

Licensing Team

From: Cllr
Sent: 28 February 2017 15:36
To: Licensing Team
Subject: Review of Potting Shed Bingley

I have been approached by a number of residents directly affected by the terrace and beer garden at this establishment asking if i can convey their concerns and frustrations.

The terrace directly overlooks a number of homes with patrons using the terrace and upper terrace been able to look directly into residents habitable rooms and outside amenity areas "its like living in a gold fish bowl" is a phrase often used and in this case is the case.

This intrusion denies or denatures the right to enjoy your own property.

As to the noise i understand previous attempts by environmental health to reign in the excessive noise and particularly the open all hours operation of the outside space has come to no satisfactory conclusion.

Piped music, huge tv screen, sheds and shelters to keep users warm and dry amounts to a relentless onslaught of disturbance to adjacent residents.

There is also concerns with the large numbers in the outdoor space at times, as the noise residents say "is horrific" and there is "no apparent control of the crowds or escape route should there be an emergency".

Not only is noise and excessive noise experience on a regular basis it carries on way into hours of darkness effecting the right to peacefully enjoy ones own property and as a number have said "get a good nights sleep if any sleep at all"

It has been pointed out that even once the place has closed staff on occasions carry on the partying extending the disturbance to adjacent homes.

I trust these concerns that residents have asked me to convey on their behalf will be taken into consideration in the process and that a solution once and for all can be arrived at to kerb the disturbances.

Cllr

Sent from my Samsung Galaxy smartphone.



Greenhill Lane
Bingley
BD16 4AY

24th February, 2017

Dear Sir/Madam,

I am writing this representation on behalf of my brother, concerning the distressing nuisance from noise arising from amplified music and loud drunken clientele in the rear garden area of The Potting Shed, Main Street, Bingley.

My brother lives at flat River Walk, which is one of many retirement homes directly behind the rear garden of the 'Potting Shed.' living room and his bedroom directly overlook the pub garden and he is subject to intolerable noise especially, but not exclusively on Friday nights and at weekends. The sound is of sufficient intensity that is unable to relax in his living room and cannot even concentrate on watching TV or reading in the late evenings, during opening hours and on not infrequent occasions beyond closing time. would prefer to retire earlier at bedtime, but is unable to do so until the noise abates and consequently is finding it difficult getting off to sleep. He has even resorted to using earplugs and even on occasion having to wear headphones, in order to disguise or diminish the noise. Despite these measures is often woken up in the early hours (12-2 am), by noise e.g. loud talking or the sound of barrels being rolled emanating from the Potting Shed. The garden lights are numerous, very bright and left on throughout the night shining directly into living room and bedroom.

In September suffered a very serious acute illness, a sub-arachnoid haemorrhage, which resulted in a seven week admission to Leeds General Infirmary neurosurgical department. He underwent emergency neuro-radiological intervention, spent three weeks ventilated on the neuro-surgical intensive care unit and a further month on the neuro-surgical ward. This sudden and potentially catastrophic brain haemorrhage was precipitated by sudden stress albeit not at his home. was very fortunate to have survived, but has been left with some residual disease. The event has also left with some cognitive impairment, hence my submitting this representation on his behalf.

Members of my family have lived at this address for around 7 years and have not had any concern about noise levels, until the opening of the Potting Shed. Our mother, who at the time was in her 90's, but has now sadly passed away, had lived at: River Walk for several years. She was very sensitive to sound, but had no concerns during the previous ownership of the pub, when any sound had

been confined to within the walls of that establishment. I have no doubt however, that she would, if she had survived, have also been very distressed by the current noise and lighting nuisance.

has not felt able to keep a log of all the times that he has been disturbed, given that it is often incessant and also because he feels so distressed at these times. We understand, however, that his neighbor, who also overlooks the pub garden has kept a detailed log, which will be made available to the review panel.

We find it incomprehensible and totally unacceptable that the residents of River Walk, which is a retirement block of flats situated in close proximity to this establishment, should be subject on a very regular basis, to so much nuisance noise and disturbance. In case, the disturbance from excessive noise, often continuing late into the evenings could be detrimental to his health, as well as being unacceptable to the quality of his life.

Yours faithfully

DR.



River Walk, Millgate, Bingley BD16 2JW
22nd February 2017



Dear Sirs,

**Re: Review of Premises Licence – The Potting Shed, 94 Main Street,
Bingley**

I am writing on behalf of my mother Mrs. _____, of
River Walk, Millgate with regard to the ongoing noise from the above
premises and your review of their licence.

She has not personally been disturbed at night-time – her bedroom
overlooking the river, on the side of her flat furthest from the Potting
Shed. However, she has been frequently disturbed through the day
in the summer time and especially at weekends by the excessive
noise coming from the beer garden at the rear of the Pub. This is
both from rowdy members of the public and the very loud music
being played from within.

The greatest disturbance has been the presence last year of the
gigantic outdoor TV screen upon which sports have been shown at
high volume and the ensuing even higher volume of noise from the
large crowds watching. She has no objection to a beer garden, but
this is certainly NOT a beer garden.

She has asked me to write to you as she is now 87 and has poor
eyesight.

Yours faithfully,

, Ridgewood Close, Baildon BD 17 6HE

MAIL PRINT
23 FEB 2017
SCAN STORE

Department of Place
Licensing Team
3rd Floor, Argus Chambers
Bradford
BD1 1HX

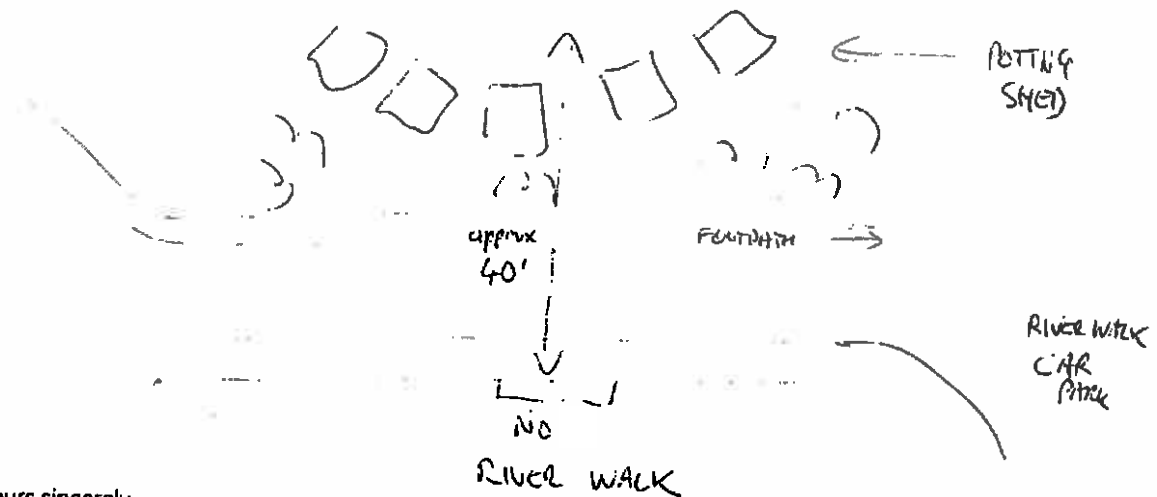
22 February, 2017

Re. Potting Shed, 94 Main Street, Bingley

I have lived at my current address for 12 years. In that time I had no concerns about the premises - it was previously a pub with a "traditional beer garden". However, the transformation of the premises to the Potting Shed and the creation of a themed and concentrated outdoor drinking space has significantly raised noise levels. My front door is no more than 40 feet from the garden area - see diagram below.

I think the space and the noise levels can be managed more sympathetically in terms of the impact on residents who are very close and who both overlook, and are overlooked by, customers of the Potting Shed. I would consider it reasonable that the garden was quiet by 10.30 pm and the balcony doors/windows closed to minimise noise and music from inside from that time.

I am also concerned that there is only one exit in case of fire, through the archway to the main road, which is often blocked, or partially blocked, by beer kegs and crates etc.



Yours sincerely

Mrs.
River Walk
Bingley
BD16 2JW



River Walk
Bingley
BD16 2JW

THE POTTING SHED, 94 MAIN STREET, BINGLEY, BD16 2JH.

I wish to support the premises licence review submitted by Environmental Health for the above premises.

I bought a retirement home at River Walk about 10 years ago, because of the lovely peaceful environment it offered for people over 55 years old, which has now been ruined by this business. Although there has been a drinking establishment at this address for many years there have never been any problems with noise prior to The Potting Shed opening.

The staff and owners have shown no consideration to local residents at all despite our complaints about loud music, and the terrible noise from huge amounts of customers in the rear beer garden, which is just over the fence from where I live. The noise is clearly heard inside our homes both day and night, and continues after hours, which would indicate that they are in breach of their licence. I personally have heard people in the beer garden at 3am and 4 am, and other residents have also been disturbed by this, which is having an impact on our personal wellbeing.

The volume of noise is dreadful, and isn't helped by the windows and doors of this establishment left wide open while music is played at top levels, but also due to the large crowds (hundreds) outside at all hours of the day and night.

Residents were never consulted or warned of the plans to extend this building or we would have most certainly objected as it is right next to our homes. They are not happy that they have doubled the internal space, but also want to double it yet again by packing as many people outside at the rear of the property, and have done all they possibly can to provide heat, light and shelter so that customers can use the beer garden all year round.

The manager who is very young has been found inside the retirement home where I live wandering about, and was asked to leave. He also tricked some residents into signing a document (myself included), which he said was just to say he had called and spoken to them when in fact he omitted to make it clear they were signing to say the noise had been reduced recently, and also discouraged them from reading the details themselves. The elderly people (some aged over 90 years old) now feel intimidated which I believe was the intention of his visits.

Some elderly residents will find it difficult to write or attend to support this review, but they do hope that their age and health problems will be taken into account at the review, and also the fact that they have signed the petition last year.

Several local people have paid visits personally to try and resolve the problems, but are met with a total lack of respect and concern by management and Environmental Health have had no success with resolving the matter either despite issuing them with warnings.

I know of people who have lived in the area for many years in nearby rental accommodation who have moved out, but unfortunately it is not so easy for homeowners as nobody wants to buy properties close to such a noise issue. At River Walk alone there have been 4 properties for sale for a long time, which will just not sell even though they are marketed below what the owner paid for them. We have no escape from this dreadful situation, and we are at our wits end as to what to do.

I urge you to please take into account that although we do support local businesses it should not be at a cost to our health, and the enjoyment of our homes.

Mr & Mrs

M R.
M A S



River Walk

Bingley

BD16 2JW

16 February 2017

Department of Place

Licensing Team

3rd Floor

Argus Chambers

BRADFORD

BD1 1HX

Dear Sirs

Re: Licence Review, The Potting Shed Bingley

I SUPPORT THIS REVIEW

As I understand your notice only the issue of "Prevention of Public Nuisance from amplified Nuisance from amplified music and from customers using the external beer garden" is being considered at this review, if this is not the case please contact me as I think there is a major issue regarding public safety regarding the use of the heated garden sheds.

It is unfortunate that the use of the standard diary record of nuisance by the environment protection section really does not work during the winter months for an outside area. At weekends during warmer weather the noise at weekends prevents me from opening windows in either my kitchen or guest bedroom nor can I make use of our garden because of the noise. Even in winter at some weekends the noise is unbearable.

River Walk was constructed as sheltered housing and still has the age restriction on occupancy. It is incongruous that the standard lease here requires us to turn off audio and TV equipment at 11pm while the noise from the potting shed is still going full blast and permeates this building.

A major part of the problem arises from the height of all the buildings surrounding this garden area creating a natural amphitheatre effect. This renders the current use of the beer garden inappropriate.

I was Chair of Shipley Area Planning Panel for 10 years and on the basis of that experience would suggest a site visit by the Licence Review Panel would be well justified.

Yours faithfully

River Walk

Bingley

BD16 2JW

3rd February 2017

THE POTTING SHED, 94 MAIN STREET, BINGLEY, BD16 2JH

I wish to support the premises licence review submitted by Environmental Health for the above premises, because of the following problems which have been on-going since this establishment opened 2 years ago.

- High volume of noise caused by loud music, and several hundred people at times shouting, singing, whistling and using foul language in the rear beer garden, which is used in all weathers as it is equipped with huts, shelters, heating and lighting. This is on the boundary of a retirement complex where I live at River Walk, and is causing the elderly residents (some are in their nineties) terrible distress, lack of sleep and health problems. The noise goes on into the early hours of the morning every weekend with people still outside, but sometimes we can hear people using the beer garden throughout the night, which would appear to be staff using the premises and garden for their own parties.
- The noise and foul language can also be heard on the adjoining public footpath which leads to the local park by members of the public trying to enjoy a peaceful walk including small children.
- Parking problems have also become an issue, and in fact our small private car park (with very limited space) is used by their customers and large vans from workmen carrying out work there. We have witnessed their customers in a state of undress in their cars while getting changed out of their work clothes into their going out clothes.
- Men in a dreadful state of drunkenness frequently urinate outside our windows, which is disgusting.
- Residents have approached the manager regarding these problems, but have been faced with disrespect and a lack of concern. Environmental

Health have also tried and had several meetings with them (also Philip Davies MP), but they do not seem to care, and have ignored noise abatement notices. It actually seems that the staff are deliberately trying to cause a disturbance as they open windows, doors and a retractable roof while loud music is playing, so that we hear the full effect.

- Health & Safety is totally lacking, and in my opinion just a matter of time before an accident occurs. Far too many people are crammed into every space both inside and out. The only exit from the beer garden is a ginnel, which is partially blocked by trade waste bins all the time.

HR

RIVER WALK
MILLGATE
BINGLEY
BS16 2JU

THE POTTING SHED, 94 MAIN STREET, BINGLEY, BD16 2JH

I wish to support the premises licence review submitted by Environmental Health for the above premises, because of the following problems which have been on-going since this establishment opened 2 years ago.

- High volume of noise caused by loud music, and several hundred people at times shouting, singing, whistling and using foul language in the rear beer garden, which is used in all weathers as it is equipped with huts, shelters, heating and lighting. This is on the boundary of a retirement complex where I live at River Walk, and is causing the elderly residents (some are in their nineties) terrible distress, lack of sleep and health problems. The noise goes on into the early hours of the morning every weekend with people still outside, but sometimes we can hear people using the beer garden throughout the night, which would appear to be staff using the premises and garden for their own parties.
- The noise and foul language can also be heard on the adjoining public footpath which leads to the local park by members of the public trying to enjoy a peaceful walk including small children.
- Parking problems have also become an issue, and in fact our small private car park (with very limited space) is used by their customers and large vans from workmen carrying out work there. We have witnessed their customers in a state of undress in their cars while getting changed out of their work clothes into their going out clothes.
- Men in a dreadful state of drunkenness frequently urinate outside our windows, which is disgusting.
- Residents have approached the manager regarding these problems, but have been faced with disrespect and a lack of concern. Environmental Health have also tried and had several meetings with them (also Philip Davies MP), but they do not seem to care, and have ignored noise abatement notices. It actually seems that the staff are deliberately trying to cause a disturbance as they open windows, doors and a retractable roof while loud music is playing, so that we hear the full effect.
- Health & Safety is totally lacking, and in my opinion just a matter of time before an accident occurs. Far too many people are crammed into every



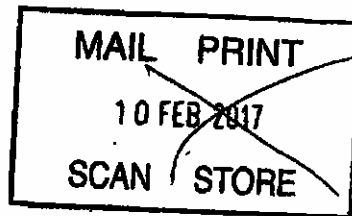
space both inside and out. The only exit from the beer garden is a ginnel,
which is partially blocked by trade waste bins all the time.

RIVER WALK
MILL GATE
BINGLEY
BD 16 2JW

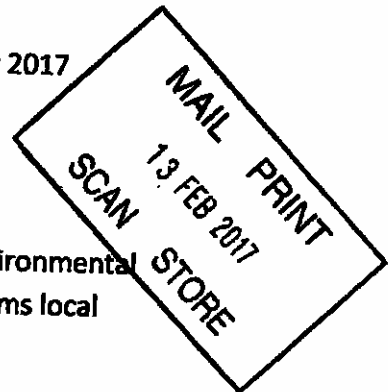
TEL:- 01274

MOBILE:-





River Walk
Bingley
BD16 2JW
7th February 2017



THE POTTING SHED, 94 MAIN STREET, BINGLEY, BD16 2JH

I wish to support the premises licence review submitted by Environmental Health for the above premises, because of the following problems local residents have suffered since this business opened.

- I have a retirement property at River walk, which is adjacent to this establishment and since The Potting Shed opened it has spoiled our peaceful environment. The noise is from the beer garden, and also because they leave doors, windows and a retractable roof wide open even when extremely loud music is playing. It is not a typical beer garden, but can have hundreds of people outside during good weather. They have done what they can to make sure that the garden is also used throughout the winter by providing huts, shelters, heating and lights. Although there has for many years been a drinking establishment at this property there has never previously been an issue with noise. The noise can be from music, chanting, singing, whistling and drunken people shouting foul language which can be clearly heard inside our homes and by children using the public footpath. Noise goes on at times into the night which must be a breach of their licence (Always after 1 am at weekends), and it appears to be they are having lock in's or staff parties after hours. I can quite honestly say that at times the noise is similar to that from a football stadium.
- The staff are very young and must love the fact that they have their own personal nightclub. Some of them have no idea as to common curtesy at any level, and certainly unable to run such a large drinking establishment. I would go so far as to say that there are many health & safety issues. Hundreds packed into a beer garden with inadequate exits

is just an accident waiting to happen. Crowds this size are usually controlled by police.

- Because of the large amount of customers there we are experiencing the problem of having drunken people urinating and exposing themselves at eye level, in full view of our windows, and vomiting on our door steps.
- Parking is a major issue, and customers are using our small private car park, which has just enough room for resident's vehicles. Large vans also use it when workmen go there. We have witnessed their customers in cars in a state of undress getting changed to go there for a night out.
- Their licence was reviewed in November 2015 at which time they promised to stick to a plan to alleviate the problem including using a clicker system, which would keep the number of people outside down to a more acceptable level, but this has not been actioned and we have been suffering constantly, which is making us physically and emotionally ill.
- There are some very elderly people here who are very upset, which was made worse when Jordan Buchan the present manager went door knocking and roaming about the inside of the retirement home. He was asking them to sign a document which was to say the noise had improved, but which he tricked them into signing and which he did not make clear to them what it contained. Residents have felt intimidated. Some elderly people are not well enough to write a representation or to attend the review. I myself cannot attend due to health problems.
- Complaints from residents and Environmental Health have been totally ignored. Only since last week when they were sent notification of the licence review has any attempt been made to address this in a small way.
- The owners/directors and staff have been in meetings with Environmental Health, The licencing team and Philip Davies MP to try to resolve this problem, but do not seem to heed any warnings or care. It's just a case of greed and to pack in as many customers as possible both inside and out, which is unsuitable so close to residential properties.

We just hope that something can be done to reduce the number of customers in the beer garden both day and night, and to clear it completely at an

acceptable time stop the terrible noise , which prevents us from sleeping and enjoying our homes and gardens.

Philip Davies MP has
supported local residents
on this matter

PHILIP DAVIES MP
Member of Parliament for Shipley



HOUSE OF COMMONS
LONDON SW1A 0AA

Ms

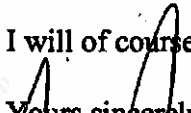
River Walk
Millgate
Bingley
BD16 2JW

16th November 2016

Dear Ms

Following my recent correspondence, I now enclose a copy of the holding e-mail that I have just received from the Administrative Officer for the Office of the Chief Executive at Bradford City Council.

I will of course be in touch with you again as soon as I hear from them again.


Yours sincerely

Philip Davies MP

Enc

YOUR INTERESTS, NOT SELF INTEREST

Email: philip.davies.mp@parliament.uk

Website: www.philip-davies.org.uk

Surgery appointments: 01274 592 248

JOHAR, Sonia

Subject: FW: Various issues

Dear Phillip

Thank you for your letters regarding various issues.

The below issues have been sent to the office of Mike Cowlam, Strategic Director Regeneration, who will deal with the issues raised and respond to you direct.

Issue 18066 – The Potting Shed noise disturbing – constituent wishes to remain anonymous

Kind regards

Kim Sweet
Admin Officer

City of Bradford Metropolitan District Council
Office of the Chief Executive

"Working with people and partners for a healthier, caring, more prosperous and sustainable Bradford District."

JUNE 2016

PETITION TO STOP THE NOISE FROM THE POTTING SHED, BINGLEY DISTURBING LOCAL RESIDENTS

<p>Petition summary and background</p> <p>Photocopy</p>	<p>Since The Potting Shed opened over a year ago there has been a dreadful problem with noise from the beer garden, which is still going on until 1 am at the weekends. The level of noise is totally unacceptable. The amount of people crammed into the beer garden and on 2 balconies shouting, screaming, whistling, laughing, chanting and singing at full volume can be likened to the noise at a football stadium, and this is not just an issue in football season.</p> <p>Residents have previously complained personally to The Potting Shed's managers and also to Environmental Health who made a case of it. They then promised to put a plan in place to address the issue, but the noise is getting worse all the time. A large 3m x 4m screen has now been erected which is drawing in more and more crowds. No consideration at all has been given to local residents and the upset that it is causing them...In fact they are arrogant in the way they ignore complaints and keep adding to the problem.</p> <p>Although we are very happy they have such a thriving business, and appreciate what a wonderful job they have made in renovating the old building our opinion is that planning permission should never have been granted for the rear extensions, outside bar or the beer garden so close to retirement homes, which are just a few yards away. No residents were consulted or made aware of the plans. Some residents are over 90 years old, and we bought our properties because of the lovely peaceful environment. Several residents have their home up for sale, but of course no one will buy them now.</p> <p>Prior to The Potting Shed taking over the old Fleece there was no beer garden it was just scrub land, and we had no issues with noise at all.</p> <p>We have been very reluctant to complain as we find it very upsetting at our age to get into dispute with anyone, but the noise is unbearable and effecting our wellbeing.</p> <p>We also have rights and we want a stop put to these issue. The screen needs to go completely, and the back of the site including both terraces cleared completely by no later than 10pm. There should also be a limit as to how many people are allowed in the beer garden and on the balconies at any time, and AT ALL TIMES the noise needs to be controlled so as not to disturb residents.</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to</p>

PTO

see previous page

	garden and walk on balconies at any time, and AT ALL TIMES the noise levels to be considered as ground level measurements.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to

Printed Name	Signature	Address	Comment	Date
		RIVER WALK		18.6.16
		RIVER WALK		18-6-16
		RIVER WALK		18.06.16
		RIVER WALK		18.06.16
		RIVER WALK		18/06/16
		RIVER WALK		18.6.16
		RIVER WALK		18.6.16
		RIVER WALK		18/6/16
		RIVER WALK		18/6/16
		RIVER WALK		18.6.16
		RIVER WALK		18.6.16
		RIVER WALK		18.6.16
		RIVER WALK		19.6.16

PTO

