

Licensing Sub Committee

16 November 2021

Tynemouth 61,
61 Front Street,
Tynemouth

Applicant's Submission - Redacted

SUPPORTING INFORMATION

Supporting information in respect of Licensing Application 00CK/21/1734/LAPRE

Applicants: Neil McWhirter & Stephen Minns

Premises: Tynemouth 61, 61 Front Street, Tynemouth, NE30 4BT

I have included I have no objection to our application in red font with our responses in black font:

wish to inform you of my objection to the above application. I feel it will add to the overall drinking in Tynemouth Cumulative Impact Area. It all sounds very nice but selling bottles of Champagne or Prosecco in the outdoor area in the summer will add to the noise levels at weekends.

- Re noise level, the property is not immediately adjacent to Tynemouth 61. There is another property / garden plus an alleyway in between the two (please see attached diagram for information). There are three walls in between Tynemouth 61 and the garden. Our garden wall is well above head height, totally covered in foliage (as are many of the surrounding garden walls) providing insulation against noise. The garden wall adjoining the alleyway is also at head height. All providing some level of protection against noise. We also note that the garden is generally away on holiday for three months over the summer period.
- The business at Tynemouth 61 is an established and (only) traditional-style tea room with, generally, a more elderly clientele. People come to enjoy the tranquil atmosphere of the garden away from the traffic and bustle on Front Street. It is not our intention to create a pub-like atmosphere. We do wish, however, to be able to grow our business by offering the sale of Champagne or Prosecco with our Afternoon Teas and be able to serve other alcoholic beverages alongside our food offerings (bottled beverages only). Additionally, we wish to serve alcohol when we host private functions and events such as funeral wakes, anniversary & birthday parties, baby showers etc.
- We are a smaller venue compared to many of the establishments in Tynemouth and our capacity is limited by the number of seats available in the tea room / garden (see our original plan detailing seating numbers). Customers are always seated while eating.

At present Mr Minns & Mr McWhirter operate the tea rooms only on a Saturday and Sunday closing late afternoon, and have never operated it during the week since becoming the tenants at Tynemouth 61 yet I note the desire to operate a license 7 days a week until 20.00 hrs. This represents a substantial increase in working hours from present from perhaps 14 hours a week to 66.5 hours a week. I have severe reservations about their ability to run the guest House and also supervise the consumption of alcohol.

- Since taking on the business in September 2017 this has flourished: both the Guest House & Tea Room have extremely positive reviews and high ratings on sites such as TripAdvisor, Expedia and Google. We have many repeat visitors to the guesthouse and also a loyal customer base in the tea room. Many of our tea room guests are elderly and enjoy coming to our welcoming and friendly environment. You can see some of our most recent TripAdvisor reviews on our website: www.no61.co.uk
- Stephen Minns is a member of the Institute of Hospitality (MIH) and current Chair of the Tynemouth Business Community. He is a hotelier by trade with over 40 years expertise in running and managing large hotels with well-known brands such as Hilton, Marriott and Intercontinental. He has also worked in hotel catering, food & beverage and as a Conference & Banqueting manager, as well as being a personal licence holder in the past. Therefore, there is no question of his ability to run a guesthouse property and supervise the consumption of alcohol. We would certainly not question his ability as a doctor without evidence, and find his questioning of Stephen Minn's ability as a hotelier both offensive and without merit.
- Historically, the tea room has opened on a seven-day basis (albeit without a licence) and most recently as February 2016 by the previous business owners.
- Although, the tea room is currently open Saturdays, Sundays and Bank Holiday Mondays (10.30am to 4.30pm) we have opened the tea room and garden on different days in the week to host private events such as funeral wakes, birthday & anniversary parties and a wedding. We would like the opportunity to expand this aspect of our business hence the request for a licence for every day of the week. Given people's working patterns, it is most likely that private events during the weekdays will be predominantly funeral wakes or parties for our elderly & retired customers, where we do not anticipate much noise being generated. Over the summer months we would also consider opening the garden on Thursday, Friday & Saturday evenings to offer tapas-style meat and cheese boards from 4-8pm.
- We only require a licence to 8.00pm as we would not wish to cause any disturbance to our neighbours or guest house residents beyond this point. Some guest rooms look out on to the garden.
- We have an established and competent staff of 8: most of these were transferred under the TUPE scheme when we took on the business and have stayed with us due to the good working environment we have created. Additionally, we will be employing an apprentice under the government scheme in the new year. We therefore have an established team to help us run both the guesthouse and tea room. All waiting staff are above 18 years in age.

I would also take issue with the description of the premises. The so called emergency exit via the back garden gate is not only used as an emergency exit but is also often used as an

easy access for pushchairs bikes etc. Today (Saturday 9th October) for example I was a disturbed by several groups of people leaving 61 via the back gate, there was some noise even without the social lubricant that alcohol is. If they had consumed perhaps a modest half bottle of Prosecco the noise level would have intolerable.

- The back gate and alleyway are a secondary emergency fire exit (the primary one being through the front of the house).
- Access to the tea room and garden for the general public is through the front door to the property and NOT through the back garden gate as Dr Woolley seems to imply.
- The back garden exit is ONLY ever used for the following:
 - wheelchair access for tea room customers with mobility issues – very infrequently (most often we assist customers into the building through the front door and then bring any wheelchair in for them).
 - very infrequent use for customers with pushchairs (again access is mainly through the front door – we help customers bring the pushchairs in and leave these in our lounge)
 - for **Guesthouse users only** who are on cycling holidays we allow access to the garden with bicycles. This is always overseen by staff members and takes place during the check-in period from 4-7pm each evening and from 8-11am during check out. This activity would continue irrespective of whether a license was granted.
 - We do not permit tea room / garden users to bring bicycles on property.
- Re . . . being disturbed on 9th October – the alleyway is a shared access for four properties including Tynemouth 61: For Tynemouth 61 Guesthouse, usage is as described above. The alleyway also serves as the sole access for two of our neighbours whose properties overlook Prior's Park. The property immediately adjacent to ours (No 60) houses one owner-occupied flat and two flats which are currently used as holiday lets and these also have access to the rear of said property through the alley way. Therefore, there are 6 units over 4 properties with right of access through the alleyway. In the circumstances, I think . . . cannot be sure that he was 'disturbed by several groups of people leaving 61 via the back gate' given that our customers leave our property through the Front Door. We have a static card payment machine situated in our hallway so customers naturally exit through the front door after we have taken card payments. However, if it were as stated by . . . , then this would have been during our operating hours (10.30am to 4.30pm) which is not unreasonable. There is bound to be some noise from an adjoining alleyway from the residents that need to use it along with deliveries, post and taking bins in and out on a weekly basis. However, as stated, the alleyway is not an access for visitors to the tea room and garden and will certainly not be a continual stream of people who have consumed alcohol as . . . implies.

No 61 is surrounded by residential properties. Please take residents wishes into account.

- We have four neighbours with properties closer to Tynemouth 61 than I and, as far as we are aware, none of these has raised any objection to the granting of the licence. The Salutation pub which is next door to us has a licence to 1am and they use their outdoor area to 8pm.
- Stephen Minns has consulted with our immediate residential and commercial neighbours as well as other businesses on Front Street and we have not received any objections or complaints about the license application.

With regard to the licensing objectives and the prevention of public nuisance which seems to be the main concern we advise:

- It is not our intention for the tea room and garden to be open seven days a week serving alcohol. Neither is it our intention for the tea room and garden to be open seven days a week (we do not have the staffing levels nor the desire for this).
- However, we would like the facility to be able to serve alcohol **with food** on the days when the tea room is open (Saturdays, Sundays and Bank Holidays).
- We also would like the facility to serve alcohol on any day of the week when we host a private function.
- Additionally, we would like to be able to open on some summer evenings to offer food served with alcohol (as described above).
- The tea room or garden would not be open to the general public beyond 8.00pm.
- The alleyway is not an access for the general public to the tea garden (as written in our business lease). It is however an access for wheelchair users and for other uses in connection with our guesthouse business.

We do not feel that our request for a premises licence and the way in which we intend to operate our business goes against any of the licensing objectives and, therefore, we would ask for your favourable consideration.

Yours faithfully

Stephen Minns (MIH) & Neil McWhirter BA(Hons)

