



REPRESENTATIONS PROCEDURE NOTES

- A representation can be made against an application for a premise to carry on a licensable activity within the 28 day consultation period. Representations can also be made on premises that are making variations to an existing licence.
- Representations are made by:
 - Responsible authorities
 - Other persons
- Fill in the appropriate form and send to Licensing Team, Public Protection, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

PLEASE NOTE: The representation form must be received by the Licensing Team before the end of the consultation period or it will not be accepted.



LICENSING ACT 2003
REPRESENTATION FORM

Other Persons

Name/Company Name/Name of Body you represent	Mr Lee Tristham Neighboring Resident
Postal & email address	[REDACTED]
Telephone number	[REDACTED]

Name & Address of premises for which the representation is being made:

Riverside Inn
Cound
Shrewsbury
Shropshire

Your representation must relate to one of the following four Licensing Objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF HARM TO CHILDREN : N/A

TO PREVENT PUBLIC NUISANCE : Yes

Thank you for the communication from Shropshire Council Licensing Team to date and providing the information regarding the new proposed license arrangements.

Can I again state that we are supportive of the redevelopment of the Riverside Inn and look forward to what looks to be a much-improved community facility.

My main concern however is that with the increased customer flow due to the improved provision, and the request to extend open hours until 12:30 am daily (including the use of outdoor areas), this will have an adverse effect on both myself and other neighboring properties from the noise and associated disturbance.

I understand that an 11:00pm cut off has been agreed for outdoor music and entertainment (including music and films) which is welcome, although the extended license will potentially lead to customers utilizing the outdoor space through to 1:00am daily.

I note that in the application, reference is made to the fact that there have not been previous concerns, however the plans for the outdoor area have now changed significantly. Plans now show the development of an existing Coach House with associated patio including fire pit, this land and building was not previously owned or utilized by the pub. My understanding is that this was previous owned by the resident at Riverside Cottage (who was also the previous landlord) and has now been sold to the new owner of the premises. Even if this is not accurate, this land or building was not used by the pub to provide external facilities.

The use of this piece of land and redevelopment of Coach House brings the activities of the pub significantly closer to our property than previously was the case. This with an increased number of customers now potentially using this area through to 1:00am daily will have an impact and cause nuisance for us. The courtyard area will cause an echo due to the nature of the layout, and due to the fact, this area is now closer to our property will further impact on us. This is mainly because previously the outdoor area which was utilized by the pub was significantly further away from the boundary line the coach house now sits on. Customers were well spread outdoors and so any noise was kept to a minimum and was only every present to the earlier time of 11:00. The use of the coach house and fire pit will provide a centralized focal point for outdoor users, which will intensify the amount of disturbance coming from that area which will be used as a gathering point.

In summary therefore, my concern is regarding the extension of the license until 12:30am (1:00am close) daily, and the application of this to the outdoor area including the proposed outdoor coach house and patio area with fire pit. I feel that this has the potential to cause nuisance to our property and have a detrimental impact on our home.

In discussion with the Licensing Team, I have outlined that the Riverside Cottage is currently for sale and that the impact on the new owners of that property will be significant. The wall of their master bedroom will form the rear wall of the coach house bar and outdoor patio area. I understand that this is not within my authority to represent future owners of a neighboring property but feel that it should be something that all parties are aware of. The current owners are moving away and so may not give any direct representation, although clearly new owners are likely to share our concerns.

TO PREVENT CRIME & DISORDER : N/A

PUBLIC SAFETY N/A

Suggested conditions that could be added to the license to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary - refer to checklist.

1. My understanding is that following previous discussion with Environmental Health, agreement has been made that the playing of music, films and other outdoor entertainment is limited to 11:00pm.
2. With regards to the extension of serving license through to 12:30am (and 30 mins after for consumption) on a daily basis, my points for consideration are as follows:
 - a. Is an extension of license through to 12:30am daily for non-residents required?
 - b. If an extension to 12:30am is considered, should this be reduced to key days only (eg weekend use)?
 - c. If an extension to 12:30am is agreed for some or part of the week, could consideration be given to limit the use of outdoor areas to an earlier time (eg. 11:00pm). This could include the closing of the outdoor Coach House Bar at an earlier time meaning that customers are required to be served inside. It would also allow areas such as the patio with the fire pit to be closed with customers asked to use the external balcony area or patio area which is located further away from our boundary line.
 - d. I am aware of other licensed premises which have licensing for the indoor ground floor areas and separate arrangements for any outdoor space,(in some case requiring customers to go indoors), I feel that this is something which could be applied to this application.

Generally if there is to be a hearing to determine the premises licence application, the sub-committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheets if necessary.

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal process. All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence and any other interested parties. If all parties agree, the application can be dealt with without holding a hearing.

Signed: Lee Tristham

Date: 18/02/2021

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