

From: [REDACTED] [mailto:[REDACTED]@sky.com]
Sent: 14 August 2020 17:59
To: Licensing Team
Subject: The Ainsbury - 7 Thackley Road

Dear Sirs,

I have seen from a notice pinned to the front door of the pub that the licensee of The Ainsbury micro pub has applied for a variation of the licence, to allow off sales and the playing of recorded music. My wife and I own [REDACTED] Crag Hill Road, BD10 0AA, which is attached to the pub. Our daughter lives there with her partner. To date she has not received any notice of this application for a variation through the post.

If off sales includes allowing customers to take drinks outside to consume them in the fenced off area (currently used to store empty barrels) or the pavement outside the pub we would object, on the basis that there is very little room there and the noise from customers would be detrimental to the enjoyment of our property, particularly on warm evenings when my daughter is likely to have the windows of our property open.

Yours faithfully,

[REDACTED]

[REDACTED] Near Crook

Thackley

Bradford BD10 8WA

From: [REDACTED] [mailto:[REDACTED]@hotmail.com]
Sent: 22 August 2020 17:39
To: Licensing Team
Subject: Representation to refuse all variations: Ainsbury, 7 Thackley Road, Bradford, BD10 0RS / Christine Townend

Dear Sirs

I am writing to register my strong objection to the application for a variation to the premises licence by Gareth, Michelle, Colin and Christine Townend for the Ainsbury, 7 Thackley Road, Bradford, BD10 0RS.

All of the variations requested run counter to the safeguards and restrictions put in place when the license was granted and which were intended to reduce the negative impact of the pub on the amenity and safety of local residents.

The requirement for these conditions resulted from the perverse and shady decision of Bradford Councillors to grant permission to convert the Ainsbury into a pub. This decision was made despite the Ainsbury being in the heart of a residential area and was made polar opposite to the professional advice received from Planning, Environmental Health and Highways, all of which recommended the application be refused. I understand Bradford Council's decision placed the Licensing Team in a difficult situation, however, hope that you are more honest and moral than Bradford Councillors in fulfilling your statutory duties.

The basis for my opposition is;

1. Prevention of Public Nuisance, specifically, concerns relating to;
 - Noise pollution during trading hours and at and after closing times, including prolonged drinking up times
 - Litter including management of waste
 - Smoking, vaping and drinking alcohol on the pavement
 - Disorder and anti-social behaviour resulting from inebriated customers.

2. Risk to Public Safety resulting from increased traffic and customers congregating outside the premises, blocking the pavement and causing pedestrians to have to walk on the road. It is important to note here that motorists and pedestrians previously suffered poor visibility at the dangerous junction of Crag Hill Road and Thackley Road and this has being made significantly worse since the pub began trading.

It is unclear what has changed since the initial restrictions were put in place, other than;

- The immediate neighbours were forced to sell their house to friends of the Ainsbury for significantly below market price. This was to escape living next to a pub, in constant breach of its license, and the loss of amenity arising from the same.
- All the concerns highlighted in the professional reports, as well as concerns raised by residents prior to approval, have come to pass since the Ainsbury began trading c. November 2019. These have resulted in multiple complaints by local residents to both the Licensing Team, Environmental Health and Police, including but not limited to;

- a) Drinking outdoors despite the license prohibiting this
- b) Persistently opening before and after licenced hours
- c) Significant noise pollution, resulting from drunk patrons shouting and swearing on arriving, leaving and smoking and drinking outside the premises. Also, noise pollution from inside the pub and which is audible inside local adjoined and un-adjoined residences, even with all windows and doors shut.
- d) Blatant and regular instances of drink driving

- e) A material increase in parked cars on Thackley Road and Craghill Road, including on the blind bend of Thackley and Craghill Road. Taxi's blocking Thackley and Craghill Road and beeping while dropping off and collecting patrons. Delivery vans / wagons regularly blocking access to Craghill Road and refusing to move despite queuing traffic
- f) Children in the pub after 18:00, despite the license prohibiting this
- g) The landlord and landlady not maintaining good relations with neighbours or setting a good example for patrons in, entering or leaving the premises. For example, they frequently shout from the doorstep to friends and patrons no matter the time of night.

In view of the above I would also urge the Licensing Committee to re-familiarise themselves with the findings of the Planning, Highways and Environmental Health Reports, which pre-empted the above issues that have unfortunately come to pass. A decision to extend the licence against these recommendations, and residents subsequent experiences, would be perverse and a complete betrayal of local residents. As such I would implore the Licensing Authority to refuse the application.

Furthermore, I would like to request that the existing restrictions be properly applied and complied with, otherwise the existing license should be revoked. Additionally, adequate soundproofing should be installed to not only address the noise transmission to adjoining properties, but also the wider environment and residences.

I would also like to highlight my dissatisfaction regarding the lack of notification of the application to vary the license. I was assured by the Licensing Team when I submitted my objection to the original application that I would receive notification of any variation request but have not done so. The only reason I am aware of the request is because it was mentioned to me by a neighbour who noticed that the owners have replaced their Covid sign with the variation sign – without sounding cynical, this should be considered sharp practice and is disingenuous at best. I have no doubt there will be many other local residents who have shared my negative experiences of the Ainsbury, feel the same way as I do but are unable to raise their objections because they are simply unaware of the variation application.

Please confirm receipt of this representation / objection.

Thanks also for your help.

Yours sincerely

██████████

████ Thackley Road
Thackley
Bradford

From: [REDACTED] [mailto:[REDACTED]@yahoo.co.uk]

Sent: 23 August 2020 11:54

To: Licensing Team

Subject: Representation to refuse all variations: Ainsbury, 7 Thackley Road, Bradford, BD10 0RS / Christine Townend

Please accept and take into account my representation re the above application.

The applicant has applied for a variation of licence:

The initial grant of licence was in July 2019, but has been operational for less than a year due to COVID-19 restrictions.

The pre COVID operational hours:

32 hours per week across 5 days (conditions below)

Variation to opening hours and associated matters requested in this application :

Extend permitted hours for supply of alcohol and playing of recorded music Sunday to Thursday 12.00 to 21.00 Friday and Saturday 12.00 to 23.00 for consumption on and off the premises

Sunday to Thursday 12.00 to 21.00 hrs.

Friday & Saturday 15.00 to 23.00 hrs.

61 hours per week across 7 days

Thus the application for variation, to extend the permitted hours of business, requests that the pub be:

- Open on 2 additional days per week for 9 hours on each day.
- Open for 3 more hours on each of 3 days per week
- Open for 1 more hour between 22.00hrs and 23.00 hrs on 2 days per week

In total almost twice the currently permitted hours from 32 hours per week to 61 hours per week.

In my judgement all the variations requested run counter to the conditions of the original grant of licence ... yet nothing has changed to support such a request.

As noted above the full measure and impact of the current permitted operational hours has not been tested due to COVID-19 restrictions on opening. Even so there are concerns:

I understand that there have been breaches of the licensing conditions requiring visits from the licensing team officer. These breaches including patrons drinking on the pavement outside, children in the premises after 6pm ,opening outside the permitted opening hours and other matters.

Residents have also experienced an increase in parked cars on Craghill and Thackley Road. Waiting Taxis blocking the road and sounding their horns. Delivery vans and wagons blocking access to to Craghill Road. Also the current sound proofing measures do not appear to prevent sound pollution.

I wish to request that the conditions applied to the initial application and current operations continue to be in force and are complied. (See below)

I also request that should there be non- compliance then licence conditions be reviewed.

These conditions/restrictions were imposed, to go towards addressing the issues raise by the Environmental Health, and the Highways Officers' reports, submitted to the planning department. Sadly their concerns have come to pass.

Both reports recommended that the planning application be refused.

Conditions 19/07/2019

1. Noise from recorded music from within the licensed premises shall not be audible in the nearest noise sensitive residential premises.
2. The consumption of alcohol and other drinks shall not be permitted outdoors.
3. Seating or tables shall not be permitted outdoors.
4. The disposal of waste bottles in to externally located receptacles shall not take place between the hours of 21.00 and 07.00 on any day.
5. The Licensee shall ensure that the external areas around the perimeter of the premises are kept clear of litter and refuse.

Reason - It is considered that the above conditions are necessary to minimise noise disturbance to nearby residents under the prevention of public nuisance objectives.

I trust that you will give due regard to my representation and entreat you to refuse this application for variation and also to ensure full compliance with the licensing conditions.

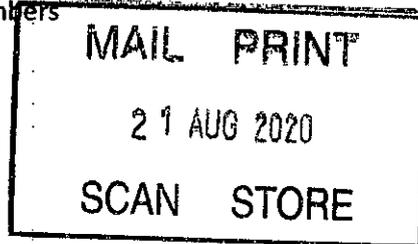
Please confirm receipt of this representation

■■■■■■■■■■

■ Thackley Road

Thackley
Bradford
BD10 0RT

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




Crag Hill Road
Thackley
Bradford
BD10 0AA

Date: 20 August 2020

Variation of Premises licence

Ainsbury, 7 Thackley Road, Bradford, BD10 0RS / Christine Townend

Description of variation:

Extend permitted hours for supply of alcohol and playing of recorded music Sunday to Thursday 12.00 to 21.00 Friday and Saturday 12.00 to 23.00 for consumption on and off the premises

Dear Sir or Madam

I'd like to register my objection to the variation. I object to the extended opening hours, the playing of recorded music and especially the consumption of alcohol off premises.

The Ainsbury is a mid-terrace property, which prior to its recent conversion to a micro pub was a residential property. The properties either side are still residential properties and the surrounding area is mainly residential too. The pub is situated on a bad bend where traffic visibility is bad.

There is nowhere suitable for customers to consume alcohol outside. The only outside space the Ainsbury has is the public footpath on a busy road and a small area which is filled by barrels, cooling fans and a bin. It is therefore highly likely that customers will spread out and be directly outside the residents houses.

I am concerned that allowing consumption of alcohol off premises, the later opening hours and the playing of recorded music will have a significant negative impact on the local residents. It will mean there will be increased noise going on till later seven days a week. It will also mean an invasion of residents privacy caused by customers standing directly outside their houses. These houses are set directly on the footpath and do not have a front garden. The main windows in these houses look directly onto the footpath. Anyone standing outside can look directly into the lounges of these houses. There is also the real possibility that customers will be smoking outside the residents windows which can obviously lead to severe health risks.

Any changes that lead to more customers standing on the footpath will potentially reduce vehicle driver's visibility further and increase the risk of an accident either to road users or pedestrians, especially if they have to walk on the road to get past customers standing outside. I think this is an accident or fatality waiting to happen.

Yours faithfully



