

licensing

From: allan daniels [REDACTED]
Sent: 19 April 2021 12:26
To: licensing
Subject: Brasserie El Prado

Licensing Application – Brasserie El Prado

We object to the proposed application for the following reasons-

1. It is clear that the new owners plan to change the basis of the operation. Signage outside refers to it as a 'Bar & Restaurant'. It is seeking to operate an off licence and screen sporting events inside the building. This will be a completely different type of operation which will attract a different type of clientele. [REDACTED]
2. Since the facility opened in 1991 it has always been a restaurant with limited sales of alcohol (bottled beers/wines only). It has always operated reasonable hours of business and we were surprised to learn recently its current operating hours. It has never previously operated until midnight and yet, the new owners are seeking to further extend the opening hours beyond midnight. Their assertion that they will not sell alcohol beyond midnight is ludicrous. If that were true, why extend the hours. They will either sell beyond midnight or sell additional alcohol just prior to midnight to allow their customers to continue drinking later which will result in people vacating the premises later having consumed more alcohol with the resulting noise at a later time. The owners have made it clear they intend to operate 365 days per year so there will be no respite. For many years, the previous owners operated 5 days per week, closed Sundays and Mondays and always closed well before midnight.
3. They are planning to provide an outside eating/ drinking area for up to 5 months a year. This would be a non enclosed space supposedly to cater for the need for social distancing under the current Covid restrictions. If this were allowed, what is to stop them using this area on an ongoing basis long after the restrictions have been removed?
4. The owner is also seeking to increase the number of covers internally. He claims in a circular to local residents he is not increasing the number of internal covers above the current 102. However, his plans include for an additional 30 people downstairs and up to 10 in an upstairs Function Room. Once the Covid restrictions have been removed, there is nothing to prevent him making these changes permanent. This would increase the maximum number of customers by 40 or 39%. In fact, his original plans which he only amended in the face of local objections allowed for up to an additional 50 people or 49%. These are staggering increases and will undoubtedly add to problems. We feel he is saying one thing to Planning, something different to Licensing and something different again to residents. Frankly, we do not trust what he is saying.
5. The building is surrounded by residential properties. The proposed increased numbers, the change to a 'Pub' style use, an off licence facility, screening of sporting events, all will attract a different type of customer, a more casual user with more comings and goings throughout the evening. Noise will permeate from the building. One of the proposed new extensions will have a retractable roof which when opened will allow noise to circulate. The owner has stated in his circular to residents that the new building will be soundproofed by better class of windows but why install a retractable roof if he does not intend to open it? If the roof is opened, any music (live or recorded) will be audible together with the noise of over 100 people dining/ viewing sporting events.
6. In fact, the numbers using the facility could be greater. During sporting events, he could remove some tables not required for dining and allow more customers using the bar only. This would further increase traffic/ noise/ anti-social behaviour.

7. The 'pergola' style extension in the front will be open 5 months a year and will be accessible from the main building via open doors allowing noise from the main building to escape outdoors. Screening of live sporting events internally will increase noise levels outside via open doors. Customers will create noise and what is to stop those sitting outside from viewing the screens through the open doors/windows and creating more noise.
8. This outside facility, coupled with seeking an off licence, will encourage people to gather and drink/chat in the car park and this will result in more noise. It may also encourage more anti-social behaviour with passers by stopping en route with more outside drinking. It appears the new owners are seeking to develop a culture of operating in a manner similar to what they already operate in their other premises which are located in city centre, seaside frontage or rural environments. Laleston is a quiet village in a conservation area and it is not suited to this type of establishment.

9. Road safety – [REDACTED]

10. Over the last 12 months, the restaurant [REDACTED] have either been closed or restricted to early closing which has resulted in no noise issues late at night. During the last 12 months ownership or licencing of both premises has changed and we understand why both will seek to maximise its business. However, this should not be to the detriment of local residents by staying open for as late as possible with the inevitable noise late at night. Neither premises previously operated to their licencing hours but we fear this will change under the new regimes.

The restaurant has never had live music and yet their current licence allows this until midnight. [REDACTED]

[REDACTED] We do not agree that a music licence should be granted beyond 23.00 for either due to the close proximity of houses.

In summary, we object to the proposed application on the following grounds-

[REDACTED]

Extended hours of business/music licence – the building is surrounded by houses in a quiet village within a conservation area. Both an extension of hours and the playing of music outdoors can only result in unacceptable noise issues to residents.

Public order – any change to hours of business and issuing of an off licence will inevitably result in more visitors to the premises. This means more traffic, more casual visitors and potentially more anti social behaviour. By having an outdoor eating/drinking area during summer months will encourage people to drink outdoors into the car park area again creating noise issues.

Extension of hours- the current licence limit of midnight is itself unacceptable if the new owners intend to operate fully. This has never happened before. Any extension beyond midnight should not be allowed. Look at the location to see the proximity of houses to see the inappropriateness of the application.

Music licence indoors – this should be curtailed at 23.00 and no outdoor music should be allowed. The pergola will be open sided and noise will be noticeable both from outside music and, with sliding doors open to provide access to inside, any indoor music will be audible outside. Although the owner states the outside area will cease trading at 22.00, to residents he has stated 21.30, so there is already a discrepancy in what he is saying. When the Covid restrictions are removed, we are sure this outdoor facility will become the norm, it will remain open later in the night and music noise will be more noticeable.



Greater risk of public disorder/ anti - social behaviour – the proposed changes to the use of premises as a bar/ off licence/ outside seating & drinking/ screening of live sporting events will encourage a more casual type of customer with all the attendant risks.

For all the above reasons, we object to the proposed application.

Yours sincerely

Allan &Christine Daniels



