unacceptable and any requests like this should have to be applied for on an individual special licence request only to protect and respect the residents.

However the issues that concerns me most is that the council would even consider agreeing this licence when the council clearly understands the consequences of what could in effect be seen as encouraging excessive alcohol consumption when there are so many bars locally. NTC is part of the Tyneside Alcohol Strategy Partnership and work to agreed Strategic Objectives to reduce alcohol misuse. The following is from you own website and is part of the Public Health agenda you are responsible for delivering:

North Tyneside Council is committed to reducing alcohol related harm and promoting responsible drinking but recognises that there are problems associated with over consumption of alcohol resulting in risks to health, relationships and community safety in particular.

In North Tyneside, it is estimated that more than 86% of adults who drink alcohol, drink above what are considered safe levels. This means that they are putting themselves at risk of developing health problems in the future due to their drinking.

Every year in North Tyneside, there are around 100 alcohol-specific deaths, 2,000 alcohol-related hospital admissions, around 400 alcohol-related violent crimes and thousands of work-related absences linked to drinking alcohol.

The personal, social and economic cost of alcohol has been estimated to be over £83million for North Tyneside, with cost implications for the NHS, crime and licensing, workplaces and social care.

Regular drinking too much alcohol can have severe effects on your health. There are over 60 medical conditions that you may be at increased risk of by drinking above the guidelines, including mouth, throat, stomach, liver and breast cancers, high blood pressure, cirrhosis of the liver and depression.

I would want to know whether the licensing committee consider the public health implications of each individual request – I understand that licensing is represented on the strategy partnership so are fully aware of the implications of having too many establishment in such a built up residential area?

Even before the opening of 3 of the bars on this section of Park View Whitley Bay was one of the boroughs' 7 worst areas for binge drinking and alcohol consumption as identified by Public health England. Surely having more bars will only add to this problem. It's also not a good message for children having to walk past on their way to and from school so many establishments that encourage drinking and smoking. Does this not again go against the councils own strategy?

In summary I strongly oppose the opening of another bar in this area – what we have is sufficient and if managed well already meets the needs of the local population and any visitors to the area without tipping the balance. One more establishment is simply too much and could be enough to change this area for the worse.

Yours sincerely,