


BY HAND

Appendix F

4, Queensway
Penwortham
Preston
PR1 0DS


30th July 2018

Licensing Unit
South Ribble Borough Council
Civic Centre
West Paddock
Leyland

Dear Licensing Unit Officers

Re: Lime Bar Licence Variation - July 2018

We would preface this objection with a general comment that we are surprised that the Licence variation seems to be the subject of decision making before the necessary Planning Consent application. We are concerned that this is an attempt to forestall objections to the planning condition application by obtaining the consent of the Licensing Committee to pre-empt and influence the subsequent application to the Planning Committee. Given the extent and detail in the planning conditions in the consent for the change of use to a drinking establishment in 2015 we expected to see a planning decision before any necessary licensing changes.

Taking each of the Licensing Act's objectives in turn we have the following objections:

Prevention of Harm to Children

The end of Queensway where it adjoins Liverpool Road seems to have become a magnet for teenagers on bicycles who hang around performing wheelies and generally showing off to each other and their passing friends. The brightly lit Lime Bar (hereafter "the Bar") provides them with this arena on the public highway. If the lighting, bar noise and music is increased it will increase this use.

The suggested use of the grassed area makes its low wall an enticement and a danger for passing children and the children of the Bar's patrons as well as a short cut to and from Queensway.

Liverpool Road provides pedestrian passageway to three local secondary schools, two primary schools and a number of nurseries. LCC finally provided double yellow lining last year at its busy junction with Queensway. However, it is noticeable that some of clientele of the Bar will park illegally on this area at some stage most days of the week. Even Blue Badge holders are not exempt from the dangerous parking laws but assume that they are. This compromises the safety of children particularly at the end of the school day. See also on Taxi turning below

Prevent Public Nuisance

The original change of use to a Bar with a complete lack of any car parking (contrary to the SRBC Local Plan for Town centres) has, as predicted, turned Queensway and Highgate into the Bar's car park. There are periodic problems with inconsiderate parking blocking our driveway.

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However the main issue is one of noise as the Bar's customers return to their cars late in the evening talking in loud alcohol fuelled voices, electronic lock beepers, slamming car doors and idling engines. The suggested extended opening hours will push this noise nuisance into the early hours of Saturday and Sunday mornings. This noise nuisance affects both of our front bedrooms and interferes with our sleep.

In our back garden and our back bedrooms we can hear the Bar staffs' back door discussions, noises of beer keg movement and ice being shovelled from machine to bucket whenever the Bar is open.

The Bar was originally a private bungalow so it is a low rise building. There has always been a noise nuisance coming over its roof from the Bar's patio throughout the year when there have been noisy conversations and particularly as the Bar's patrons leave and /or wait for taxis. It has been noticeable during this fine summer that the patio noise has been much more audible in both our back garden and back bedrooms. Any extension of the opening hours will exacerbate this noise nuisance. The same applies to increased patio lighting and patio heaters which will encourage longer and later usage of the patio. Open doors and windows will contribute to more noise nuisance.

We object to any extension of the Bar's activities onto the grassed area which will increase these noise nuisances because the grassed area is with sight from our upstairs and downstairs windows and in effect remains part of the residential area as does Bon Bons' side garden.

It follows from this that we also have grave concerns about the potential noise nuisance from live and recorded music. We have complained to SRBC Environmental Services on and off for the past 20+ years about noise nuisances emanating from Salvatores Restaurant when he leaves the doors open and has a late night party crowd in the restaurant. We therefore have serious objections about noise arising from music at the Bar. The SRBC Planning Committee recognised this and appropriate conditions were applied to the planning consent. The Licensing Committee followed that condition. What has now changed to allow for this alteration?

Depending upon wind direction, we can also smell the cooking from the Bar's kitchen from its extractor system and the requested extended period of food service will only exacerbate this nuisance.

Prevent Crime and Disorder

Since the Bar opened about 12 months ago it has been subject to an armed robbery (the perpetrators launched their attack from a car parked outside No.12 Queensway), an attempted burglary and last week an altercation causing the attendance of the police. Our house is 19 metres away from the Bar's boundary so you will understand our fears for our own property and our personal safety.

The parking issues referred to above also cause many strangers and their cars to be in our residential street in the evenings and early morning and cars belonging to strangers are often left overnight all of which adds to our sense of insecurity in our residential area.

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Public Safety

Taxis (including private car drivers) coming from the Preston direction on the A59 which serve the Bar's customers frequently use the entry from Liverpool Road into Queensway to make a u-turn in the road in order to park outside the Bar. Those that do not will partially use Queensway residents' driveways to make their u-turns all of which are a danger to other road users, pedestrians, risk of causing damage to our own vehicles.

Yours faithfully

Michael J. Doupe
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M.J. & H. Doupe