



Agenda for a meeting of the Bradford District Licensing Panel to be held on Friday, 29 April 2022 at 10.00 am in Council Chamber - City Hall, Bradford

Members of the Committee – Councillors

LABOUR	CONSERVATIVE	THE INDEPENDENTS
M Slater	Winnard	Hawkesworth

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
 - The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
 - If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.
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From:

Bryn Roberts

City Solicitor

Agenda Contact: Kanwal Amrez

Phone: 01274 432270/07929070288

E-Mail: kanwal.amrez2@bradford.gov.uk

To:

A. PROCEDURAL ITEMS

1. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

Notes:

- (1) Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) Officers must disclose interests in accordance with Council Standing Order 44.*

2. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Kanwal Amrez - 07929070288)

B. BUSINESS ITEM

3. **APPLICATION FOR A REVIEW OF A PREMISES LICENCE FOR THE WATCHMAKER, SOUTH SQUARE CENTRE, SOUTH SQUARE, THORNTON, BRADFORD, BD13 3ES.** 1 - 106

The Interim Assistant Director Waste, Fleet and Transport Services will present a report (**Document “AE”**) which outlines an application for a review of a premises licence for the Watchmaker, South Square Centre, South Square, Thornton, Bradford, BD13 3ES.

Members are invited to consider the information and documents referred to in Document “AE” and, after hearing interested parties, determine the related application.

(Melanie McGurk – 01274 431873)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

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Report of the Interim Assistant Director Waste, Fleet & Transport Services to the meeting of Bradford District Licensing Panel to be held on 29 April 2022.

AE

Subject:

Application for a Review of a Premises Licence for The Watchmaker, South Square Centre, South Square, Thornton, Bradford, BD13 3ES.

Summary statement:

Application for review of a Premises Licence authorising the sale of alcohol for consumption on and off the premises and the provision of regulated entertainment.

EQUALITY & DIVERSITY

The Council has to comply with the public sector equality duty in S.149 Equality Act 2010.

Susan Spink
Interim Assistant Director
Waste, Fleet & Transport Services

Report Contact: Melanie McGurk
Senior Licensing Officer
Phone: (01274) 431873
E-mail: melanie.mcgurk@bradford.gov.uk

Portfolio:

Neighbourhoods & Community Safety

Overview & Scrutiny Area:

Corporate

1. SUMMARY

The application is for the review of a premises licence authorising the sale of alcohol for consumption on and off the premises and the provision of regulated entertainment.

A copy of the Licence is attached at Appendix 1.

2. BACKGROUND

2.1 The Premises

The Watchmaker, South Square Centre, South Square, Thornton, Bradford, BD13 3ES.

2.2 Premises Licence holder

Thornton & Allerton Community Association Ltd.

2.3 Application Received asking for a Review of the Licence

Local Resident

A local resident has submitted a review application on the grounds of prevention of public nuisance. The resident raises concerns of noise and disturbance from patrons using a community garden as a beer garden, when there is already a courtyard area outside the premises for the consumption of alcohol outdoors. The resident has suggested that the following condition could be placed on the licence: No alcohol is to be consumed in the garden area to the south of the South Square Buildings.

The application for review is attached at Appendix 2

2.5 Representations

Individual, Body or Business

Thirteen letters of representation have been received from local residents who raise concerns of noise and disturbance from patrons of the premises who are using the community garden as a beer garden.

The representations are attached at Appendix 3.

Twenty-four representations in support of the use of the garden by patrons of the premises have been received including one from the Ward Councillors.



The representations are attached at Appendix 4.

3. OTHER CONSIDERATIONS

Legal Appraisal

3.1 The Licensing Act 2003 requires the Council to carry out its various licensing functions so as to promote the following four licensing objectives:

- a) the prevention of crime and disorder
- b) public safety
- c) the prevention of public nuisance
- d) the protection of children from harm

3.2 The Council must also have regard to the Guidance issued by the Home Office under Section 182 of the Licensing Act 2003. Paragraphs 11.1 to 11.29 of the Guidance specifically details how applications for review of licences should be determined. Regard must also be taken of the Council's statement of Licensing Policy for the District.

An extract of the Home Office Guidance is attached to this report at Appendix 5.

3.3 Where it is decided it is necessary to depart from the statutory guidance or the Licensing Policy on the merits of a particular case; then special reasons justifying this must be given that can be sustained.

3.4 Only "relevant representations" can be taken into account. In order to be "relevant" a representation must fairly relate to achieving a licensing objective. If it does not, it must be discounted.

3.5 Any licensing conditions that Members may propose attaching must also relate to achieving one of the licensing objectives; be tailored to the actual premises and style of licensable activity; must be reasonably achievable by the applicant and in his/her control.

Statement of Policy Issues

3.6 The following parts of the licensing policy are of particular importance; Part 6 Prevention of Public Nuisance.

3.7 The annexes to the policy sets out various types of model condition that could be considered.

4. FINANCIAL & RESOURCE APPRAISAL

There are no apparent finance or resource implications.



5. RISK MANAGEMENT AND GOVERNANCE ISSUES

There are no apparent risk management implications.

6. LEGAL APPRAISAL

Referred to in part 3 of this report.

7. OTHER IMPLICATIONS

7.1 SUSTAINABILITY IMPLICATIONS

There are no apparent sustainability implications.

7.2 GREENHOUSE GAS EMISSIONS IMPACTS

There are no apparent implications.

7.3 COMMUNITY SAFETY IMPLICATIONS

When determining the application the Licensing Authority is required to pay due regard to the licensing objectives referred to in 3.1 of this report.

7.4 HUMAN RIGHTS ACT

The following rights are applicable:

Article 1 First Protocol to the Convention – Right to peaceful enjoyment of possessions subject to the state’s right to control the use of property in accordance with the general interest. The Council’s powers set out in the recommendations fall within the states right. A fair balance must be struck between public safety and the applicant’s rights.

Article 6 – A procedural right to a fair hearing. As refusal of the application is an option, adherence to the Panels’ usual procedure of affording a hearing to the applicant is very important. The applicant should also be able to examine the requirements of the fire authority. If the decision is to refuse then reasons should be given.

7.5 TRADE UNION

Not applicable.

7.6 WARD IMPLICATIONS

Ward Councillors have been notified of receipt of the application.



7.7 IMPLICATIONS FOR CORPORATE PARENTING

There are no apparent implications.

7.8 ISSUES ARISING FROM PRIVACY IMPACT ASSESMENT

There are no apparent data protection or information security implications.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. OPTIONS

9.1 Members may:

- (a) Reject the application for review of the licence; or
- (b) Decide not to impose any further restrictions on the licence; or
- (c) Decide to impose additional restrictions or remove any licensable activities on the licence, where necessary in order to address the licensing objectives; or
- (d) Suspend the licence for a period not exceeding 3 months; or
- (e) Revoke the premises licence; or
- (f) Remove the named Designated Premises Supervisor from the Licence.

9.2 Should the applicant or any other party to the hearing feel aggrieved at any decision with regard to the licence or to any conditions or restrictions attached by Members they may appeal to the Magistrates Court.

10. RECOMMENDATIONS

Members are invited to consider the information and documents referred to in this report and, after hearing interested parties, determine the related application(s).

11. APPENDICES

1. Premises Licence.
2. Application for review received 17 March 2022.
3. Representations in support of the review.
4. Representations in support of the premises.
5. Extract from the Government Guidance.



6. Location plan of premises

12. BACKGROUND DOCUMENTS

Application form, plan etc.



Licensing Act 2003 - Premises Licence
Licence No: 208883

Date Issued: 20 November 2019

Part 1 - Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDANCE SURVEY MAP REFERENCE OR DESCRIPTION

Tap & Growler

South Square Centre, South Square, Thornton, Bradford, BD13 3ES

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

DATE FIRST GRANTED - ANNUAL FEE DATE

Licensing Act 2003 Fees Regulations 2005

31 May 2017

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

A Performance of Live Music
Any Playing of Recorded Music
The Supply of Alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

A Performance of Live Music Indoors	Mon 12:00-22:00 Tue 12:00-22:00 Wed 12:00-22:00 Thu 12:00-22:00 Fri 12:00-23:00 Sat 12:00-23:00 Sun 12:00-23:00
Any Playing of Recorded Music Indoors	Mon 12:00-23:00 Tue 12:00-23:00 Wed 12:00-23:00 Thu 12:00-23:00 Fri 12:00-23:30 Sat 12:00-23:30 Sun 12:00-23:00

personal licence or his personal licence is suspended.

AUTHORISATION OF PERSONAL LICENCE HOLDER

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

IRRESPONSIBLE PROMOTIONS

The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

a) games or other activities which require or encourage, or are designed to require or encourage, individuals to,

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or (ii) drink as much alcohol as possible (whether within a time limit or otherwise)

b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective,

c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective,

d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner,

e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

DRINKING WATER

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

AGE VERIFICATION

The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served

alcohol, identification bearing their photograph, date of birth and either –

- a) a holographic mark, or
- b) an ultraviolet feature.

DRINKS MEASURES

The responsible person must ensure that:

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

- (i) beer or cider: half pint
- (ii) gin, rum, vodka or whisky: 25ml or 35ml and
- (iii) still wine in a glass: 125 ml

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises, and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

DUTY & TAX

A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of the condition set out in paragraph 1:

(a) 'duty' is to be construed in accordance with the Alcoholic Liquor Duties Act 1979,

(b) 'permitted price' is the price found by applying the formula 'P' equals 'D' plus ('D' times 'V'), where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol,

(c) 'relevant person' means, in relation to premises in respect of which there is in force a premises licence-

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence,

(d) 'relevant person' means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question, and

(e) 'value added tax' means value added tax charged in accordance with the Value Added Tax Act 1994.

Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the

price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ('the first day') would be different from the permitted price on the next day ('the second day') as a result of a change to the rate of duty or value added tax.

The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

SECURITY INDUSTRY AUTHORITY

All persons primarily engaged under or employed on the premises to vet, regulate and control persons entering the premises, or engaged, used or employed in the supervision of patrons once inside in order to ensure the maintenance of good order, public safety and internal security shall-

- (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001, or
- (b) be entitled to carry out that activity by virtue of section 4 of that Act.

Annex 2 – Conditions Consistent with Operating Schedule

All Four Licensing Objectives

1. The Premises Licence Holder shall ensure that adequate supervision of the premises is maintained at all times during the carrying out of licensable activities and that any staff are trained in ensuring compliance with the licensing objectives at all times.
2. All staff shall be trained in appropriate circumstances ways to refuse custom e.g. to those appearing to be already intoxicated or underage.

The Prevention Of Crime And Disorder

3. The Premises Licence Holder shall at all times maintain a "zero tolerance" policy with regard to illegal drugs, including appropriate staff training in detection and prevention.
4. A CCTV System shall be installed at the premises, be maintained in good working order and used at all times the premises remain open to the public for licensable activities. Any CCTV footage shall be kept for at least 28 days and available to the Licensing Authority or a Responsible Authority on request.

Public Safety

5. All external and internal security lighting shall be maintained in good working order and used, where appropriate, at all times the premises remain open to the public.
6. The emergency lighting and fire fighting equipment shall be maintained in good working order and all staff shall be adequately trained in its use and about the evacuation procedures for the premises.

The Prevention Of Public Nuisance

7. The Premises Licence Holder shall ensure that staff monitor, on a regular basis, noise emanating from the premises from regulated entertainment to ensure that neighbouring residents are not disturbed.
8. The premises licence holder shall ensure that the external areas of the premises are kept clear of litter and refuse.
9. Notices shall be displayed in prominent positions near exits reminding patrons to leave in a quiet and orderly manner.
10. A notice shall be displayed in a prominent position near all exits reminding patrons to leave in a quiet and

orderly manner.

11. The Premises Licence Holder shall ensure that security and other external lighting used are maintained in such a position so as to avoid light pollution to nearby residents.

The Protection Of Children From Harm

12. An appropriate proof of age policy, incorporating the principles of the "Challenge 25" Campaign be implemented; incorporating measures to ensure that any patron wishing to purchase alcohol who may reasonably appear to be under 25 years of age are asked to prove that they are at least 18 years old by displaying evidence of their identity and age in the form of a valid UK passport, new style driving licence displaying their photograph or PASS identification.

13. Children under 18 years of age must be accompanied by an adult.

Annex 3 – Conditions attached after a hearing by the Licensing Authority

Not applicable

Licensing Act 2003 - Premises Licence Summary

Licence No: 208883

Date Issued: 20 November 2019

Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Tap & Growler

South Square Centre, South Square, Thornton, Bradford, BD13 3ES

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

DATE FIRST GRANTED - ANNUAL FEE DATE

Licensing Act 2003 Fees Regulations 2005

31 May 2017

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

A Performance of Live Music
Any Playing of Recorded Music
The Supply of Alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

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Any Playing of Recorded Music Indoors	Mon 12:00-23:00 Tue 12:00-23:00 Wed 12:00-23:00 Thu 12:00-23:00 Fri 12:00-23:30 Sat 12:00-23:30 Sun 12:00-23:00

The Supply of Alcohol	Mon 12:00-23:00 Tue 12:00-23:00 Wed 12:00-23:00 Thu 12:00-23:00 Fri 12:00-23:30 Sat 12:00-23:30 Sun 12:00-23:00
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THE OPENING HOURS OF THE PREMISES

	Mon 12:00-23:30 Tue 12:00-23:30 Wed 12:00-23:30 Thu 12:00-23:30 Fri 12:00-00:00 Sat 12:00-00:00 Sun 12:00-23:30
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WHERE THE LICENCE AUTHORISES SUPPLY OF ALCOHOL WHETHER THIS IS ON AND/OR OFF SUPPLIES

The Supply of Alcohol On and Off Premises

NAME AND (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Thornton & Allerton Community Association
 South Square, Bradford, BD13 3LD

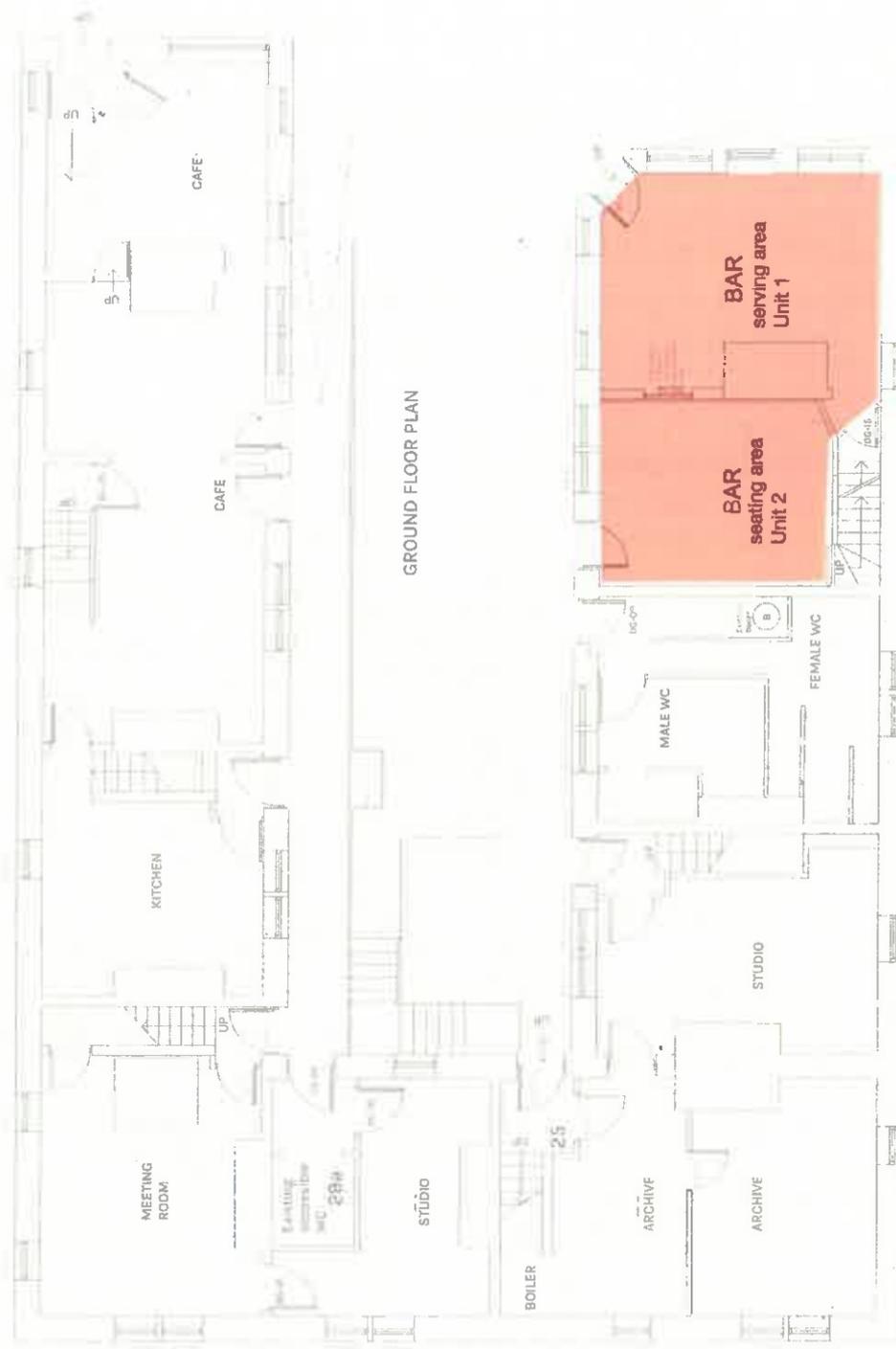
REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Mr Gareth Lee Abraham

WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

Children under 18 years of age must be accompanied by an adult.



GROUND FLOOR PLAN

GF-Ground Floor

1:100

Rev. ID	Rev. Date	Rev. Description	Layout Status



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Licensing Team, Argus Chambers, Hall Ings, Bradford, BD1 1HX

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I **A** **Jewsbury**

(Insert name of applicant)

apply for the review of a premises licence under section 10 of the Licensing Act 2003

for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

The Watchmaker, South Square Centre, South Square, Thornton

Post town BRADFORD

Post code (if known) BD13 3LD

Name of premises licence holder or club holding club premises certificate (if known)

Thornton 09:29 Allerton Community Association

Number of premises licence or club premises certificate (if known)

208883

Part 2 - Applicant details

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

Mr Mrs Miss Ms Other title
(for example, Rev)

Surname

Jewsbury

First names

A [REDACTED]

I am 18 years old or over

Please tick ✓ yes

Current postal address if different from premises address

[REDACTED], Enderley Road,
Thornton,

Post town

BRADFORD

Post Code

BD ??????JZ

Daytime contact telephone number

01274 [REDACTED]

E-mail address (optional)

[REDACTED]@yahoocouk

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

-
-
-
-

Please state the ground(s) for review (please read guidance note 2)

Prevention of Public Nuisance specifically a noise nuisance to local residents from a recently created Beer Garden some distance away from The Watchmaker Thursday, April 14, 2022s main premises

Please provide as much information as possible to support the application (please read guidance note 3)

Please see attached document EnderleyRoad.pdf

Have you made an application for review relating to the premises before

Please tick ✓ yes

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them

Please tick ✓ yes

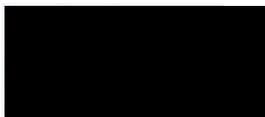
- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature



Date **16-Mar-2022**

.....

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6) ██████████, Enderely Road, Thornton	
Post town BRADFORD	Post Code BD13 3JZ
Telephone number (if any) ????????????????	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional) ██████████@yahoo.co.uk	

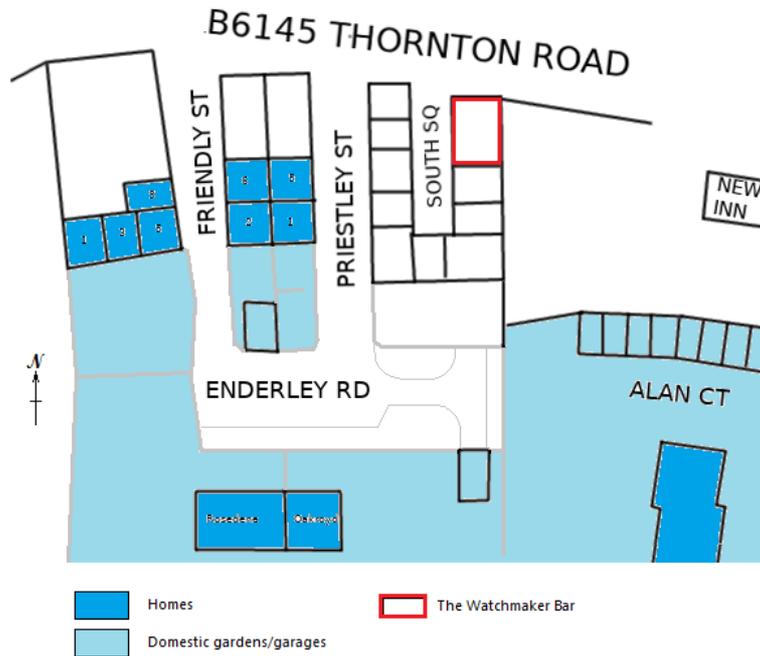
Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

General overview of the area

Enderley Road forms the centre of a relatively quiet residential backwater in the historic village of Thornton. Although only two homes have Enderley Road postal addresses, many more homes on Friendly Street and Priestly Street face onto Enderley Road, and there are further homes overlooking from Alan Court. On the following sketch, homes are highlighted in blue and their associated gardens in light blue.

The Watchmaker bar is located at 377 Thornton Road – outlined in red. The buildings around South Square form the South Square Community Arts Centre. To the east of South Square is a car park for the New Inn Public House. The garden area to the south of South Square was previously lightly used by Artists who have studios within the centre and for occasional workshops and meetings – which caused no disturbance to the residents.



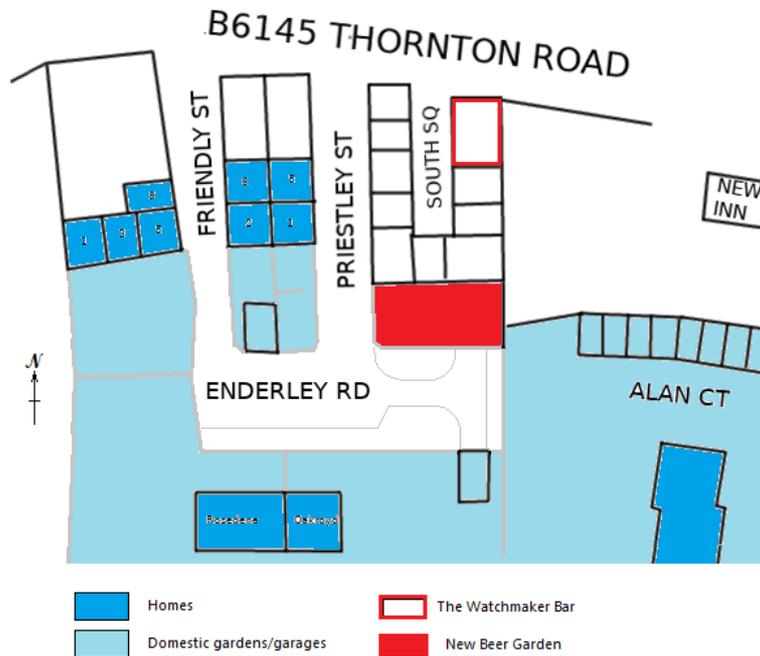
The Watchmaker bar, and its predecessor, the Cobbles, has operated successfully for a number of years, utilizing the courtyard of South Square for outside seating space. Due to the bar's location and the screening effect of the two-storey buildings that surround the courtyard the noise that reached the residents around Enderley Road was negligible.

Noise emanating from the New Inn is relatively minor from the point of view of residents around Enderley Road – little noise is produced by the car park in normal times and the pub itself is some distance away. What noise is generated is to some extent contained and reflected away by the eastern walls of the South Sq Centre, a substantial masonry wall that continues south of that, and the rear of the garages belonging to Alan Court. There was an increase in noise during Covid restrictions when the car park was converted to outdoor seating, but this has now been cleared away and the car park returned to its previous use, the remaining outdoor seating being close to the pub itself. New Inn do occasionally hold special events in the car park but these are few and far between and the overall effect on residents is small.

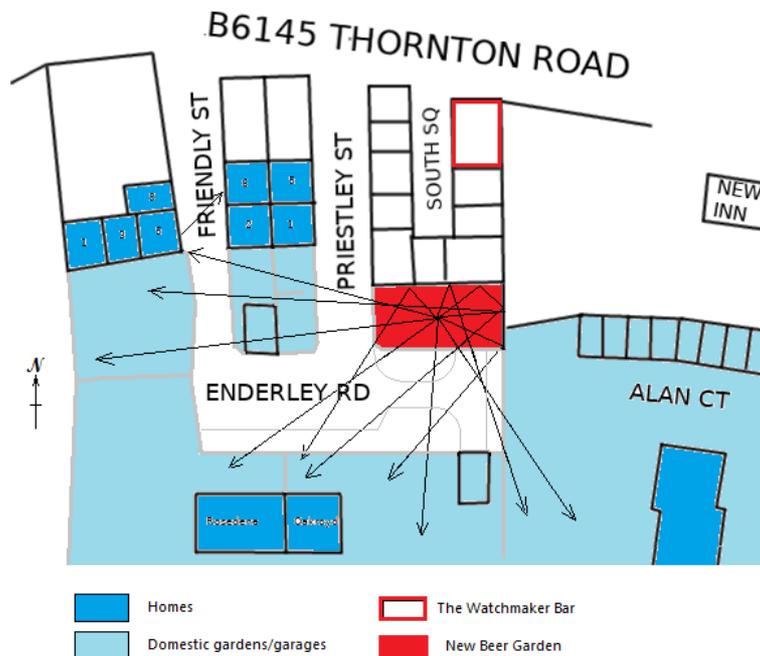
There is of course the normal background noise of any residential area – occasional noise from DIY and gardening power tools, dogs barking, vehicle movements and so on, but overall It is relatively peaceful. Most of the time, if you were to sit in my garden at Oakroyd the most noticeable sound would be that of bird-song.

What Changed

The Watchmaker Bar has now started to use the garden area to the south of South Sq as a beer garden - marked solid red in the following sketch:



This move the source of the noise to a position much closer to the residential area and completely loses the screening effect of the South Sq buildings. Indeed the buildings (three stories high at this side) and eastern garden wall now appear to act to reflect and intensify the sound towards residential properties. The following sketch attempts to illustrate this:



Effect on Residents

As with any situation where there are crowds of people socialising and lubricated with alcohol, there will be a significant amount of noise generated. In many situations this level of noise might be perfectly acceptable – in busy town centres for instance or other areas where it is part of a long established business where anyone living in the area will have known about the prevailing conditions before moving in.

The Enderley Road area is not such an area however. This is no 'dormitory estate' where people are out at work or school for much of the day and where daytime noise is of little consequence. Many of the Enderley Road area residents are retired, work part-time, or frequently work from home (now, post Covid, on a permanent basis). Several of us are keen gardeners and naturally like to relax outdoors towards the end of the day and enjoy the fruits of our labours. The majority of residents have been here for more than a decade, some for over quarter of a century, so are well used to the normal level of noise in the area and the noise from the new beer garden represents a very great and detrimental change.

The new beer garden is very close to the residential area – immediately adjacent to my land and less than 13m from the start of my garden proper. The unfortunate acoustics of the area make it sound even closer. The volume, persistence and duration of the noise from the beer garden is an order of magnitude worse than anything else we normally have to endure. It prevents us from going about normal domestic activities such as reading, working, relaxing in the garden or having an early evening meal outdoors. Even indoor activities are curtailed when windows need to be opened as the sound can be heard throughout the entire house. As the beer garden is at its most popular during good weather, the worst of the nuisance exactly coincides with the time residents would naturally wish to be able to use their gardens or keep windows open. The persistent interference with normal domestic activities causes an amount of stress, and the prospect of this continuing without mitigation promotes anxiety, neither of which are conducive to good mental health.

Action to date

There have been various communications and meetings between residents, the management of the South Square Community Arts Centre and The Watchmaker. While some related concerns such as parking and access have been addressed, the only adjustment made regarding the noise nuisance resulting from the use of the garden as a beer garden was the erection of 'please be considerate to our neighbours' signage and a small reduction in operating hours, which have failed to address the major part of the residents' concerns.

When it became apparent that some features of the garden had been constructed without the necessary planning permission we hoped that the issue might be resolved by the planning system. Written objections representing at least half of the homes in the Enderley Road area were submitted regarding the noise nuisance resulting from the garden's use as a beer garden. However the Area Planning Panel (Bradford) meeting of 23-Feb-2022 took the view that as the application was simply for the construction of a Gazebo and fencing for a general purpose outdoor space for the Arts Centre (the application specifically claimed "The space is not a beer garden") our objections were not relevant to the application in hand and that the use of the garden as a beer garden and associated noise nuisance was a matter for Licensing.

Possible way forward

As the operation of the beer garden in this location is causing a nuisance to local residents and the Licensing Act makes provision for the prevention of Public Nuisance, it would seem that Licensing conditions might be one way of resolving this situation. Under the Agent of Change Principle, the onus should be on The Watchmaker to ensure that their new activities are compatible with the existing environment, rather than for local residents to have to amend their lifestyles to cope with the new source of noise.

As the garden is an open space, it is difficult to see what practical measures could be taken to control the noise from the new beer garden – there are no options to keep windows and doors closed or use noise limiters and signage has already proved to be ineffective. The only remaining option seem to be for The Watchmaker to relinquish use of the garden area as a beer garden. This would simply mean returning to the arrangement that had been in place for several years previously where they utilized their premises on Thornton Rd and the outdoor space in the South Square courtyard. The courtyard provides reasonably substantial space (compared with their indoor facilities) and so should be sufficient to support their business needs, as it has done in the past.

At the time of writing the courtyard is closed due to building work, but the picture below (taken from South Square's web site) shows how it appears normally.



The situation regarding licencing seems a little complicated, as there appear to be two licences involved, one for the entire South Square Community Centre (number 204807, On premises) which I'm told covers the whole centre including the garden, and another specifically for The Watchmaker (number 208883, On and off Premises) which covers just the bar premises. In both cases the licence holder appears to be the Thornton & Allerton Community Association. After a discussion with a Licencing Officer, I understand that any alcohol sold by The Watchmaker must be covered by their licence rather than that of the Centre's and as the garden is not part of The Watchmaker's premises, use of the garden will have been on an 'off premises' basis.

So one simple way forward would be to restrict The Watchmaker's licence to 'on premises' sales only. Alternatively if the garden (and courtyard) could be included within the licenced premises of The Watchmaker's, there could be an additional condition that 'no alcohol is to be consumed in the garden area to the south of the South Square buildings'. As this second option would be less restrictive on The Watchmakers operation, while still having the required effect to protect local residents from noise created by the beer garden, that would be my favoured approach.

APPENDIX

Extracts from some of the comments submitted by residents of the Enderley Road area to the planning application (21/06073/FUL & 21/06074/LBC):

“... As a resident of Friendly Street, Thornton for over 25 years it has to be said this area is a small communal backwater immersed in history and nature, a very tranquil space in a much broader village scape. It is an unlikely and unwelcome setting for a rowdy beer garden. The presence of and the noise generated by many people congregating in this garden is a general nuisance, infringement of privacy and unpleasant to endure. The worst occasions are on late afternoons and early evenings when I, for one, wish to have a calm few hours in my own surroundings to relax and reflect on my days work. ... There have been many instances of unacceptable noise levels coming from the garden, all projecting from the gazebo and carrying over the fencing. Every word and screech can be heard very clearly. ... This quiet back water of Thornton does not need or support such a loud and unnecessary addition to their otherwise peaceful existence. It really is not the correct environment for a beer garden as anyone visiting the area can observe. ...“

“.... The noise levels generating from the garden when customers from Bar are in it and sitting under or congregating around the gazebo - is intolerable most times. Sound travels very easily in this small neighbourhood and is greatly amplified simply because our homes are built on a steep slope and the sound acoustically bounces around. Full conversations, every screech and lewd thing can be heard, and these conversations then become louder, the more the customer's drink. We have complained to South Square many times about the noise - I have sent them sound recordings of the noise being generated - but they have shown very little interest in our complaints ... I must keep all my windows closed for most of the time that drinkers are in the garden and can only open them once the garden has been emptied of people. This happens 5 days a week, for several hours a day. It is a measure of how bad the noise is, when we, the neighbours, are grateful that the weather is bad. ...“

“... I have lived on Friendly Street for something like 16 years and have remained here because it is a quiet and pleasant place to live, with lovely views and an abundance of wildlife. The noise from this newly made beer garden wrecked all these years of peace. Visiting a place and considering it to be lovely is a bit different to living in a lovely place and having it wrecked 5 days a week by inconsiderate pub garden users, drinking and getting louder the more they drink. ...“

“... Over the past 11 years I have worked hard to improve my garden and find that I am now prevented from using it as I wish. The noise from the beer garden is often loud and sometimes overwhelming. It tends to increase as the afternoon progresses and is particularly dreadful when large groups are in the garden, particularly when parties are held. At such times I cannot even open a window to my property as the noise can be heard throughout my home. ...“

“I moved into this neighbourhood with my partner earlier this year thinking we would be living in a nice quiet street. Then South Square built a 'Communal' garden - that is DEFINITELY used as a beer garden for much of the time, about 95% of the time - and ever since they did that, it's been really loud and noisy. It sounds like a town pub. ...“

“... Since we moved in, South Square centre opened a Beer Garden and the noise that comes from it is really bad. We don't have a garden but even when we're just sitting on our doorstep or have our windows open we can hear loud talking, men shouting and high pitched laughter. This can go on for hours. ...“

“I am a long term close neighbour of the South Square Centre and I object very strongly to the Garden being used as a Beer Garden. I have long term health problems including breathing difficulties, suffering from COPD. During the day, I NEED to have my windows open for fresh air to help with my breathing. But because of the racket and noise that comes from the drinkers in the garden, I often have to close my windows which makes my breathing worse. I then need to increase my medication which I shouldn't have to do. ...”

and from the nearby Alan court:

“I am writing on behalf of my elderly mother and other elderly residents who live in Alan Court which is in the immediate vicinity to the beer garden at South Square. She and the others have had to endure months of very loud noise coming from that place. Most of the residents at Alan Court are over 70 and whilst a small handful might not be too disturbed by it, the majority of these older residents, are fed up to the back teeth with it. ... My mother suffers from various health issues including anxiety and breathing difficulties. She - and other residents - have been unable to open their windows when the beer garden has been in use - five days a week for hours at a time. This has exacerbated her health problems and she has often phoned me in great distress. This is completely unacceptable. After working hard all her life and raising a family too, she and the other residents of Alan Court should be able to enjoy their twilight years in peace and not have screaming women, loud men shouting, swearing and laughing within earshot of her. It's disgraceful and South Square should never have built this beer garden and spoilt so many lives ...“

From: [REDACTED] <[REDACTED]@yahoo.com>
Sent: 03 April 2022 11:56
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: South Square - Watchmaker Pub Review

[REDACTED]
[REDACTED] Manorley Lane
Shelf
Bradford
BD6 2HF

Re: Review The Watchmakers Pub at South Square

Dear Panel,

My wife and I have always enjoyed going to Thornton and visiting South Square. I was born and brought up very close by and still consider Thornton 'my home'. But we were both extremely disappointed when we visited the newly renovated Building last year and went into the rear garden. Instead of a nice peaceful place, which we were expecting to see, there is now a really loud beer garden. Women howling and screaming at the top of their voices, men shouting at each other and some using foul language too. It was like visiting a rowdy Beer Garden in the city centre. What a disgrace and shame that South Square have allowed this to happen. I took a walk down the side street of Priestly Street to the back of the garden and around to Friendly Street and could still hear full conversations and all the noise just as loudly as I could IN the garden. No consideration whatsoever has been given to the local residents. No soundproofing, nothing. I am very glad I don't live near that area and I feel very sorry for all the people who DO live so close by as I know how that noise bounces all around that small area because of the high building of South Square.

What I don't understand is WHY people were not sitting in a beautiful courtyard right outside The Watchmakers? It's impressive and have been renovated really well and there is plenty of seating. Plus, it's right next to the pub so easier to get your drink so no having to trail down dangerous, wonky old stone steps, underneath the building to get to the back garden. When we visited, that whole courtyard was completely empty.

I'm glad that there is a review of South Square's usage of the back garden. I saw the Retrospective Planning Permission application form and South Square very clearly said that 'the space is NOT a beer garden'. So let their word be their bond. Let The Watchmaker's use their beautiful Courtyard for their customers and let the garden remain for the use of what South Square say it is for – an Art's Workshop space.

Thank you

From: [REDACTED] <[REDACTED]@outlook.com>

Sent: 03 April 2022 15:48

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The Watchmakers at South Square Review

[REDACTED]
■ Hill Top Road

Thornton

BD13 3QX

The Watchmakers at South Square, Thornton - Review

I am writing regarding The Watchmakers Bar that is based at South Square Arts Centre, the subject being the matter of the NOISE. LOTS OF IT!

No one is asking or demanding this Review Panel to close the pub. It is a very nice little bar that has a stunning outdoor space in the Courtyard right next to it. People are simply asking that it is no longer allowed to serve alcohol in the garden.

In their recent Retrospective Planning Application Form, the former Manager of South Square, Yvonne Carmichael, categorically stated in her 'Supported Evidence' document, that the garden was 'not a beer garden' and yet, over the past year, time and time again, her words have proved to be false. This is most categorically a beer garden! The noise levels that come from this secluded area at the back of the South Square have born witness time and time, day after day, week after week to this. And the noise levels have already started again with the recent spell of good weather this past March.

My aunt lives very close to that garden and her life has been made a complete misery and been turned upside down since that 'non beer garden' opened. I have heard and seen for myself, on many occasions, the amount of people that go into that 'communal' garden - the noise is unbelievable most times I've visited my aunt. There have been well over 30 people in most weekends. Women screeching and laughing at high pitched volumes and men making lewd comments and shouting, the drunker they get. My aunt must have her windows closed, even in hot weather every time the beer garden is open and even then, the noise can still be heard in her house. Due to privacy issues, she also has to have her curtains closed. It is completely unacceptable.

And they ain't doing no workshops in that garden – not at 7pm at night! You'd have to be deaf not to hear the noise being made. It is very well known to South Square how easily sound/shouting/ screaming bounces and travels around this small area and yet, neither South Square nor The Watchmakers have done anything to mitigate that noise except put up some very small signs that no one can see and who don't care once the gin has kicked in. They have treated their neighbours with so little compassion and care, that they don't actually deserve to be called a 'communal garden'.

Someone in support of the beer garden said and I quote: "If people wish to gatekeep the outdoors and do not enjoy living in a small, close-knit community, then they should not live in the epicentre of one." Seriously? The majority of the neighbours around the garden have lived there for YEARS before the garden was renovated and turned into what it is now. They chose to live in that close knit community because it

WAS such a quiet one and South Square, without even having the decency to consult their neighbours beforehand decided to destroy that quiet Community. A beer garden was simply foisted onto them with no consideration nor discussion except for a half-hearted residents meeting where the Manager told the neighbours, 'it WILL happen'. And that was AFTER the neighbours had had to complain on numerous occasions. All other complaints about the noise were simply ignored as if the residents didn't matter. Even the Ward Councillors showed distain to their constituents as the neighbours asked for their help and found none to be had. Even the elderly people at Alan Court adjacent to the beer garden have been completely disregarded and complaints from them ignored too.

I deeply resent the fact that my aunt's mental health has gone into a serious decline because of having to live so close to this awful beer garden, after living in a very peaceful area, that she loves dearly, for 25 years. The tenants of The Watchmakers have several successful other businesses so they will not lose anything fiscally by not being allowed usage of the garden, whereas my aunt risks a further decline in both her mental and physical health as the two are linked.

Surely a reasonable compromise of this Review is that the Garden is ACTUALLY USED as a 'Communal Garden', for outdoor workshops and occasional events ONLY as stated in their Planning Application form and the 'beer garden' element of it is left firmly in the front of The Watchmaker's in the South Square Centre Courtyard. Everybody happy! It's really not that much to ask for, is it?

Yours respectfully,

██████████

From: ██████████ <██████████@gmail.com>
Sent: 04 April 2022 16:58
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: South Square Thornton - The Watchmakers

Miss ██████████
██████████ Henry Street
Thornton
BD13 3JE

Re: The Watchmakers at South Square

To Whom It May Concern

I understand there is a review about the Watchmakers Beer Garden at the back of South Square Community Centre.

I was very glad to hear about this. I have visited the garden after it was all renovated on two occasions when I have been to the café on Sundays and went to sit outside to eat my food because it was warm enough to do that. Both times, once the pub opened and the drinkers came into the garden, it became very noisy very quickly and I had to leave.

I have heard the noise later in the day throughout the warmer months last year on many occasions when I have been walking past South Square with my dogs. The noise being made can be heard right up on Thornton Road. There was never anyone sitting on the benches in the courtyard outside the pub when I passed.

I think South Square has made a very poor decision allowing the beer garden to be opened. the garden should only be used for the café and for their workshops. Their manager told everyone that the garden was going to be a 'communal garden' and was mainly going to be used for their Art workshops. Everyone knows this. It's a shame that the pub and staff at South Square have been dishonest about this because they have spoilt the area with the beer garden. I think they were hoping that by 'hiding' the beer garden at the back, they wouldn't be accused of making a noise nuisance but they are. I wouldn't like to live around that garden now because it's awful.

Yours sincerely

Miss [REDACTED]

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 05 April 2022 11:47
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Watchmakers Bar at South Square in Thornton

[REDACTED]
[REDACTED] Thornton Road
Thornton
Bradford
BD13 3PS
WATCHMAKERS BAR AT SOUTH SQUARE

Dear Licence Panel,

I understand the South Square Beer Garden that The Watchmakers use is having a review.

I strongly object that South Square changed the use of the garden from just being a workshop space to a BEER GARDEN, especially after the Management have always claimed that it was NOT a beer garden.

I have both friends and relatives who live close by and it's a dreadfully noisy place for such a quiet neighbourhood. The punters get louder the more they drink and the noise then gets even louder. I've heard it many times. It can even be heard up on Thornton Road when you walk past Priestley Street and Friendly Street, it's that bad! The pub looks like it's a nice place with a fantastic courtyard right outside it so why can't people just use this place instead?

South Square and the Watchmakers should give more consideration to their neighbours who have to put up with all the noise nuisance that comes from that beer garden and stop serving alcohol there.

Yours sincerely,

[REDACTED]

From: [REDACTED]@gmail.com>
Sent: 07 April 2022 18:19
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: SOUTH SQUARE / WATCHMAKERS BAR BEER GARDEN

[REDACTED]
■ Friendly Street
Thornton
Bradford
BD13 3JY

REVIEW OF THE WATCHMAKER'S BAR AT SOUTH SQUARE ARTS CENTRE,
THORNTON

Dear Sir/ Madam,

I have lived on Friendly Street and have been a neighbour of the South Square Garden for almost 26 years and for many years was very involved with the Centre. I had to retire early due to a painful, degenerative auto-immune health condition which has caused disabilities.

When the renovations at the South Square Centre were nearing completion, none of their neighbours were informed at any point - apart from two - that the rear garden of South Square was going to change its usage of a peaceful communal garden to that of a 'beer garden'. We had to hear of it second hand.

Since it opened, the noise levels that generate from the garden when customers from The Watchmakers Bar are in there drinking, is intolerable most times. Because our homes are built on a steep slope that ends on Enderley Road, noise travels very easily in this small neighbourhood and is greatly amplified. When the garden has its drinkers in, full conversations can be heard and every screech, scream, shout and rude comment just reverberates around this micro community and all of these noise nuisances become even louder, the more their customers drink. There have often been over 30 people jammed into this small area.

We have complained to South Square and The Watchmaker's on numerous occasions about the noise levels but they have either shown no interest in our very real concerns or have just sent generic emails telling us 'It will be reviewed at the next Trustees meeting'. Which it never has been. Complaints made to The Watchmaker's themselves, receive NO reply whatsoever. I have sent them sound recordings and photos of the amount of people in the garden and instead of acknowledging me, they have been sharing it with other people not named in the emails thereby breaching data protection. (I was informed of this, face to face, by a tenant of South Square).

I have to keep ALL my windows closed for the time the drinkers are in the garden and can only open them once the garden has been emptied of people. This happens 5 days a week, for several hours a day. It is a measure of how bad the noise is, when we, the neighbours, are grateful that the weather is bad. (I also have the added stress of people being able to look right across into my property as it overlooks the garden, so I have to contend with not only noise issues but also privacy ones too.)

All this means that I must find the extra money to pay for lighting when the curtains and windows are closed, and fans and an air purifier inside my home to circulate air, instead of being able to enjoy natural sunlight and fresh air. At a time when energy bills have gone up so much, I will find these payments increasingly hard to keep up with.

The Watchmakers do not have these worries. The Abrahams are well known in Thornton, and they have several successful businesses. They didn't suffer particularly either during the pandemic either as they sold alcohol as a 'takeaway' once that was allowed in May 2020.

The Manager of South Square, Yvonne Carmichael, had said repeatedly and specifically both to us AND in her Retrospective Planning Application form that the "The space is not a beer garden" and yet this has proven to be untrue. So, either she, the Trustees, and the Ward Councillors involved with South Square - Richard Dunbar, Sue Duffy and Beverley Mullaney - have lied to us, their neighbours, or they lied to their tenants, The Watchmakers, regarding the usage of the garden.

The drinkers are afforded the luxury of sitting outside on a warm sunny day and enjoying the fresh air, whilst this has been denied to its neighbours. We close neighbours cannot sit in our own gardens when the weather is good because of the noise and it has greatly impacted on our mental health. I had to start on antidepressants last year due to the unacceptable noise levels and the constant stress and anxiety that the change of usage to the garden has caused. This has then impacted my physical health.

The noise levels have already started when we had the lovely and unexpected, good weather the other weekend. (March 25th and 26th). The garden wasn't full by any means but a gaggle of screeching women drinking could be heard around the neighbourhood even with my windows closed and the TV on. This is now what the neighbours have to look forward to every time we have nice weather. I don't want to move because I have lived here for so long. I love this area and it's my home but if the uncaring, disdainful attitude that both South Square and The Watchmakers have, continues towards their neighbours, then I will be forced to because I cannot cope with the ongoing stress. We are all at our wits end. (17 people, including three young adults, live around this small area and only 2 of those support South Square in this matter. My next-door neighbour is worried about retribution if she complains and so she hasn't.)

This was always an extremely close community that included South Square but their utter dismissive actions over the past year have completely split this community wide apart – all for the sake of money earned in a beer garden.

We are not demanding The Watchmakers to have their licence removed. We are simply asking that the consumption of alcohol is only served in the large and very lovely front courtyard and NOT in the rear garden which backs onto us all.

We all know that South Square and The Watchmakers will get all their tenants, supporters, Trustees and even our own Ward Councillors to write glowing letters of how 'wonderful and quiet' this garden is but this is NOT TRUE! Not one of those people would want to live right next to a noisy beer garden but not one of them would admit it though they would be the first to complain if they had to live with what we must live with.

I respectfully ask the Review Panel to withdraw South Square and The Watchmaker's 'right' to serve alcohol in the garden so that we, the neighbours, may have our quiet community life AND our sanity back.

Thank you

██████████

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██████████

█, Friendly Street
Thornton
West Yorkshire
BD13 3JY

From: ██████████@outlook.com>
Sent: 08 April 2022 18:41
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Review of Watchmakers Bar at South Square, Thornton

Mrs ██████████ and ██████████
██████████ Thornton Old Road
Fairweather Green
Bradford
BD8 0HT

Dear License Panel,

I have been informed that the Watchmakers Bar at South Square is being reviewed regarding their Beer Garden and both myself and my husband would appreciate it , if you would put our objections into the review.

In the past, we have lived in very close proximity to the rear garden, so we know from first-hand experience, what a very lovely quiet, tucked away backwater that neighbourhood is but also how easily sound travels around there. When we lived

there, the main noise problem we had was the sound of birds squabbling, it was that quiet!

For many years, I was always a great supporter of South Square – as my mother used to be a Trustee there - and visited the Vegetarian café weekly and went to many of the excellent gallery openings, so we wanted to see how the renovations had changed the place. The building itself and the courtyard looks fantastic with lots of benches and seating area outside and yet, when we visited, the courtyard was empty, and all the people were drinking in the back garden.

Out of curiosity, we decided to have a look at the beer garden at the rear of South Square and we were both truly appalled at how incredibly noisy it was. We didn't plan to stay as it was so full and the people in there were just so loud.

I cannot fully explain how disappointed and upset we were at what we heard. It was, to put it politely, just vulgar. It is totally unacceptable to have such a once peaceful community garden being used in this way. You can also actually hear the level of noise coming from it up on Thornton Road. The time we visited was approximately 4.30pm but we knew the noise would get much worse as the day wore on.

We popped round to see an old neighbour of ours, and this person said that they were unable to open their windows at any time when the beer garden was open nor could they sit out in their garden because of the very loud noise nuisance coming from that place. They told us that the noise we were hearing, went on for hours at a time, day after day and many of the neighbours were very upset, angry and extremely stressed out by it all. This old friend was crying as they told us what they must put up with which then greatly upset us in turn. No one should have to have their lives ruined like this.

We understand that the Manager of South Square, Yvonne Carmichael, was the person who instigated this move and yet after signing it off, she has now left. She should still be held accountable for ruining such a lovely quiet communal rear garden and turning it into a noisy beer garden that does NOT belong in such a quiet community. If people want to drink outside, there is a pub with a beer garden less than 60 metres away where they can do that! Miss Carmichael has stated on her Retrospective Planning Application form – which we have since read – that the 'the space is not a beer garden'. If that is the case, then why has it been allowed by the Management to be used as one?

We sincerely hope that the License Panel take all the close neighbours, who have to live next to this horrible beer garden, into account and do something to stop it being used as one.

Sincerely,

████████████████████

-----Original Message-----

From: [REDACTED]@aol.com>

Sent: 08 April 2022 19:51

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The use of the communal garden as a beer garden for the Watchmakers Bar at the rear of The South Square Centre, Thornton, BD13 3LD

[REDACTED] Friendly Street,
Thornton,
Bradford,
BD13 3JY
[REDACTED]@aol.com

RE: The use of the communal garden as a beer garden for the Watchmakers Bar at the rear of The South Square Centre, Thornton, BD13 3LD adjacent to Enderley Road, Priestley Street, Friendly Street and Alan Court in Thornton Village.

Dear Sir/Madam.

I am writing with regards to the use of The South Square Centre Community Garden in Thornton being used as a beer garden by the Watchmakers Bar.

The Watchmakers Bar is located at the front of The South Square Centre, adjacent to Thornton Road and accessed from a substantial courtyard which is enclosed on three sides.

The garden is located at the far side of the South Square Centre adjacent to Enderley Road, Priestley Street, Friendly Street and Alan Court all of which forms a quiet and tranquil residential area and a significant distance from the Watchmakers Bar, accessible via a meandering tunnel of corridors and steep steps.

As a resident of Friendly Street, Thornton for 27 years it has to be said this area is a small communal backwater immersed in history and nature, a very tranquil space in a much broader village scape. It is an unlikely and unwelcome setting for a rowdy beer garden.

The presence of and the noise generated by many people congregating in this garden is a general nuisance, infringement of privacy and unpleasant to endure. The worst occasions are on late afternoons and early evenings when the weather is pleasant, a time when I used to enjoy the tranquillity of my own garden as did my surrounding neighbours.

Discussions with the trustees and management of South Square and The Watchmakers Bar to find a solution to this noise nuisance do not seem to have concluded anything. A fence and substantial wooden, permanent gazebo was also

built along with several large wooden bar tables which significantly increases the area to be construed as nothing other than a beer garden and not as a community space for more sedate outdoor activities. As planning consent had not been sought for these said structures I contested the right for them to be built within the grounds of a grade 11 listed property in a conservation area but planning took the view that they were forming part of a communal garden and not as a beer garden so allowed them to remain. It would seem that if the area is to be used as a beer garden then it is a matter for the Licensing team to determine whether or not the noise generated from this garden is a nuisance to local residents.

We, the local residents, were initially told that the garden area would only be used as overspill from the courtyard during busy periods. On many occasions I have felt compelled to have a look at the courtyard while being subjected to a very disturbing din coming from the garden to find the courtyard empty. This can be construed as wilful manipulation of words to suit who ever it is aimed at. I am fully aware all the local councillors in the area are supporting South Square and are putting their efforts into supporting businesses over the needs of local residents. If I wished to live next to a beer garden that generated so much noise on a regular basis, I would have located myself somewhere else.

Essentially, I have to question why, when the bar has access to a substantial and enclosed courtyard on its own doorstep is it necessary to spill out onto a small garden area, some distance from its own premises, right in the middle of a tranquil residential area that has never been subjected to such a racket as it now is even from any of the other surrounding businesses in the local area. Personally I find it disturbing, not only on a nuisance level but on my own health. I have spent years making my space a lovely space for my partner, neighbours and I to enjoy in peace and quiet and suddenly we are hit with this beer garden right in the middle of this quiet backwater with no apparent reprieve or ability to prevent it happening. It is very upsetting. It's upsetting because all I can hear now are amplified screeching voices from people consuming alcohol, not having a care to reign in their actions, noise or language or having any regard for their surroundings. It is a noise nuisance and it is reverberating on my nerves making my personal space a misery.

After all, South Square is supposed to be a communal arts centre, incorporating galleries, offering studios and work spaces to small businesses, opening its rooms for communal talks on many subjects and activities, including also a cafe, all of which fit into the local community in harmony, as I'm sure The Watchmakers Bar does, so long as it stays within the confines of it's own space. I say this because it was granted a license so was construed to be acceptable. Once the revellers are out in the garden the noise they generate affects the whole neighbourhood. It is loud, raucous, lewd, uncontrolled and the geography of the land being on the valley side only amplifies the noise as does the structure of the South Square building, it being a three story high stone face which the noise bounces off into the surrounding area. It has caused much distress to most of the local residents for a year now and it appears the bar intends to continue using this garden area as it enhances their

business strategy with no regard to the fact it is in the middle of a quiet and tranquil residential area.

May I conclude that this public house has only been in business for approximately 3 years and the surrounding residential area has been in existence and originally built between the years of 1832 to 1900 and Alan Court about 25 years ago, that South Square was originally built as weavers cottages and none of this localised area was ever industrial but always residential.

Thank you for the opportunity to put my case forward.

My best regards,

██████████

-----Original Message-----

From: ██████████@aol.com>

Sent: 12 April 2022 17:42

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

██████, Friendly Street,
Thornton,
Bradford,
BD13 3JY

To whom it may concern.

Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

Last year, after substantial renovation works were finalised it became apparent that the Watchmakers Bar at the front of The South Square Centre were going to transform and use the community garden at the rear of the centre into a beer garden. This gave rise to many concerns by several of us, the local neighbours living next to this small garden area, as this is a very peaceful and picturesque area of Thornton Village.

I attended a meeting at the outset of these proposals along with other residents, which was also attended by some of the trustees and management from the centre and the outcome of this meeting, to me at any rate, was that what ever anyone thought, it was going to be a beer garden for the Watchmakers Bar which is on the other side of the courtyard above where the garden is and has a sizable and

contained courtyard available right outside its own door. It really is unnecessary to use a garden space in such a quiet and private location to extend their seating area and disrupt a longstanding, peaceful neighbourhood.

Many volunteers came along to clear the garden area, 2 of which I know to be Richard Dunbar, local labour councillor, the other being Jac Morton, local conservative candidate along with trustees of South Square and members of the public. I don't think the people clearing the garden area to help South Square with their intentions would like to think this beer garden would be on their doorstep.

In the summer months that followed, the majority of my afternoons and evenings were disrupted by loud, raucous and quite vulgar banter coming from the garden as it had become a beer garden. The idea or, if you prefer, the reality of this didn't bode well with me. I have lived on Friendly Street for something like 16 years and have remained here because it is a quiet and pleasant place to live, with lovely views and an abundance of wildlife. The noise from this newly made beer garden wrecked all these years of peace. Visiting a place and considering it to be lovely is a bit different to living in a lovely place and having it wrecked 5 days a week by inconsiderate pub garden users, drinking and getting louder the more they drink. It strikes me that this beer garden area is unregulated, despite being told that it is monitored by CCTV because the amount of noise generated is so detrimental to the usual tranquillity of this area. The beer garden is also out of sight to anyone but the localised residents, so it seems it is only us that are aware of the disruption and all of our concerns have fallen on deaf ears, brushed under the carpet.

It's not as though I wish for The Watchmakers Bar not to be a success but feel it has ample space within its own confined surroundings to continue to serve its patrons. It, after all, is a micro bar with plenty of outdoor space to serve its customers without spilling out into an outdoor area that is surrounded by peaceful residents, a privilege not afforded by many of these small bar businesses and I feel they are eating up space that is not needed and causing more upset than should be afforded.

Sitting outside and enjoying my lovely tranquil space is no longer an option when the newly founded beer garden with its disrespectful revellers gets up and running on warm afternoons and evenings, 5 days a week.

It is a total disruption to the long standing peacefulness of this area and the behaviour of South Square and The Watchmakers towards their immediate neighbours is a disgrace.

Thank you for the opportunity to make this representation.

Yours faithfully,

██████████.

From: [REDACTED]@aol.com>

Sent: 13 April 2022 12:05

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Fw: Regarding The Watchmakers Bar based within The South Square Centre, Thornton and their use of the communal area at the rear of the centre as a beer garden.

[REDACTED], Friendly Street,

Thornton,

Bradford,

BD13 3JY

To whom it may concern.

Yesterday afternoon I emailed you my concerns regarding the above subject but forgot to include my personal email address, as I used my partners computer.

[\[REDACTED\]@hotmail.com](mailto:[REDACTED]@hotmail.com)

Yours faithfully,

[REDACTED]

From: [REDACTED]@yahoo.com>

Sent: 13 April 2022 11:02

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: REVIEW OF THE WATCHMAKERS PUB AT SOUTH SQUARE

Mrs [REDACTED],

■ Marne Avenue

Clayton

BD14 6LB

RE: SOUTH SQUARE/WATCHMAKERS REVIEW FOR BEER GARDEN.

I lived on Friendly Street for two years and often return to visit my close friend who still lives there. I was also a frequent visitor to South Square before the pandemic happened and my friend and I would often go eat at the café there, so I know the area extremely well. It was my home for a couple of years.

I started visiting her again once lockdown allowed it and to say I was shocked at what had been built and was happening at the rear garden is an understatement!

South Square has a long history of hosting community events with the original communal garden often playing a role. Lovely quaint workshops done in a lovely quaint and QUIET garden. If it was necessary to redevelop the garden, I'm sure it could have been better improved without having to turn it into a noisy beer garden! A beer garden, which, by the way, was not given notice about to the people who's lives that would be most impacted on by it. No polite or respectful letter from South Square to all the nearby residents on Friendly Street, Enderley Road, Priestley Street or Alan Court, informing them of what was happening and how their lives were going to be changed by for the worse. None of that happened

The noise pollution that comes from that beer garden has dramatically increased from the days when people attending workshops enjoyed a coffee break together. I have heard and seen this for myself on the many visits I've had with my friend. Not only is the volume greatly amplified when people are drinking but the number of hours/days they spend doing so has also dramatically risen considerably compared to previous users, thanks to The Watchmakers being allowed to use it to serve alcohol in there. My friend and all the other neighbours need to keep ALL their windows closed whilst the boozers that are in the beer garden are allowed to make as much noise as they want to with no regard whatsoever to the surrounding residents and no one to monitor the noise and tell them to be quiet.

Even when drinkers aren't particularly raucous, their lively conversations can be clearly heard in this once quiet close-knit community because of the way sound is amplified and travels around in these small, cobbled streets which includes Friendly Street, Enderley Road, Priestley Street and overflows into nearby Alan Court. The noise bounces right off the huge three storey building that South Square is and right into the residents' gardens and houses.

When it IS more raucous, women can be heard cackling and screeching with laughter for miles around whilst men think it's totally fine to shout, laugh loudly and swear at each other across a very small area. South Square have erected small signs asking 'patrons' (aka 'very loud and drunk people') to keep conversations low but that doesn't absolve them or The Watchmakers of responsibility for creating a situation where excessive noise was foreseeable.

South Square also doesn't rule out music being played in the future, and I understand the Council – at the Retrospective Planning Committee meeting – approved that they can increase the hours they remain open! This indicates to me that they haven't yet finished changing the character of this once tranquil area. They claim they will monitor the situation to keep noise levels low but noise levels have already been unacceptable and they've demonstrably failed to respond positively to complaints. In fact, truth be known, they usually do NOT respond at all except with standard generic emails that don't address any issues nor solve anything. They just think it's all completely acceptable to just do their own thing in their own way with no thought or consideration of how their actions have totally floored this neighbourhood. And South Square claim to be a 'communal' centre. More a clique than a communal centre!

My friend has phoned me up many times in floods of tears because she just can't cope with the noise, and this is NOT ON! She has problematic health issues that is exacerbated by stress but the lack of compassion and understanding that both South

Square and the pub have shown to its very close residents, have compounded her issues further and I have seen a very real deterioration in both her physical AND mental health. She has lived in her home for over a quarter of a century and what has happened is NOT acceptable. Not one bit.

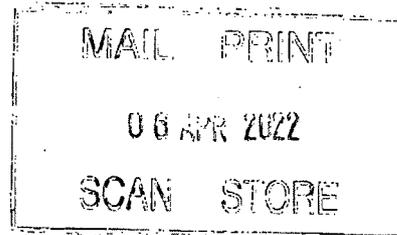
Whilst I understand that this review is purely about the noise nuisance issue, I'm sorry but I MUST raise the issue that lack of PRIVACY for residents is also a problem. My friend's house faces directly across from the garden and, when I visited her on one particular occasion during a very hot day last summers, the garden was a hive of activity and was incredibly noisy. I could actually hear it when I parked up on Thornton Road. I asked my friend why she was sitting in her lounge with the curtains closed as well as the windows being closed and she told me she was 'keeping out of view' from punters in the garden. Apparently, every time she stood up from her sofa, which is placed under her windows that looks right out on to the garden, the punters can see her and, on a few occasions, have even waved at her and shouted across at her. (Obviously, drinkers had been told by The Watchmakers and South Square that neighbours were complaining and so they thought it was great to have a 'ooo look, there's one of those miserable neighbours there, let's give them a wave' moment). Out of complete curiosity, I opened the curtains and stood by the sofa. And yes, within two minutes, a group of giddy revellers sitting across in the gazebo began waving at me! Two other neighbours also have privacy issues. People should not have to deal with this in their own homes.

So, all in all, this beer garden is a pretty sordid and sorry state of affairs. We all know that the Ward Councillors are all on board with South Square, but I really hope that you, the Licence Panel, will PLEASE take into consideration how very real and unpleasant life is now for most of these neighbours that have to contend with the very real issue of Noise Nuisance. South Square renovated the Courtyard into a lovely, large place with plenty of tables and benches to sit outside on and drink so why can't The Watchmakers just use that space and allow the garden to be only used for the workshops that South Square claim is the only reason that the garden is used for?

Kind regards,

██████████

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Mrs [REDACTED]
[REDACTED] Thorpe Road
Thornton
BD13 3AT

For the Attention of The Watchmakers at South Square Review Panel.

Dear Sir/Madam,

I lived in Friendly Street for 46 years before moving 4 years ago to another part of Thornton, so I speak as a long-time neighbour and supporter of South Square Arts Centre.

It was always such a lovely quiet and peaceful place to live that not many people in the village knew about. A really pretty and very historical backwater of Thornton that felt very safe. We never had any problems with any noise nuisance at all.

I have visited my old neighbours on a number of occasions once lockdown restrictions were lifted last year and I was really upset and very angry to see what has happened to the back garden of South Square.

The noise that came from that beer garden when I have visited my friends was truly awful. Sound has always 'bounced' around in this area which is why it has always been a very safe place to live. Any strange noise and we'd be on full neighbourhood watch.

The noise from all those drinkers was so loud that we couldn't sit out in my friend's garden and when we went inside, she had to close all the windows to keep the noise out and even then, we could still hear the screeching women and men shouting. She told me that she has to keep all her windows closed whenever the beer garden is open to the drinkers because of the extreme noise levels.

She has a lovely small garden which she has put a lot of time and money into but she is not allowed to enjoy sitting outside in good weather whilst the pub feel much more entitled to using South

Square's! This is really unfair to her and ALL the neighbours, including the elderly people who live at nearby Alan Court, who have to endure this now and South Square should never have allowed The Watchmaker's to use this as their own personal beer garden. There is a perfectly adequate and attractive seating area for the pub in the front courtyard that is much more suitable to this kind of hospitality.

This beer garden should NEVER have been allowed to be built and used in this way. It has totally spoilt the area and as much as I miss living in that lovely little street, I am very glad that I do not have to live near all that awful racket.

I sincerely hope that the Review Panel will err on the neighbour's side and let them – many of whom are retired now – live without the stress and anxiety of having had an unwanted Beer Garden foisted upon them.

Kind regards,

A large black rectangular redaction box covering the signature of the sender.A black rectangular redaction box covering the address of the sender.

[REDACTED]
Enderley Road
Thornton
Bradford
BD13 3JZ

Regarding the review of the License of The Watchmaker bar, 377, Thornton Road, Bradford.

I have lived on Enderley Road for many years and have always been pleased to have the South Square Arts Centre as a neighbour and I have supported it in many ways. I am very upset and disappointed that they have chosen to allow the bar to use the once quiet garden on Enderley Road as a beer garden - especially as they are aware through correspondence, personal discussions and meetings of how much this is affecting the lives of nearby residents.

Until the Spring of last year the bar (previously named the Cobbles) operated its outside business in the enclosed courtyard of South Square. I had occasional problems with anti social behaviour, mainly obstructive parking and people using my land as a toilet. There were other more serious problems that eventually led to the tenancy of the Cobbles being terminated. What I didn't have then was the noise nuisance that The Watchmaker bar has brought to the area. I would gladly accept the return of the anti social behaviour in exchange for what I have now.

My home is directly opposite the beer garden but at a lower level and therefore noise from it carries extremely well. At the beginning of the afternoon I can hear individual conversations between customers. Noise then builds up as more people arrive and more alcohol is consumed. By mid afternoon and into the evening the noise is typically very loud and is such a nuisance that I cannot spend time in my garden. This I find very frustrating and stressful. I have spent a great deal of time and money working on my garden and this is one of my main interests. I would normally spend most of the warmer months outside either gardening or reading and would have most meals outdoors but I was unable to do so last year. I couldn't even open a window in the height of the summer as I could hear the noise throughout my home.

There are some South Square classes and groups that are meeting in the garden and occasionally customers from the cafe have takeaway food in there. I have no issue with the garden being used in such a way or even the occasional event. It is the predictable, regular and pervasive noise from bar customers that is the concern. The times when I am most concerned about the noise are Saturday and Sunday afternoons when I would like to relax outside with my family.

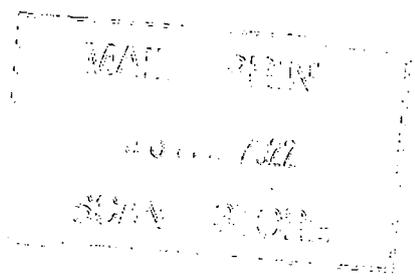
Since the beer garden opened there have been fewer Watchmaker customers using the courtyard, even though this is directly outside the bar. Indeed there have been many times when the garden has been full and no one at all has been in the courtyard.

I would ask the Panel to consider excluding the garden from The Watchmaker license and the situation reverting to how it has been previously. The bar can then continue to trade successfully both inside its premises and in the South Square courtyard, without the home lives of residents being blighted by the unacceptable noise nuisance.

Thank you for your consideration.

Mrs [REDACTED]

██████████ and ██████████
██████████ Friendly Street
Thornton
Bradford
BD13 3JY



3rd April 2022

REVIEW THE WATCHMAKERS AT SOUTH SQUARE IN THORNTON

My partner and I are both over 70 years old and we have lived in Friendly Street for over 22 years and we live very close to South Square. We object very strongly to the back garden being used as a Beer Garden by the pub, The Watchmakers.

I have lots of long term health problems including COPD which I have to take medication for and have been in hospital many times for. I struggle to catch my breath at the best of times but when the weather is good, I NEED to have my windows open for fresh air to help with my breathing.

Last year when the beer garden opened, because of all the noise and racket that comes from the beer garden – women screeching their heads off and men shouting and swearing I had to keep my windows closed which makes my breathing even worse. I then need to increase my medication which I shouldn't have to do. Last year was a nightmare for most of us neighbours apart from the two neighbours that are involved with South Square.

It's a very quiet area around here and because we are both in our early 70's we don't want to have to move because before the beer garden opened, it was lovely and QUIET. The noise has already started again with the good weather last weekend (25th March) and I have been in touch with the environmental health who have told us to keep a diary. The pub has a decent courtyard right next to them so why has South Square allowed the back garden to be used as BEER GARDEN?

South Square had a residents meeting last year before it was opened and they TOLD us that there wouldn't be any noise nuisance but they have lied time and time again every time we have complained. I bet none of them would like to live so close to something so loud. I don't see why my health – both physically and mentally - has to suffer so that a supposed 'Community' Centre can make money out of a beer garden that was not in South Square's plans. Thornton councillors don't care about us which they should do because we voted them in but they have sided with the pub. It's not right that. They are supposed to be impartial.

I really hope that the review panel will stop the pub from serving alcohol in that garden and keep the drinkers to the front, where they should belong.

[REDACTED]

Yours sincerely

[REDACTED] and [REDACTED]



[REDACTED] and [REDACTED]
[REDACTED] Friendly Street
Thornton
BD13 3JY

Dear Sir,

SOUTH SQUARE PUB BEER GARDEN

I have been told by my neighbour that the Watchmakers pub at South Square is having a review about the beer garden so I want to write to you for me and my partner, Simon.

We moved into our lovely house early last year after waiting ages for it to be renovated. We have wanted to live here on Friendly Street for ages because its such a lovely quiet spot but still close to the Village and we're both from Thornton.

But since we moved in South Square opened a beer garden and we're really thinking about having to move again which is so unfair after all the money we've spent to get our house just right. But the noise that comes from that beer garden is really really bad and its awful.

We don't have a garden but we like to sit on our front door step when it's nice and the racket that comes from the pub garden is so loud that we can't stay out long. We even have to shut our windows to keep the racket out of the house. You can hear people talking loudly and men are often swearing and then tons of women with really loud high pitched laughter. We know exactly when the beer garden is open because you can hear the noise straight away and it goes on for hours. My neighbour who lives across the road is also talking about moving and she's lived here for 25 years. Why do we have to move just so the pub can have their beer garden???? The lady who lives next door to me is deaf so she's not bothered about it and she works for South Square anyway.

I work at BRI as an HCA and I get home from work and I'm really tired and all I want to do is relax and have a rest and that horrible noise just spoils it for me.

Me and Simon have walked down to have a look at the garden and it's rammed with people who don't care about the people who live close by. I feel really sorry for all the old people who live at Alan Court too which is right by the garden. South Square and the pub don't care about them at all. If they did they wouldn't allow all that noise to keep going on. Me and Simon have walked round there to Alan Court and its like sitting in

the beer garden, it's that loud. South Square should never have built this beer garden because its like something that you'd see in the centre of Bradford and not in a very quiet residential area. We don't want to move because if we had wanted to live in a noisy area then we'd have moved into one. Thank you for listening.

██████████ and ██████████

From: Cllr Richard Dunbar <Richard.Dunbar@bradford.gov.uk>

Sent: 20 March 2022 20:30

To: Licensing Team <Licensing@bradford.gov.uk>; Cllr Sue Duffy <Sue.Duffy@bradford.gov.uk>; Cllr Beverley Mullaney <beverley.mullaney@bradford.gov.uk>

Subject: RE: Review The Watchmaker

Hi,

I am writing this in relation to the below mentioned application for a review. This is wrote on behalf of myself, Cllr Sue Duffy and Cllr Bev Mullaney.

We fully support The Watchmaker and more widely South Square in the fantastic work they have done in refurbishing this important cultural centre which has been successful in attracting approximately £1 million in funding in recent years.

It is incorrect and false to refer to the space at the back of the centre as a “beer garden” when in fact it is a community space that is used for a variety of events.

The team at South Square have been completely mindful of residents, businesses and the wider community’s thoughts on the changes to the building and have held numerous meetings to get the views of residents and inform them of any changes.

The staff at the Watchmaker are completely mindful of the local community and have a zero tolerance approach on people who may cause issues and as such there have been no issues to our knowledge.

This is a great community space and as local Councillors we have been involved in consultations and attended events here and staff at the watchmaker and South Square have been mindful of everyone and at no point have we have had any concerns about noise.

We full support the Watchmaker and South Square and how they mindfully and compassionately operate their business.

Thanks

Cllr Dunbar, Cllr Duffy & Cllr Mullaney

From: [REDACTED]@icloud.com>

Sent: 29 March 2022 22:20

To: Licensing Team <Licensing@bradford.gov.uk>

Cc: [REDACTED]@icloud.com>

Subject: South Square Centre - Watchmakers License

Good Morning

I am so surprised and disappointed that such a request has been made. It saddens me that we find ourselves in this awkward position. The Watch Makers is a wonderful place that fits into our community so well. It lends its hand to the vibrant culture of Thornton (and it fits extremely well with the City of Culture Bid).

Given the noise levels - I do think it would be reasonable to state that the New Inn, the Conservative Club and the Black Horse who are very near close neighbours with a footfall of 3 to 4 times that of the Watch Makers, contribute to noise pollution.

I am a resident of Thornton (22yrs) and would say that the current tenant is 'Community Considerate', are very 'professional' and open at very reasonable hours.

I am fully supportive of this excellent facility/Bar (even though I don't drink alcohol), it would be a tragedy to see yet another Great British tradition go.

I hope the committee look at the bigger picture. Consider all angles and come to an informed decision..

It's like saying ALL Public Houses in Thornton should be closed.

██████████

████ Commercial Street
Thornton
Bradford
BD13 3LW

From: ██████████@emmausbradford.org.uk>
Sent: 29 March 2022 19:07
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: South Square Centre - Watchmakers License

Hello

I am writing with respect to the request to withdraw the license for The Watchmakers bar at South Square. I strongly oppose this request. South Square Centre has made an amazing contribution to Thornton and The Watchmakers itself is the sought after location for people who are looking for more genteel and quiet surroundings for a drink, compared to other licensed properties in the village. It is well managed and has an early evening closing time. The availability of the small garden adds to its attraction not just for Thornton residents, but for visitors who bring trade to Bradford. To be frank, I also live close to South Square and have never heard any noise from there - the loudest noise in fact comes from another neighbour's private garden!

I have organised Open Gardens for two years, and this year in addition I am organising Thornton in Bloom. The beautiful renovation of South Square and its garden and the amenities of The Watchmakers and Plenty at the Square are significant attractions and are also locations for our ticket sales to Open Gardens. I do hope that my voice, as a close neighbour, will be considered in this matter.

Best Regards

██████████

■ Lower Kipping Lane

From: ██████████@gmail.com>

Sent: 29 March 2022 17:08

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The Watchmaker - Review of Licence

To whom it may concern,

I recently saw a local notice stating that there was to be a review of the licence to The Watchmaker bar in South Square, Thornton. As a local resident and occasional patron of the Watchmaker bar I'd like to comment.

The licence holders and managers of The Watchmaker are extremely responsible and experienced landlords and licence holders. They foster an air of friendly engagement and set strong expectations as to the appropriate behaviour expected of patrons. They have very modest opening hours in order to support their work-life balance and ensure the community is not overly burdened. Their approach ensures that bad behaviour is given short shrift and that problem drinkers stay away. Situated within the South Square arts centre means that the bar attracts people who have an affinity with arts and the local community. The clientele therefore are overall far more considerate and pro-social than you will find in nearby pubs such as the New Inn or the Black Horse.

With regards to the complaint of noise I cannot understand how this is considered a valid claim. The bar has limited opening hours at the best of times, and the outside beergarden space to the south of the building has only ever been available to patrons until 7.30pm two or three evenings a week. During the colder months it is hardly used at all. There is far more noise at much more unsocial hours in the local area from the main road and from other local pubs. There is no evidence to suggest this will change or get worse.

I can only conclude that the complaint is false and vexatious. Possibly brought about by the same people who recently actively opposed the granting of planning permission of the beer garden. I advise you to check the names of the complainants/plaintiffs on both cases.

The Watchmaker Bar is an important element to the South Square Arts centre. Providing an extended social space for the community that supports the centre as a beacon of culture and community engagement. If it were to lose or have its alcohol licence restricted in some way it would have a large detrimental impact on the local community and the arts centre. With Bradford2025 city of culture within our grasp this is not what either Thornton or the city needs. Far more people would be negatively impacted if the licence was changed than if it remains in the hands of a responsible business.

I look forward to hearing the result of the licence review.

Kind regards

Mr [REDACTED]
[REDACTED] Thornton Road, Thornton, BD13 3AB

Dear Madam / Sir

I am writing to support the Watchmakers licensed premises. I understand there has been a complaint of noise nuisance to local residents from the beer garden at the rear of South Square Centre where the Watchmakers is located. This is a quiet bar, with a mainly middle to older aged clientele, it is based in a Centre that serves the cultural and leisure interests of the local community.

I live in Thornton and I am a customer of the Watchmakers. I am in my sixties. I have never experienced any excessive noise or nuisance while in the bar, beer garden or visiting friends nearby. I have found that the licensee always acts in a responsible way as well as working to minimise disruption to local residents by conscientiously adhering to the beer garden's closing time.

The Watchmakers is one of two licensed premises located next door to one another, if there has been excessive noise or anti social behaviour I am not sure how a local resident would be able to discern from which place the supposed disruption was emanating.

I fully support the Watchmakers licensee and the contribution that her business makes to the village.

[REDACTED]
[REDACTED] Sapgate Lane, Thornton BD13 3DY

From: [REDACTED]@hotmail.co.uk>
Sent: 28 March 2022 15:50
To: Licensing Team <Licensing@bradford.gov.uk>

Subject: South square garden

Dear sir or madam, I have heard there is an application or review on the use of the South Square garden by members of the community who have purchased drinks from the Watchmakers bar or food from the Plenty on the square cafe.

I fully support the use of said garden as it is an asset to the village and a pleasant outside area away from the larger licenced premises in the village. We live in Alan Court and have not had any issues with noise from the South square garden. It has neighbour friendly rules re garden closing time and is also not open Monday or Tuesday .I hope the outcome of the review is favourable to the residents of Thornton and the two businesses in the square as it beggers belief if after all the money spent on the square refurbishment there is are restrictions to the public use of the facilities. Regards Mr & Mrs [REDACTED] ,Alan court Thornton.

From: [REDACTED]@southsquarecentre.co.uk>

Sent: 25 March 2022 14:56

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Email in support of Watchmakers

Hello,

I am just writing to you in support of the Watchmakers in Thornton.

This establishment is a complete asset to Thornton. It is an incredibly well run pub. The proprietors and staff care deeply about it. It is always clean and well managed. Ill behaviour or shouting will not be tolerated and is always called out. As a regular customer, of over two years, I have only witnessed this once but I witnessed the great management of it and I was very impressed.

The owners clean the building, courtyard and garden regularly throughout the day and there are never any empty glasses or bottles at closing time, which is quite early.

The community garden, which is not advertised as a beer garden, attracts visitors from the art galleries, cafe and the watchmakers. It is a space shared by all of the visitors quite harmoniously. Some will drink coffee and some will choose to have a glass of wine or a pint of beer. It is a wonderful diverse mix of people which adds to the charm of the garden. It is not a place where people drink heavily or get out of control. The garden is very discreet, with high fences and I don't believe it is a nuisance at all.

Should this licence be revoked, it would be a huge shame for the whole community.

Yours sincerely, [REDACTED]

[REDACTED]

Arts and Heritage Coordinator
My working days are Tues - Fri
South Square Centre
Thornton
Bradford
BD13 3LD
01274834747

southsquarecentre.co.uk

My working days are Tuesday, Wednesday, Thursday and Friday morning.

Support South Square by becoming a friend of south square or making a donation.
South Square Centre is a local Co-op cause.

From: [REDACTED]@southsquarecentre.co.uk>
Sent: 22 March 2022 13:36
To: Licensing Team <Licensing@bradford.gov.uk>; Florence Hoy
<f.hoy@southsquarecentre.co.uk>
Subject: Supporting information / The Watchmakers Licence review

Hi There,

Tim visited South Square to put up the blue notice in our notice board for the application to review the Watchmakers premises licence.

I am currently the Centre Director for Charity Thornton and Allerton Community Association (TACA) who manage the South Square site. Amy and Gareth from Watchmaker are one South Square's our tenants. TACA hold the premises licence for the bar and Amy and Gareth are named as DPS's on this licence.

I have attached a pdf which I thought might be useful to details of our management and maintenance plan relating to outdoors spaces, documentation of the space and activities, as well as a summary of consultation we have undertaken with neighbouring residents and measures we have introduced to respond to their concerns.

Hopefully this provides helpful contextual information. Please let us know if you have any questions or queries,

Best Wishes,

[REDACTED]

[REDACTED]

South Square Centre
Thornton

Bradford
BD13 3LD
01274834747

southsquarecentre.co.uk

From: [REDACTED]@yahoo.co.uk>
Sent: 18 March 2022 17:08
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Review of licence for Watchmakers bar

Apologies I sent this yesterday , and since realise that comments should be sent from today onwards ..As I feel very strongly about this issue ,(the people of Thornton do not want to lose this lovely little bar space) , I thought I'd better send it on the correct day ...Thanks for reading . [REDACTED]

To whom it may concern .

I live at [REDACTED] Priestley Street Thornton BD13 3LB , Which is next door to the garden used by customers of the Watchmakers, which I have to add is NOT known as a beer garden as it is used by customers from Plenty at The Square cafe and other users / groups from South Square Centre . Groups of people using the garden whether it's for consuming alcohol or participating in activities from the centre does certainly not give rise to any noise issues . There is no more noise generated than if my neighbours at the other side had a few friends round in their garden . Any kind of use of the garden space is always finished by 7.30pm promptly , so there is no noise whatsoever to disturb anyone's evening . The space in the garden is a great benefit to local people across on Thornton Road who have no garden space to sit out on of their own . The whole of South Square / Watchmakers is a credit to the village of Thornton , the Watchmakers being a lovely small bar , with great clientele , and a landlord who respects the locals and has zero tolerance for any loud or antisocial behaviour .

Yours [REDACTED]

From: [REDACTED]@mukltd.com <[REDACTED]@mukltd.com>
Sent: 17 March 2022 20:42
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Re: continued licence of the watchmakers thornton

To whom it may concern

We are in favour of the continued licence of the watchmakers pub it is an asset to the community and is much needed in the village.

Regards

Mr and Mrs [REDACTED]
[REDACTED] Thornton Road, Thornton, BD13 3PS

From: [REDACTED]@btinternet.com>
Sent: 30 March 2022 10:26
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: FW: Watchmaker, Thornto

[REDACTED] Cliffe Lane, Thornton, BD13 3DX.
Best wishes
Sue Gaffney

From: [REDACTED]@btinternet.com>
Sent: 28 March 2022 11:55
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Watchmaker, Thornton

Please register my support for The Watchmaker, South Square, Thornton, continuing to have a license.

The place is well managed, and there is never any bad or rowdy behaviour inside the premises or in the garden.

Yours sincerely

[REDACTED]

Thornton resident and customer.

From: [REDACTED]@hotmail.co.uk>
Sent: 30 March 2022 10:34
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: The Watchmaker, Thornton

Hi Melanie

Yes certainly, it is [REDACTED] Sapgate Lane, Thornton, BD13 3HB

With regards

[REDACTED]

Sent from my iPhone

From: [REDACTED]@hotmail.co.uk>
Sent: 28 March 2022 12:17
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Fwd: The Watchmaker, Thornton

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]@hotmail.co.uk>

Date: 26 March 2022 at 14:52:47 GMT

To: licensing@bradford.co.uk

Subject: The Watchmaker, Thornton

I would like to offer my support for The Watchmaker which offers a welcoming and calm space for Thornton people. It is a perfect stop for those who attend South Square for talks and classes and exhibitions.

It is well run and managed to make sure customers are respectful of neighbours and no rowdiness is tolerated.

The garden offers a welcome quiet and relaxing space for getting together with friends or just contemplating life in a peaceful setting.

With regards

[REDACTED]

From: [REDACTED]@outlook.com>

Sent: 30 March 2022 10:41

To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>

Subject: Re: Review of Licence - The Watchmaker at South Square

Hiya

Yes of course, it's [REDACTED] Minsthorpe Lane, South Elmsall, West Yorkshire, WF9 2NY

All the best

[REDACTED]

> -----Original Message-----

> From: [REDACTED]@outlook.com>

> Sent: 21 March 2022 14:17

> To: Licensing Team <Licensing@bradford.gov.uk>

> Subject: Review of Licence - The Watchmaker at South Square

>

> Hi there

>

> I've been to the Watchmaker on numerous occasions and I'm shocked that anyone could claim it (or specifically the garden) poses a noise nuisance.

> As I understand it, the garden belongs to South Square and it isn't a 'beer garden' at all. It's used for events and live music and people can take their drinks in there if they so choose.

>

> For a number of years, I myself, was the licensee of a small village

> pub and the noise issued from us far exceeded that I've ever heard

> come from the Watchmaker, even at the height of summer (and we never

> had any complaints from neighbours)

>
> The current proprietors are incredible conscientious of their neighbours, they close the bar at a reasonable hour, they ensure everyone is out of the garden at a specific hour (which ensures there is no disruption to neighbours) and it seems to me like it's the kind of place where you nip for a drink after work, I can't imagine anyone going there for a rowdy night out!
>
> I hope the issue can be resolved as it would be a huge loss to the ecology of South Square if one of the main sources of income had to close.
>
> If you need any further information, don't hesitate to get in touch.
>
>
> All the best
> [REDACTED]

From: [REDACTED]@gmail.com>
Sent: 30 March 2022 11:07
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: FW: Watchmakers Thornton

[REDACTED] market st
Thornton
BD13 3EN

Kind regards Lisa

From: [REDACTED]@gmail.com>
Sent: 28 March 2022 17:23
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Watchmakers Thornton

Hi, I wish to advocate for the continued licensing of the micro pub the watchmakers in Thornton village.
The licensees are extremely competent and capable. They ensure a safe, friendly, well managed establishment. There is never anyone who is drunk, obnoxious or behaving in any anti social way. That kind of behaviour is simply not tolerated.
The watchmakers is a place that supports local people to socialise in a safe environment, they support community project to bring people together, such as the street market and the festival of light in winter. The licensees are professional, organised, fair and in control at all times. I have never seen any trouble in the pub or outside at any point when I have visited. The watchmakers is an asset for the village. I fully support the continuation of the licensing.
Yours sincerely
[REDACTED]

From: J [REDACTED]@gmail.com>
Sent: 30 March 2022 12:11
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: FW: The Watchmaker, thornton

Good morning

My address is
[REDACTED] Sapgate Lane
Thornton
BD133DY

Thank you

From: [REDACTED]@gmail.com>
Sent: 21 March 2022 11:20
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: The Watchmaker, thornton

Dear Sir/Madam

Re: licensing review for the Watchmaker, South Square, Thornton.

I am writing in support of the Watchmaker continuing to use the beer garden, as it is one of the few bars with an outside space in Thornton.

I have been in the garden on numerous occasions, and have never witnessed particularly loud or boisterous behaviour. Indeed, it is often possible to hear a lot more noise from the New Inn next door. Speaking to friends who live very close to South Square there seems to be little support for this application. To my mind it is a malicious application by one local resident who has taken against the square.

Thank you

[REDACTED]
Thornton Resident

From: [REDACTED]@gmail.com>
Sent: 30 March 2022 12:15
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: FW: Watchmakers thornton

Of course

[REDACTED] James st, Thornton, Bradford BD13 3NS, UK

-----Original Message-----

From: [REDACTED]@gmail.com>
Sent: 27 March 2022 18:54
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Watchmakers thornton

I understand there is discussion about this pub. When I have gone there it has been clear that the licensees have a strict approach to behaviour and to their customers. I have not been often recently but have confidence that they will take the concerns of the neighbours very seriously.

Thank you

[REDACTED]

From: [REDACTED]@blueyonder.co.uk>
Sent: 30 March 2022 13:42
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: RE: FW: The Watchmaker at SouthSquare

[REDACTED]

■ Briarmains
West Lane
Thornton
BD133JB

Thanks

From: [REDACTED]@blueyonder.co.uk>
Sent: 18 March 2022 09:28
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: The Watchmaker at SouthSquare

I see you are reviewing their licence and just wanted to say yesterday evening I had a very pleasant time there having a quiet drink with a friend. We both said how good it is to have a safe friendly local place to go. She had also visited with a friend from outside the area who who was really impressed by the quality of the drinks and atmosphere

I think it is an asset to our area

[REDACTED]

Thornton resident

From: [REDACTED] <[REDACTED]@gmail.com>
Sent: 31 March 2022 09:31
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re: FW: The watchmaker, South Square, Thornton

Hi Melanie

No problem at all, it's ■ market st, Thornton, Bradford BD13 3HG

Thanks

■

From: ■ <■@gmail.com>

Sent: 22 March 2022 09:35

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: The watchmaker, South Square, Thornton

To whom it may concern

I'm emailing regarding the request to review the licence of the Watchmaker at South Square in Thornton.

I am a local resident who uses South Square Art centre and the attributing Watchmaker pub, I have lived in Thornton for over 35 years and have seen every stage of improvement to South Square. The Watchmaker is a valued community asset that provides a safe, friendly place to socialise and hold community meetings.

From my personal experience there has never been a problem with noise levels, infact its well known to be a place to get a quiet drink with the guarantee of a calm environment.

This is due to the impeccable management teams at the Watchmaker and South Square who both implement a community first approach.

The basis of the request is flawed as South Square / the Watchmaker do not have a beer garden on the premises. There is a community garden to the rear of the property that is open at different times to the Watchmaker. The Watchmaker is situated at the front of the building and their latest closing time is 10pm, I've attached a picture of their opening times for reference. The community garden closes at 7.30pm.

Music isn't available in the community garden and any noise generated can only be from people talking. I don't believe this meets the criteria to be classed as a noise nuisance.

The community garden is open to anyone visiting South Square and is open on days that The Watchmaker is closed.

Also there is a large pub situated next door to South Square that opens 7 days a week and closes at midnight, they have hosted many large outdoor events including music, the noise level from this pub far surpasses any noise that could come from the community garden.

The staff offer a table service and if anyone caused any noise problems or swearing would be immediately asked to leave.

I have been in the garden with my disabled son and wife and feel very comfortable and safe there because of policy of the staff.

A great deal of time, effort and money has been invested in the garden to make it a very safe area and it would be a waste if it was closed down.

We do not believe that the noise levels are in any way excessive due to the vigilant staff and early closing of the garden

Our son is very septable to noise and we would not be able to take him there if it was too loud

If in doubt we would urge the Licensing Committee to visit before making any decision that could seriously impact on the livelihood of the Licensees

Should you wish for any further information please do not hesitate to contact us

Regards [REDACTED]
[REDACTED]

From: [REDACTED]@hotmail.co.uk>

Sent: 11 April 2022 14:05

To: Licensing Team <Licensing@bradford.gov.uk>

Subject: Re: Review of Licence, The Watchmaker, South Square Centre, Thornton, BD13 3ES

Please would you confirm receipt of the comments in the email below.

[REDACTED]
[REDACTED] Havelock Square,
Thornton
Bradford
BD13 3EZ

From: [REDACTED]

Sent: 11 April 2022 13:51

To: LICENSING@BRADFORD.GOV.UK <LICENSING@BRADFORD.GOV.UK>

Subject: Review of Licence, The Watchmaker, South Square Centre, Thornton, BD13 3ES

Dear Sir/madam,

Review of Licence, The Watchmaker, South Square Centre, Thornton, BD13 3ES

I am a local resident living in Thornton for the last 40 years.

Since the total renovation of South Square I have used the facilities within South Square on a regular basis.

This has included "The Watchmakers" bar, and the Cafe "Plenty at the Square". On fine days it is lovely to sit out in the communal areas of South Square , both within the cobbled square itself and the communal garden to the south of the building that is open for all to use.

This building, square and the communal garden are a credit to those who have invested so much time and money (in the case of The Watchmakers, their own time and money) into bringing such a wonderful asset back to life, and providing a hub for people to meet. This facility should be, and is, celebrated by decent people who want a calm and relaxed atmosphere in which to enjoy a coffee, cakes, snacks and also an alcoholic beverage or two if the Watchmakers bar is open.

I have used the Cafe as much as the Watchmakers bar, but from my experience, when I am in the communal gardens, there is no difference in noise levels between when the Watchmakers bar is open, or when it is closed. There is talking, and laughter whether from cafe or bar users but in my experience this has not been raucous in any way, at any time.

The Landlord and Landlady of The Watchmakers do not allow any trouble at either the bar, the cobbled square and the communal garden. Their customers are in my opinion just decent people enjoying a community asset. The staff of the Watchmakers regularly go down to the communal garden to check all is well when the bar is open. Indeed it's only open 5 nights a week with closing times of 8pm, 9pm or on two nights 10pm. Even if some people object to hearing distant talking then the closing times are hardly late.

I would also like to point out that the communal garden that is used by anyone who wants to use it, is directly next to The New Inn car park/outdoor balcony and outdoor seating on one side, and indeed very close to the rear of "The Conservative Club" on the other side. By comparison, the New Inn is open 7 days a week, mostly till 11pm but at weekends open till midnight. On fine nights there are always people sitting outside till midnight and beyond, making noise and smoking. I have often been in the communal garden of South Square and not been able to hear myself think due to excessive noise coming from the New Inn. The New Inn also has regular live music nights and even in winter the side doors of the New Inn pub are left open which inevitably releases the loud music from within the pub well into the night time.

I do wonder if whoever has objected to noise from the Watchmaker, has actually mistaken it for noise that actually comes from the New Inn, because in my experience the New Inn creates far more noise than the customers of the Watchmaker ever did and as I say, the two venues are directly next to each other.

We have a fair amount of unoccupied property in Thornton, not least of which are old pubs. Here, in The Watchmaker, we have a responsible Landlord putting their own money into an asset used by the community in a responsible manner. A business

where there is never any trouble and one which already has very limited opening hours. They should be supported by the Council as much as possible.

I cannot accept that any slight chatting noise from the communal garden is anything more than residents will have already experienced from both the New Inn and the Conservative Club in the years and decades prior to the Watchmakers opening.

Restricting any part of the Licence for the Watchmaker will not affect the noise level in this area in my opinion because the New Inn outdoor seating area is directly next to the communal garden of South Square and the New Inn is open for significantly longer hours than the Watchmaker.

Yours faithfully

██████████

From: ██████████@independentdispense.co.uk>

Sent: 11 April 2022 18:54

To: Licensing Team <Licensing@bradford.gov.uk>; ██████████

<██████████@independentdispense.co.uk>

Subject: The Watchmaker South square.

Hi,

Our names are ██████████ and ██████████ and we are the owners of The Watchmaker at South square centre.

Over the past 18 months a vendetta has been aimed at ourselves and our business by a small group of people who live in around the area of South Square. We have had to put up with lies and false accusations about how we run our business and how our customers behave.

We have had visits from the council as it was alleged we were not following government guidance during Covid but unfortunately for the accuser we had not even re-opened our doors to start trading when the council representative visited us. This was logged and we were advised a warning would be issued to the accuser for wasting council time. Planning was also contacted about us using outdoor spaces although using outdoor areas had been relaxed due to covid19.

Most recently on Saturday 26th March 2022 a member of the anti-Watchmaker group tried to force entry to the bar, threaten to smash Amy's face in, damage property and film a approximately 6 people trying to enjoy a quiet drink in the south square garden. When she finally left she returned an hour later looking for more trouble and I felt the need to flag down a police van. The policemen spoke with her and took her home.

Now these incidents have escalated into threats of violence and criminal damage we have had no choice but follow up these on going incidents and report it to the police. With the cctv and video footage taken of these incidents the police have advised us that there is a case to answer for harrasment, threatening behaviour and criminal damage. We have been told ring 999 if she comes back to the the Watchmaker or South Square center. We are in doubt trying get a conviction against her as we cannot take any more.

I find it only fair that if this woman has made any representation it should not be considered due to the nature of the potential crimes against us and the ongoing police investiagtion. The name of this person is xxxxxxxx xxxxxxx of Friendly Street.

For the record we run a very tight ship and have a zero tolerance on any kind of anti-socail behaviour and have no problems in dealing with such issues if they were to arise.

We challenge anyone to provide any evidence of noisy or anti-socail behaviour from the Watchmaker customers within the communal areas of South Square.

Our opening times are;

Mon/Tues closed

Weds/Thurs 4pm-9pm

Fri/Sat 4pm-10pm

Sun 4pm-8pm

As you can see we are not a late night bar and our business model is quiet teatime drinks for the discerning person who enjoys a drink in a quiet safe enviroment.

We are situated between the biggest pub in the village The New inn and Thornton Conservative club who open until at least midnight over the weekend and regularly have bands, discos and event celebrations that can heard within the areas of south Square and surrounding areas late into the night. We have never had a DJ or band play at our venue.

There is a statement at the bottom of the blue notice that states `It is an offence to knowingly or recklessly make a false statement in connection with an application which carries an unlimited fine`.

So my question would be how do I follow up this to to bring the people making false accusations and lies about our business to justice.

We have been harrassed, threatened, intimidated, filmed and recorded without good cause by this minority of people and has to stop. These people have gone to every authority they can to stop us going about our daily business. We really hope you see this case for what is, a vendetta against my wife my self and th our business.

Thanks

[REDACTED]

From: [REDACTED]@gmail.com>
Sent: 12 April 2022 15:25
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Re 'Prevention of Public Nuisance Notice

Good Afternoon

A notice has been posted with regards to an Application made to the Council for a review of the licence with regards to premises 'The Watchmaker, South Square Centre'.

The grounds of application for review being a noise nuisance to local residents from the use of the beer garden at these premises.

We would like to support the licensee of the Watchmaker for reasons below:

1. The licensee always asks that customers using the beer garden be respectful of residents and not to make any undue noise.
2. It is only open 5 times a week, with only 2 days having the later time of 10pm. The pub only opens either at 3pm or 4pm which isn't excessive hours given the closing times.
- 3 The New Inn next door opens longer hours and shuts later at midnight on two evenings and is in close proximity to the beer garden at the Watchmaker.
4. Customers at the South Square cafe also have access to the beer garden and it is not restricted just to the Watchmaker customers.

Regards

[REDACTED]

■ Valentine Court
Back Lane
Thornton

From: [REDACTED]@btinternet.com>
Sent: 14 April 2022 10:52
To: Melanie McGurk <melanie.mcgurk@bradford.gov.uk>
Subject: Re:FW: Licence Review Watchmakers Bar Thornton.

Good Morning Melanie,

My postal address is;

[REDACTED]

■ Cliffe Lane
Thornton

Bradford
BD13 3DX

Thank you

██████████

Sent via BT Email App

From: ██████████@btinternet.com>
Sent: 13 April 2022 09:34
To: Licensing Team <Licensing@bradford.gov.uk>
Subject: Licence Review Watchmakers Bar Thornton.

Dear Licence Team.

The licence at the Watchmakers Bar is currently being reviewed.

I would like to support the licence provision as it stands.

The bar is an excellent local amenity for the residents of Thornton, it is run professionally to the highest standards by the staff who expect exemplary behaviour from the customers.

Along with all the other tenants of South Square the bar has use of the community garden located to the rear of the premises although it's hours of operation are restricted under the terms and conditions of the Planning Consent granted by Bfd council earlier this year.

I believe that maintaining the existing licence conditions will provide benefit to the wider community of Thornton as well as all the users and tenants of South Square.

Yours faithfully

██████████

South Square Centre

Supporting information for Bradford's Premises Licence Team

1. Introduction

1.1 Purpose

This document is to provide contextual and a summary of consultation information, in response to a neighbouring residents application review of The Watchmaker's Premises Licence.

1.2 About South Square Centre

South Square Centre is a collection of 19th Century Grade II workers cottages in the old Yorkshire village of Thornton just 5 miles from the City of Bradford. Thornton is famous as the birthplace of literary family the Brontë's and its impressive 20-arch viaduct. Renovated as a community arts and heritage centre in 1982 through a Manpower Services scheme, South Square Centre is now home to ten studio spaces for a variety of artists, an art gallery, community spaces, archive, fine art framers, bar and cafe. South Square Gallery plays an important part in the cultural life of Thornton by providing community exhibitions, events, and workshops alongside a contemporary arts programme; it is committed to providing a platform and opportunities for new artists, curators and emerging business.

In 2019, South Square Centre secured a community asset transfer of the building from Bradford Council for the next 99 years. This has enabled charity Thornton and Allerton Community Association (TACA) who run the centre to secure over £1m to undertake a capital refurbishment. As well as a three-year programme of heritage activities which highlights local industrial heritage, Thornton as the birthplace of the Brontë's, and South Square's own history as a grassroots cultural arts centre. Capital works completed include refurbishment of the 99 sash windows and roof, conserving brickwork using limestone mortar, introducing central heating, additional fire safety and compartmentation, a double layer of Kingspan insulation, new electrics and secondary glazing. In 2022 further phases of the building improvements include improving access; making the centres public toilet facilities fully accessible and bringing the main gallery to ground level. South Square supports the districts bid to become city of culture in 2025. The inclusion of outlying semi-rural areas like Thornton in the bid, has helped South Square to unlock significant external funding.



*Left: South Square Courtyard prior to building refurbishment 2019
Right: Following Building refurbishment 2021.*

2. Heritage

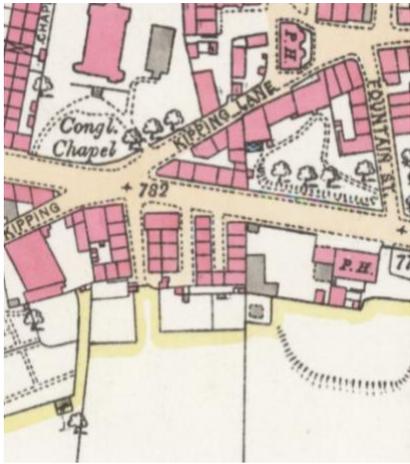
2.1 Listing & Planning Permission

The South Square Centre is situated within the Thornton Conservation Area and comprises two separate Grade II Listings:

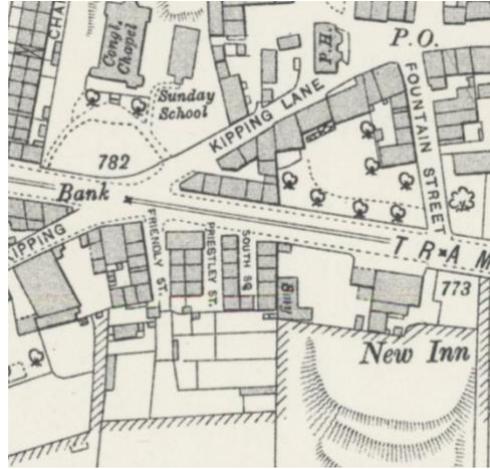
List Entry Numbers: 1133706, 1314553

The buildings were the subject of extensive fabric improvements and refurbishments granted permission under 19/02712/FUL and 19/02713/LBC. The works to the garden were granted on a separate listed building consent and planning applications 21/06073/FUL and 21/06073/LBC.

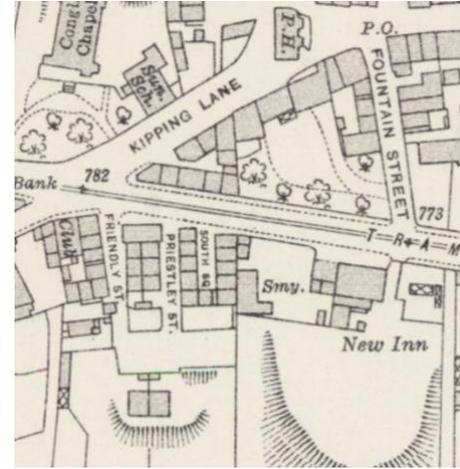
South Square has a garden extending from the South Elevation of the building. The garden has been a communal and amenity space for occupants of South Square since it was built in 1832. Previously it hosted outdoor toilet facilities for all residents and the washroom in the lower ground floor could also be accessed from the garden. 2 Priestley Street, a flat on the lower ground floor, and the three houses on the South of the site all overlook the garden area. The following historic maps show rear outdoor garden areas associated with South Square with various small outbuildings and structures being sited in the garden over time.



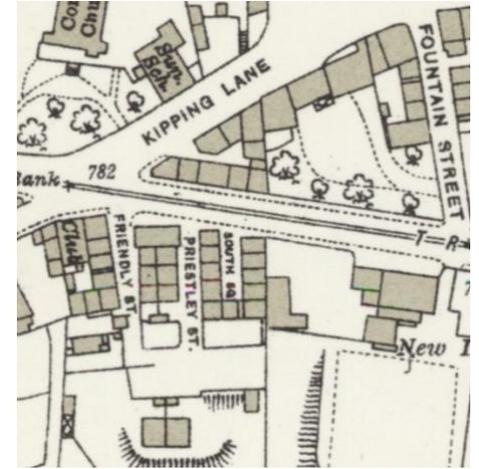
1891



1905



1914



1933

(Source of historical maps: National Library of Scotland Archive)



Left: Archive photo of family posing in height order in South Square's Garden in front of snicket which leads up to South Square's cobbled courtyard. Right: still from cine film of children playing in South Square's Garden.

2.2 Use of the garden 1980s onwards

Thornton and Allerton Community Association (TACA) was constituted as a non-profit organisation in 1982 to manage South Square and the building was converted from workers cottages into the interconnected configuration we have today. Since 1982 the garden area has been managed by TACA and is available for tenants to use and for events and activities. Thornton and Allerton Community Association has had a Premises and Entertainment Licence; South Square's/TACA's license been in place since 2015. The Watchmaker' Premises Licence is separate to this and has been in place since 2019. The bar's licence is held by TACA and Amy and Gareth Abraham who run the Watchmaker are named DPS.



Garden activities as part of themed community event 'China Town' in 1986.



*Left: Pottery Workshop with kiln and community event 1990
Right: Puck Fair, temporary stage with free live music performances 1994*



Left: Volunteer briefing on Priestley Street, volunteers helped across 4 days to help ensure the garden and centre ready were for reopening (April 2021). Middle: Guided building tour during opening weekend (May 2021) Right: Japanese Embroidery Workshop in garden as part of free summer programme of activities (August 2021).



Left: September 2021 - Bradford College Students, recreating and modelling costumes inspired by South Square's Titanic launch event in 1980s. Event was part of Bradford Council's and Bradford 2025's Summer Unlocked programme. Middle: Event attendees enjoying food and drink in the garden. Right: temporary photoboard display in the garden using original archive Titanic photo from 1980s party with face cut outs.

The garden was included in the Community Asset Transfer 99 year lease agreed with BMDC's asset team; the lease was agreed in 2019 and runs until 2118.



Garden photo (March 2021) taken from first lift of Scaffolding. Ground is muddy and in need of improvement following removal of site office cabin and toilets, which were located in garden for 6 months of the capital development.

2.3 Planning Conditions

The garden planning consent ensured consultations with Bradford's Biodiversity, Conservation and Environmental Health teams. Environmental Health placed the following planning condition for use of the garden.

'The use of the premises shall be restricted to the hours from 0900 to 2130 Mondays to Saturdays and from 0900 to 2130 on Sundays, Bank or Public Holidays.'

The garden space to date has had an earlier evening curfew and only been used until 1930. Please see section 4 for further details on Operations and Management.

3. Access & Signage

The garden can be accessed from the courtyard via a snicket that cuts through the lower ground floor of the building. In response to neighbours concerns, visitors are all signposted to access the garden via the courtyard and snicket rather than via neighbouring streets. A fire escape bolt on the inside of the gate between Priestley Street and the garden prevents visitors exiting onto Priestley Street, apart from in emergencies or if level access is required by visitors. Signage requests that visitors do not park on neighbouring roads.



Signage where Priestley Street meets Thornton Road, asking visitors not to park on neighbouring roads.



Signage directing visitors to access garden via courtyard rather than via Priestley street. Gate onto Priestley Street fitted with fire release which can be used in emergencies but prevents visitors leaving via garden gate to minimize disruption to the neighbours.





*Additional signage under the gazebo to inform visitors to be respectful of the neighbours
Including volume of conversations, access and parking.
Signs are displayed on east and south sides of the garden.*

4. Operation & Management of Garden

Since South Square's conversion to an arts, heritage and community space in 1982 the garden has been available for all tenants to use. Current tenants include Plenty at the Square café and The Watchmaker bar so the garden is open to their customers. The garden's opening hours are in daytime and early evening, Wednesday to Sunday. The times of operation are kept under review by trustees and vary depending on season or special circumstance. In 2021 a 7.30pm curfew was implemented in response to neighbours concerns. A later time of 9.30pm has been agreed with BMDCs Environmental Health team.

The space is also available for groups to book for activities using procedures for booking South Square's community room and meeting rooms and is managed via an online public google calendar.

https://calendar.google.com/calendar/embed?src=c_ip10m1e01b5bp3m11jvgesr1g%40group.calendar.google.com&ctz=Europe%2FLondon

Use is mainly during the summer months and any activities in the garden falls well within South Square's licensed hours (which are until midnight Monday -Saturday 11pm on Sunday). An early evening curfew was put in place in April 2021 by South Square's board of trustees, following consultation with local residents in response to their concerns about noise from garden users.

The Watchmaker has introduced CCTV of the garden which can be viewed behind the bar along with shots of the courtyard and bar areas so that this can be easily monitored by serving staff when they are open. Signs inform visitors to the courtyard and garden that CCTV is in place. Signage and staff request that visitors keep the volume of conversations low. Ball games are not permitted. Visitors who are unable to adhere to any policies within this management and maintenance plan are asked to leave.

During 2021 South Square has not used the space for any outdoor live music performances in response to neighbours concerns. Also pre-recorded music is not been played in the garden. This policy will remain in place apart from during occasional events, interested parties will be notified in advance of one-off activities using the garden google calendar.

Since it was built the garden area been part of the property. The space has since 1982 been under the purview of South Square management and is also within the curtilage of South Square's community asset transfer (for the next 99 years). It is a common area and no group, individual or business has exclusive possession. It is a community space. The space is not a beer garden but it is in keeping with the heritage of the space that users and occupants of the building can also use the garden amenity.

South Square has a 10+ year Management and Maintenance plan to ensure the space is well kept and that the funding invested in this heritage site has the longest possible life. The charities cashflow ensures that funds are restricted to cover building maintenance (for example: painting 101 sash windows every 5 years and removing leaves from guttering every autumn). South Square's part time building manager takes the lead on delivering the sites Management and Maintenance plan; this also includes the garden area. Ensuring the garden is kept tidy and planting and vegetation do not deteriorate the building and its structure is an important part of this.

5 Gazebo & Fencing

The gazebo and fencing have full planning and listed building consent.

The gazebo is 2.94m by 4m and 3m high in the centre of the roof. The gazebo occupies 17% of the garden space and has been sited at the furthest point away from neighbouring residents so that South Square's visitors are not overlooking neighbouring land.



Left: View of garden fencing from Enderley Road Right: view from the bottom of Friendly Street.

The gazebo enables South Square to run activities with small groups and businesses to continue to trade in inclement weather. There are also two 2m x 2m metre parasols set up in the courtyard to provide cover which is closer to the amenities of the bar, café and toilets. The gazebo's roof cover helps to reduce noise of conversational noise travelling. The gazebo sides have been kept open for access and ventilation.

5.2 Fencing

There is a significant 1.4m drop at the edge of the garden walls. A perimeter fence has been introduced for safety and to prevent visitors falling and injuring themselves. The fencing also masks the touring caravan which is parked on the edge of the garden on Enderley Road. The fencing helps to shield visitors from neighbouring areas. It also increases the centre's security and reduces risk of burglary. (South Square has been broken into 4 times over the last 3 years, with the most recent incident in November 2021.) The garden gate is opened on request to enable visitors who are unable to use the courtyard steps access to the space.

The fence has been installed adjacent to the stone wall rather on top to reduce harm to the structure. 4ft x 6ft fence panels have been used for the perimeter fence, attached to fence posts that have been concreted into the ground. Fencing has a diagonal weave and domed tops edges for a softer, less imposing appearance than straight topped fence panels. The materials chosen for the gazebo and fence are in keeping with the site. There is existing fencing to the site (pre-garden works) to the east boundary and there was an old timber fence and gate from the garden on to Priestley Street.

5.3 Ground Materials

Woodchip has been introduced in part of the garden, slate pathways and slate chippings in another part of the garden to provide low maintenance, natural looking and free draining surfaces. The slate pathways provide a walkway to pass through the snicket and into the garden, the even floor has helped to reduce tripping hazards and improve its accessibility for visitors with limited mobility.



Images of the completed garden including inconspicuous aspect from the car park of the New Inn Pub (bottom left)

and families for people to make their own stained-glass artwork in connection with garden artwork.

6. Sustainability and Covid-19

It is imperative to South Square's success that all of the spaces are maximised and used effectively. Over the last 3 years the charity has undergone a rigorous process of business planning and organisational development in order to secure the community asset transfer of the building and external funding for its renovation. As an historic building it is expensive to repair, maintain and heat. The businesses on site and the earned rental income that they contribute to the running of South Square are vital to its overall operation and success. This has become even more important during a time when energy bills are rapidly increasing and the availability of core public funding is more limited. The centre depends on rental income from studios, businesses and room hire to contribute to core costs and running. This then enables South Square to leverage external funding to appoint project staff to deliver activities that benefit the local community including working with local care homes, schools, community groups, offering traineeships, free workshops, exhibitions and community events.

The pandemic, lock downs and Bradford Districts tier 3 restrictions have severely affected businesses based at South Square and its business model. The bar and the café have had to close for long periods. The bar staff as Directors of a limited company have been unable to access any Government furlough support. Café and bar spaces are converted from domestic living spaces of workers cottages and as such are intimate and small (bar: 460sq ft /cafe: 673 sqft) making social distancing difficult and the centre's outdoor spaces even more important.

TACA has been nimble throughout the pandemic and has supported tenants in 2020 and 2021 with rent free periods and reductions in service charges by accessing DCMS support. The café and bar have also been quick to adapt to rapidly changing restrictions by providing takeaway meals and service using outdoor seating.

This has helped to ensure that all businesses have survived the pandemic as well as the disruption of the building works. However, it is now essential for the sustainability of the centre that businesses are able to thrive and trade at and exceed pre-pandemic levels. Additional outdoor seating has helped to encourage visitors back who may be hesitant to return to indoor spaces. (22% of South Square's visitors and participants in 2019 identify as having a long-term health condition.) The success and sustainability of South Square, and all businesses across the district, are dependent on being able to continue to bring people together safely by making the best use of outdoor opportunities.

The garden space facilitates South Square being able to sustain its programme of community engagement by providing a functional outdoor area that can be used responsibly and safely in response to Government Covid-19 restrictions. The garden area has limited seating and therefore limited capacity to ensure that groups using the garden have ample space for social distancing.

7 Thornton Viaduct Artwork



Emerging artist Ellie Mone with 20 arch stained glass rainbow viaduct for display in the garden in the place of the trellis in the top right of the photograph.

20 arch Thornton Viaduct stained glass work with temporary lighting for Thornton's Winter festival with the addition of snow!



December 2021: 300 stained glass making kits distributed to local residents

8. Ecology & Biodiversity

Bat emergence surveys conducted for the fabric repairs indicated that the roof was home to three pipistrelle bats. A bat box has been installed high up on the rear south elevation of the building as part of the recent refurbishment work (under 19/02712/FUL and 19/02713/LBC) in the shape of the nearby Brontë Birthplace. The bat box is located at eaves level and will be unaffected by the garden proposals. No changes are proposed to the maple tree in the garden or the tree just to the south-east of the garden outside the Applicant's boundary that would affect either the trees or bat foraging. The gazebo structure is of low enough height to not affect the tree canopies.

We would also like to fabricate similar bug/bee hotels to improve the biodiversity value of the garden, facilitate local plant swaps and other educational environmental projects in the centre's garden.



Bronte birthplace bat box being installed during the roof refurbishments

8. Consultation

8.1 Neighbours

Direct invites were extended to local residents via email to two in person meetings.

16th April 2021- 18 attendees - hosted in the garden

Present: 1 trustee of Thornton and Allerton Community Association, 3 South Square Staff, South Square's Tenant Representative, 3 representatives from South Square's Businesses and 10 immediate neighbours.

A summary of concerns relating to the garden, during this meeting included:

increased crime; drug use; increased car traffic deteriorating private roads; visitors accessing the garden via neighbouring residential streets; South Square visitors using neighbours car parking spaces; increased noise from customers to the bar and café; and large groups attending loud music events.

Also noted that the noise caused by the building works and builders on site has been stressful for neighbours. The pandemic has, and continues to be, a stressful and uncertain period for everyone. The building works coincided with the lockdown period Dec 2020 to May 2021 where everyone was advised to stay and work from at home.

Following this meeting a Management and Maintenance Plan was put together with tenants, to respond and mitigate against to each of these issues individually and circulated for further feedback.

A copy can be seen on our website here:

<https://southsquarecentre.co.uk/south-squares-garden-management-maintenance-plan>

Garden has been a standing item on the boards meeting Agenda, with trustee meetings taking place every 6 weeks. Feedback from neighbours circulated to the group and feedback provided to relevant tenants following meetings.

11th October 2021 - 9 attendees – hosted at Plenty at the Square

Present: 2 Trustees, South Square's Tenant Representative, 6 immediate neighbours

The October meeting, followed a summer of South Square's reopening post-renovation. There were not complaints about increased visitors parking, incidents of crime, drug use or visitors accessing the garden via neighbouring roads by car or foot. Conversational noise from visitors of The Watchmaker was still a concern for some of those present. Acknowledgment that not using the space in the late evening and the limit to 5 days use of the space is appreciated by the immediate neighbours affected by noise. There were complaints about being affected by dogs in surrounding properties barking.

8.2 Supporting Comments & Consultation

It's great to see the small businesses in South Square Thornton following Government guidelines and making full use of the beautiful outdoor space that is the garden at South Square. From my house I have seen all the hard work that has gone into the garden planning and restoration , and it has meant that people who may still not be happy to sit inside Plenty at the Square cafe or the Watchmaker Bar, can still support and enjoy these facilities safely. A great job Team South Square / Plenty and Watchmaker! It's just what the community of Thornton needed, may these successful small businesses continue to thrive in these uncertain times.

Neighbouring Resident of South Square

I consider the recent alterations at South Square Centre to be a positive step forward in the appearance of both the centre and the village as a whole. Given that many homes in the village have little or no outside space, mine included, I think the provision of a beautiful garden open to the public during the opening hours of South Square can only be considered an asset. In the last

6 months I have made use of the garden several times. I live very close by and I am a regular at the South Square Centre and fully support the garden and it's further development and use as part of the centre.

Neighbouring Resident of South Square

I have been a neighbour, volunteer and emergency contact and key holder for South Square for over 25 years. I would like to acknowledge my support for the newly installed garden at the South Square Centre. In the 25 years that I have been involved with South Square, the garden has been used for community events . I recall garden parties, BBQs , drawing workshops, children's events and it was a sculpture garden with open public access. The recent development of the garden is an asset to the community, it's a positive space where people can feel secure to eat food from the café or enjoy a drink from the bar.

The area has never looked better and South Square is continually working hard to develop the space for future events. The space is managed and monitored by the competent board at South Square and staff team.

Neighbouring Resident of South Square

We are really really pleased to see the improvements at South Square and to the garden space. It is great to how the area has lifted after collective efforts to improve our corner of Thornton's Conservation area, in turn benefitting us and the surround properties. The garden fence helps contain the space and adds privacy to both neighbouring properties and those with the garden spaces, and the gazebo provides a nice covered area, both are in keeping with the surroundings.

Outdoor spaces have obviously become a lot more important over the last 20 months and South Square are doing a great job of maintaining and managing their outdoor spaces so that they are open to a wide range of people. It is particularly positive to see the mix of emerging businesses, including The Watchmaker, at South Square that contribute to the life of the village whilst also ensuring that the centre is financially viable.

The positive strides South Square has made going forward secures it's future in the community benefiting both us, and those neighbouring us in this community asset being a 'go-to' location. South Square is a real asset to Thornton.

Neighbouring Business Owner

I live on Allan Courts the nearest house to the Garden space and it is nice to see the improvements from my house. I have visited the garden a few times and really enjoyed having lunch and a drink from the bar. It also a nice place to take friends and family when they visit me in Thornton.

Neighbouring Resident of South Square

Over the summer I have been delighted to deliver several successful workshops in the newly refurbished rear garden at South Square Centre. It is an accessible and safe space, ideal for socially distanced activities. As a direct result, the Centre has been able to continue its programme of workshops supporting individuals dealing with isolation, anxiety and other challenges presented by the Covid19 Pandemic. The garden is well managed and has been enthusiastically received by those creating, learning and socialising in this special space.

South Square Volunteer and Workshop Host

My art studio is accessed via the newly refurbished rear garden at South Square Centre. Its transformation, from the previously damp, dark and muddy area to a pleasant, bright inviting space has been a joy for both myself, other tenants and visitors. It extends the range of opportunities the Centre is able to offer, even on a rainy day.

South Square Tenant

I am a tenant who has a studio overlooking South Square gardens. What a wonderful job the South Square team have done. The garden is beautiful and a great credit to the centre. It has provided a creative space where people can meet and discuss artistic ideas in an aesthetically interesting area that has as an amazing backdrop: pinchbeck valley. This is a great asset to the village. I fully endorse this space. Such a great idea and one that will provide creative opportunities for artists for a very long time.

South Square Tenant

We share space overlooking the new garden at the rear of South Square. The view from our office has been transformed by the improvements to the garden area. The view which was dark is now bright and welcoming and everyone who has visited us has commented on how great it is. We regularly visit Plenty at the Square's café and have lunch in the outdoor space, It is an amazing place for both staff and clients to spend the afternoon.

South Square Tenant

It is important to upgrade the whole South Square site for the Thornton Community. The garden is an outdoor amenity for the Community and its South Square activities. The fence is a necessity to protect the plants and the garden area from the unwelcome attention of certain people and animals. Eg. recent break in to the property adjoining the garden. The governing body of South Square will control the use of the garden area and will bear in mind their endeavour to be good neighbours to all adjoining properties and their occupants.

South Square Tenant

I am would like to express my support for the development and improvements made to the garden area at the rear of South Square. I have been a tenant at South Square for over 15 years and have seen the garden area used for outdoor events and exhibitions despite it being quite dark and over grown.

The recent tidying up of the site allows much further scope for use by tenants, the local community and visitors to the Square and I see this as a valuable new asset.

South Square Tenant

How lovely it was to learn a new skill and meet/socialise outside with lovely people with no pressure.

Craft workshop participant

I was surprised by much my child was able to slow down, concentrate and watch.

Mindfulness Workshop Participant

What an amazing view there is from the back of South Square! Excellent to share this beautiful outdoor space with Thornton residents and visitors.

Thornton Open Garden Attendee

Thornton has such a great community spirit, felt great to help out preparing the garden after the building works ready for reopening.

South Square Volunteer

Very happy to play a small part in getting South Square ready to re-open in scary, strange and exciting times. So great to reconnect with people in real life!

South Square Volunteer

We support the asset transfer of South Square Centre, and the charity's community activities. It is essential for there to be outdoor spaces for people to meet, socialise and reconnect with people after what has been a difficult time for everyone.

8.3 Feedback from consultation with Environmental Health (27.08.2021)

I was pleased to be invited along to visit the venue and observe the measures put in place to prevent nuisances in the neighbourhood from its activities.

I understand this venue is there to serve as a community hub as a meeting place with educational programmes and studios to promote local crafts. In addition the premises has a license to serve alcohol on the premises.

Nuisance issues from venues such as this commonly include, but are not limited to....

1) Noise from customers arriving/leaving the premises, loud voices especially when 'in drink' noise from cars and taxi's arriving and leaving with engines idling car door slamming, loud music from car stereo's

Comments: Whilst there is no parking for visiting customers, I understand that signage requesting patrons do not park on the neighbouring roads will mitigate against some of these types of complaint. Limiting access to the garden apart from essential service access etc will minimise disruption on Priestley Street.

2) Noise from loud music being played at the venue, use of amplifiers at excessive volume loud screaming and shouting from patrons in drink.

Comments: Noise transmission from the indoor areas is not likely to be an issue, there are openable windows but if there is a party or late night function these can be kept closed after 10.30pm for example. Noise from the garden is not likely to generate a statutory nuisance as there is a voluntary limit to its use in place which is reasonable.

I am also confident that if there are any incidents with loud or intoxicated individuals, this will be dealt with effectively by staff, and there are licensing conditions in place that will cover this. The signage is a good idea to remind people to respect

the neighbours, but when 'in drink' or engaged in activity, management by staff will be more important as people do not always read signs in such situations.

3) Late night noise from clearing up, bottles slamming etc, early morning deliveries.

Comment: We usually request that emptying bottles from the bar does not happen after 10.30pm as this could disturb, also very early morning deliveries would not be recommended in this area because of the location. Bins should be located in an area as far away from customers as possible. I didn't note the bins during my visit but assume that they are in suitable location.

We have not received any nuisance complaints about this venue to date of writing this email and I have no concerns. I would be happy to assist in any further questions you may have, and are available to give advice. I wish you the best in this worthy venture.”

8.4 Feedback from South Square small business tenant: The Watchmaker

The outdoor spaces including the garden at South Square have been an absolutely life-line for us as a small business. The bar is a small space and in (post) pandemic times enabling customers to socialise outside will be essential for our viability.

We are from Thornton and opened the bar for just three months trading prior March 2020. We have invested a lot in the space and bar fittings. The name of the bar is a nod to South Square's heritage; as the space was a watchmakers workshop in the early 1900s.

We are a family business and the bar is primarily a tea time/after work venue. As such our current opening hours are until 9pm on Wednesday and Thursday, 10pm on Friday and Saturday, 8pm on Sunday, leaving other local venues to accommodate any later night drinking. We run a tight ship and do not tolerate swearing, or antisocial behaviour on site. We ensure that the team and our customers adhere to the Management and Maintenance plan that the board of the charity who run the centre have created for the garden.

We are very pleased that our hard work has recently been recognised with the Bradford's Bar of the Year 2021 award at the Telegraph and Argus Retail, Leisure & Hospitality event.

As well as setting up the Watchmaker we also organised temporary bars for community events including at Thornton Gala and Saltaire Festival. So it is great that we now have a permanent venue, where we are part of and contribute to a community and heritage asset like South Square Centre.

Amy and Gareth Abraham, The Watchmaker

CAUTION: This email has originated from outside Bradford Council.
Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear licensing Team

I am writing to express my full support for The Watchmaker, an establishment at South Square Centre in Thornton. It's my understanding that an application has been made to review the premises license on the grounds of public nuisance. I would like to testify to the positive contribution that The Watchmaker makes to the community and I have never witnessed nuisance to the public as a result of the activities. Customers and activities have appeared to me to be positive and respectful, with use of the garden being relatively rare and finishing relatively early. Best wishes,

--

Director
The Brick Box CIC
www.thebrickbox.co.uk

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11. Reviews

The review process

- 11.1 The proceedings set out in the 2003 Act for reviewing premises licences and club premises certificates represent a key protection for the community where problems associated with the licensing objectives occur after the grant or variation of a premises licence or club premises certificate.
- 11.2 At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.
- 11.3 An application for review may be made electronically, provided that the licensing authority agrees and the applicant submits a subsequent hard copy of the application, if the licensing authority requires one. The licensing authority may also agree in advance that the application need not be given in hard copy. However, these applications are outside the formal electronic application process and may not be submitted via GOV.UK or the licensing authority's electronic facility.
- 11.4 In addition, the licensing authority must review a licence if the premises to which it relates was made the subject of a closure order by the police based on nuisance or disorder and the magistrates' court has sent the authority the relevant notice of its determination, or if the police have made an application for summary review on the basis that premises are associated with serious crime and/or disorder.
- 11.5 Any responsible authority under the 2003 Act may apply for a review of a premises licence or club premises certificate. Therefore, the relevant licensing authority may apply for a review if it is concerned about licensed activities at premises and wants to intervene early without waiting for representations from other persons. However, it is not expected that licensing authorities should normally act as responsible authorities in applying for reviews on behalf of other persons, such as local residents or community groups. These individuals or groups are entitled to apply for a review for a licence or certificate in their own right if they have grounds to do so. It is also reasonable for licensing authorities to expect other responsible authorities to intervene where the basis for the intervention falls within the remit of that other authority. For example, the police should take appropriate steps where the basis for the review is concern about crime and disorder or the sexual exploitation of children. Likewise, where there are concerns about noise nuisance, it is reasonable to expect the local authority exercising environmental health functions for the area in which the premises are situated to make the application for review.
- 11.6 Where the relevant licensing authority does act as a responsible authority and applies for a review, it is important that a separation of responsibilities is still achieved in this process to ensure procedural fairness and eliminate conflicts of interest. As outlined previously in Chapter 9 of this Guidance, the distinct functions of acting as licensing authority and responsible authority should be exercised by different officials to ensure a separation of responsibilities. Further information on how licensing authorities should achieve this separation of responsibilities can be found in Chapter 9, paragraphs 9.13 to 9.19 of this Guidance.

- 11.7 In every case, any application for a review must relate to particular premises in respect of which there is a premises licence or club premises certificate and must be relevant to the promotion of one or more of the licensing objectives. Following the grant or variation of a licence or certificate, a complaint regarding a general issue in the local area relating to the licensing objectives, such as a general (crime and disorder) situation in a town centre, should generally not be regarded as a relevant representation unless it can be positively tied or linked by a causal connection to particular premises, which would allow for a proper review of the licence or certificate. For instance, a geographic cluster of complaints, including along transport routes related to an individual public house and its closing time, could give grounds for a review of an existing licence as well as direct incidents of crime and disorder around a particular public house.
- 11.8 Where a licensing authority receives a geographic cluster of complaints, the authority may consider whether these issues are the result of the cumulative impact of licensed premises within the area concerned. In such circumstances, the authority may also consider whether it would be appropriate to include a special policy relating to cumulative impact within its licensing policy statement. Further guidance on cumulative impact policies can be found in Chapter 14 of this Guidance.
- 11.9 Representations must be made in writing and may be amplified at the subsequent hearing or may stand in their own right. Additional representations which do not amount to an amplification of the original representation may not be made at the hearing. Representations may be made electronically, provided the licensing authority agrees and the applicant submits a subsequent hard copy, unless the licensing authority waives this requirement.
- 11.10 Where authorised persons and responsible authorities have concerns about problems identified at premises, it is good practice for them to give licence holders early warning of their concerns and the need for improvement, and where possible they should advise the licence or certificate holder of the steps they need to take to address those concerns. A failure by the holder to respond to such warnings is expected to lead to a decision to apply for a review. Co-operation at a local level in promoting the licensing objectives should be encouraged and reviews should not be used to undermine this co-operation.
- 11.11 If the application for a review has been made by a person other than a responsible authority (for example, a local resident, residents' association, local business or trade association), before taking action the licensing authority must first consider whether the complaint being made is relevant, frivolous, vexatious or repetitious. Further guidance on determining whether a representation is frivolous or vexatious can be found in Chapter 9 of this Guidance (paragraphs 9.4 to 9.10).

Repetitious grounds of review

- 11.12 A repetitious ground is one that is identical or substantially similar to:
- a ground for review specified in an earlier application for review made in relation to the same premises licence or certificate which has already been determined; or
 - representations considered by the licensing authority when the premises licence or certificate was granted; or
 - representations which would have been made when the application for the premises

licence was first made and which were excluded then by reason of the prior issue of a provisional statement; and, in addition to the above grounds, a reasonable interval has not elapsed since that earlier review or grant.

- 11.13 Licensing authorities are expected to be aware of the need to prevent attempts to review licences merely as a further means of challenging the grant of the licence following the failure of representations to persuade the licensing authority on an earlier occasion. It is for licensing authorities themselves to judge what should be regarded as a reasonable interval in these circumstances. However, it is recommended that more than one review originating from a person other than a responsible authority in relation to a particular premises should not be permitted within a 12 month period on similar grounds save in compelling circumstances or where it arises following a closure order.
- 11.14 The exclusion of a complaint on the grounds that it is repetitious does not apply to responsible authorities which may make more than one application for a review of a licence or certificate within a 12 month period.
- 11.15 When a licensing authority receives an application for a review from a responsible authority or any other person, or in accordance with the closure procedures described in Part 8 of the 2003 Act (for example, closure orders), it must arrange a hearing. The arrangements for the hearing must follow the provisions set out in regulations. These regulations are published on the Government's legislation website (www.legislation.gov.uk). It is particularly important that the premises licence holder is made fully aware of any representations made in respect of the premises, any evidence supporting the representations and that the holder or the holder's legal representative has therefore been able to prepare a response.

Powers of a licensing authority on the determination of a review

- 11.16 The 2003 Act provides a range of powers for the licensing authority which it may exercise on determining a review where it considers them appropriate for the promotion of the licensing objectives.
- 11.17 The licensing authority may decide that the review does not require it to take any further steps appropriate to promoting the licensing objectives. In addition, there is nothing to prevent a licensing authority issuing an informal warning to the licence holder and/or to recommend improvement within a particular period of time. It is expected that licensing authorities will regard such informal warnings as an important mechanism for ensuring that the licensing objectives are effectively promoted and that warnings should be issued in writing to the licence holder.
- 11.18 However, where responsible authorities such as the police or environmental health officers have already issued warnings requiring improvement – either orally or in writing – that have failed as part of their own stepped approach to address concerns, licensing authorities should not merely repeat that approach and should take this into account when considering what further action is appropriate. Similarly, licensing authorities may take into account any civil immigration penalties which a licence holder has been required to pay for employing an illegal worker.
- 11.19 Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:

- modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
- exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption)¹⁰;
- remove the designated premises supervisor, for example, because they consider that the problems are the result of poor management;
- suspend the licence for a period not exceeding three months;
- revoke the licence.

11.20 In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.

11.21 For example, licensing authorities should be alive to the possibility that the removal and replacement of the designated premises supervisor may be sufficient to remedy a problem where the cause of the identified problem directly relates to poor management decisions made by that individual.

11.22 Equally, it may emerge that poor management is a direct reflection of poor company practice or policy and the mere removal of the designated premises supervisor may be an inadequate response to the problems presented. Indeed, where subsequent review hearings are generated by representations, it should be rare merely to remove a succession of designated premises supervisors as this would be a clear indication of deeper problems that impact upon the licensing objectives.

11.23 Licensing authorities should also note that modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months. Temporary changes or suspension of the licence for up to three months could impact on the business holding the licence financially and would only be expected to be pursued as an appropriate means of promoting the licensing objectives or preventing illegal working. So, for instance, a licence could be suspended for a weekend as a means of deterring the holder from allowing the problems that gave rise to the review to happen again. However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence.

¹⁰ See chapter 15 in relation to the licensing of live and recorded music.

Reviews arising in connection with crime

- 11.24 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. For example, reviews may arise because of drugs problems at the premises, money laundering by criminal gangs, the sale of contraband or stolen goods, the sale of firearms, or the sexual exploitation of children. Licensing authorities do not have the power to judge the criminality or otherwise of any issue. This is a matter for the courts. The licensing authority's role when determining such a review is not therefore to establish the guilt or innocence of any individual but to ensure the promotion of the crime prevention objective.
- 11.25 Reviews are part of the regulatory process introduced by the 2003 Act and they are not part of criminal law and procedure. There is, therefore, no reason why representations giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings. Some reviews will arise after the conviction in the criminal courts of certain individuals, but not all. In any case, it is for the licensing authority to determine whether the problems associated with the alleged crimes are taking place on the premises and affecting the promotion of the licensing objectives. Where a review follows a conviction, it would also not be for the licensing authority to attempt to go beyond any finding by the courts, which should be treated as a matter of undisputed evidence before them.
- 11.26 Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.
- 11.27 There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises:
- for the sale and distribution of drugs controlled under the Misuse of Drugs Act 1971 and the laundering of the proceeds of drugs crime;
 - for the sale and distribution of illegal firearms;
 - for the evasion of copyright in respect of pirated or unlicensed films and music, which does considerable damage to the industries affected;
 - for the illegal purchase and consumption of alcohol by minors which impacts on the health, educational attainment, employment prospects and propensity for crime of young people;
 - for prostitution or the sale of unlawful pornography;
 - by organised groups of paedophiles to groom children;
 - as the base for the organisation of criminal activity, particularly by gangs;

- for the organisation of racist activity or the promotion of racist attacks;
- for employing a person who is disqualified from that work by reason of their immigration status in the UK;
- for unlawful gambling; and
- for the sale or storage of smuggled tobacco and alcohol.

11.28 It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

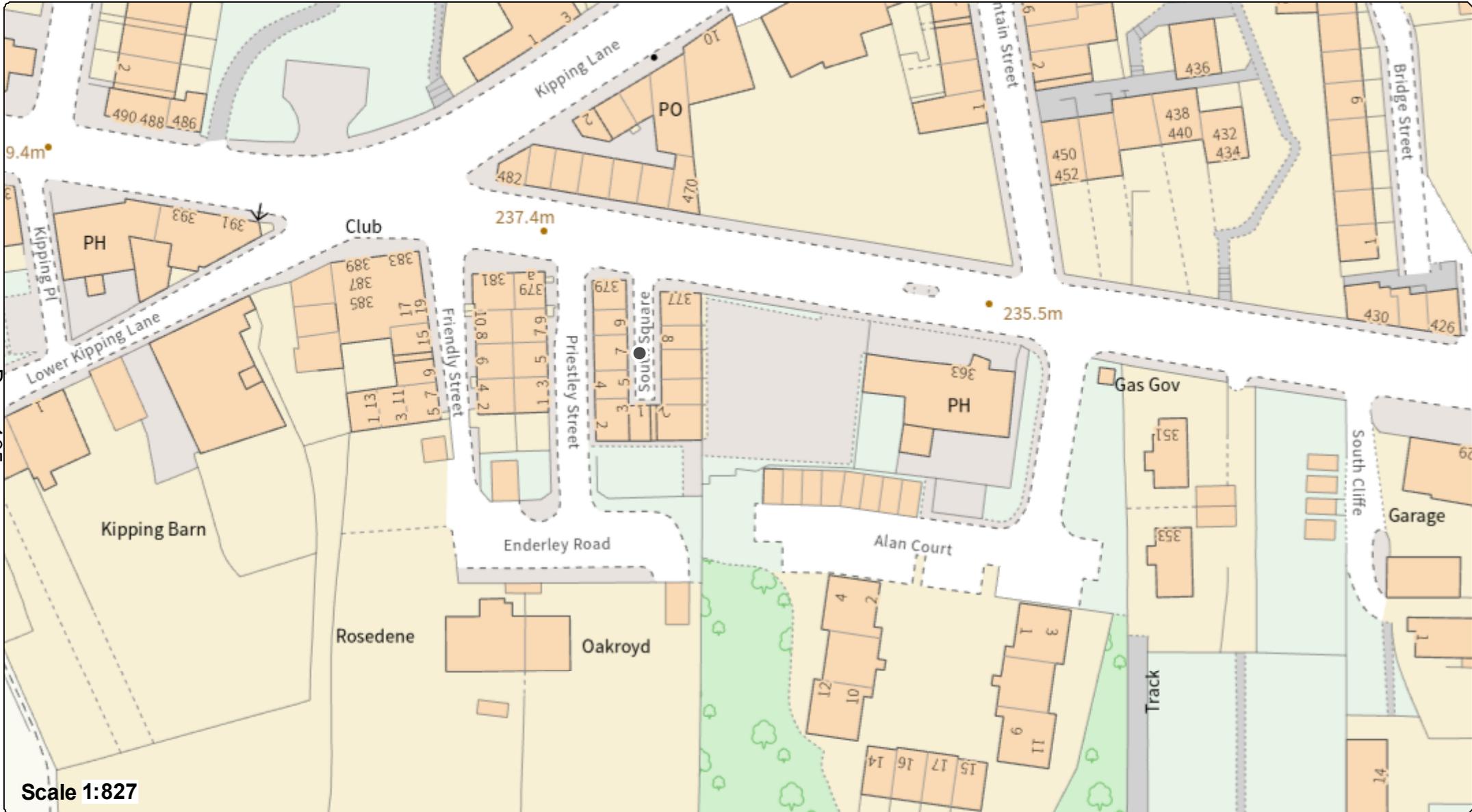
Review of a premises licence following closure order or illegal working compliance order

11.29 Licensing authorities are subject to certain timescales, set out in the legislation, for the review of a premises licence following a closure order under section 80 of the Anti-social Behaviour, Crime and Policing Act 2014 or an illegal working compliance order under section 38 of and Schedule 6 to the Immigration Act 2016. The relevant time periods run concurrently and are as follows:

- when the licensing authority receives notice that a magistrates' court has made a closure order it has 28 days to determine the licence review – the determination must be made before the expiry of the 28th day after the day on which the notice is received;
- the hearing must be held within ten working days, the first of which is the day after the day the notice from the magistrates' court is received;
- notice of the hearing must be given no later than five working days before the first hearing day (there must be five clear working days between the giving of the notice and the start of the hearing).

Review of a premises licence following persistent sales of alcohol to children

11.29 The Government recognises that the majority of licensed premises operate responsibly and undertake due diligence checks on those who appear to be under the age of 18 at the point of sale (or 21 and 25 where they operate a Challenge 21 or 25 scheme). Where these systems are in place, licensing authorities may wish to take a proportionate approach in cases where there have been two sales of alcohol within very quick succession of one another (e.g., where a new cashier has not followed policy and conformed with a store's age verification procedures). However, where persistent sales of alcohol to children have occurred at premises, and it is apparent that those managing the premises do not operate a responsible policy or have not exercised appropriate due diligence, responsible authorities should consider taking steps to ensure that a review of the licence is the norm in these circumstances. This is particularly the case where there has been a prosecution for the offence under section 147A or a closure notice has been given under section 169A of the 2003 Act. In determining the review, the licensing authority should consider revoking the licence if it considers this appropriate.



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