

REPRESENTATIONS LIST

Appendix D

Application No: 053397

Application Date: 28 February 2022

Licence Type: Premises Licence WITH Alcohol

Licence No: N/A

Application Type: New Application

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Applicant: Richard Thomas Alston Charlton
[REDACTED]

Person making Representation: Margaret J Atkin
[REDACTED]

Representation Accepted: Representation has been accepted

Reason:

Details:

To Whom it may concern,
I have asked my daughter to email you on my behalf to object to the proposed license ref 053397, The Salt cellars, 30 Greenway Lane, Budleigh Salterton.
I am an 78 year old widow [REDACTED]. I have very real concerns for both my safety and the safety of my home if you allow these premises to be licensed to serve alcohol both inside and outside on the premises, especially late in the evening.
This is a quiet residential area where parking is already a huge issue and if people are driving to this venue where will they park? Lucky, I do have a driveway but this is already regularly blocked by people parking across it and restricting access to my garage and property, a situation that will only get worse. Add to that the dangers to drivers, with their view of greenway lane already being obstructed when they try to exit a side road, the fact that there will be more careless parking and the possibility of drunken people wandering into the road.
I have serious concerns over the noise level that I and others will have to endure with people partying [REDACTED] I will get no peace.
I have also been informed by the new tenant that he will also be applying for extensions at weekends, where will my quality of life be then?
I would not have objected to this proposal if it was to be an off license/shop only but I do strongly object to alcohol being served for consumption on the premises.
If you wish to contact me my details are as follows:
Mrs M. J. Atkin

Evidence:

Suggestion:

Application No: 053397

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Person making Representation: M J Bowman

Representation Accepted: Representation has been accepted

Reason:

Details:

Dear Sir

Application for alcohol consumption licence at new premises: The Salt Cellars, 30 Greenway Lane, Budleigh Salterton, Devon, EX9 6SG

I would like to object to the granting of this licence because it will effectively turn what formerly was a small local shop in a residential area into a pub. The hours applied for are pub hours, and the premises are associated with a brewery based in Dunkerswell: I believe that such a usage will be detrimental to the residential nature of this part of town for the following reasons.

The premises are on the corner of a busy road junction in the most densely populated part of Budleigh, where street parking is already difficult for residents, and traffic congestion and obstruction of through traffic happen frequently. A licensed cafe/pub will only cause more problems.

Also, I am very concerned about increased noise nuisance from manoeuvring motor vehicles and customers drinking alcohol, which causes a loss of inhibitions. The premises have a small outdoor frontage which has already been equipped with seating, which will only add to the noise. This densely populated part of town is full of young families with children, plus elderly residents: they especially benefit from the quiet evenings that considerate neighbours provide, but a cafe/pub will not.

This part of Budleigh is already served recreationally by the football club sited nearby. Unlike the proposed cafe, its club house is situated in its own extensive grounds providing easy traffic access and extensive parking, plus the space to allow noise not to be a nuisance. The club house is sufficiently distant from all the surrounding houses and roads to be an asset for the area: the proposed cafe/pub is not.

Therefore, I hope that the application for this license will be rejected and that the applicant finds another more suitable place for the sale of the brewery's beers, wines and spirits, away from this residential area.

Yours faithfully

Mrs M J Bowman

Evidence:

Suggestion:

Application No: 053397

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Person making Representation: Nick Johnson

Representation Accepted: Representation has been accepted

Reason:

Details:

Representation

I would support a licence that allows supply of alcohol OFF premises only. As Mr Charlton intends to open the premises as a bar, my concerns are as follows:

The premises is unsuitable for use as a bar serving alcohol on the premises. Location of proposed bar is in the centre of built up and quiet residential housing with many children, young families and older people.

Parking Congestion - Greenway Lane and nearby surrounding roads are terraced houses with no off street parking. In fact the proposed bar is attached to a terraced property. Parking, at present, can be problematic for residents. The applicant has no parking facilities and so bar customers would add to already saturated parking conditions. (Please see attached five photographs taken outside 30 Greenway Lane on Thursday 10 March. These show the residential properties and parking conditions). Stagecoach bus service already has occasional problems making its way down Greenway Lane due to parked vehicles on both sides of the road creating 'one way at a time' traffic movement.

Noise Pollution - Mr Charlton intends to have music. He intends to have drinking in the venue's outside area. This could give rise to unacceptable levels of noise and disturbance in a built up residential area. This would adversely affect living conditions of adjoining and nearby properties. (Please see attached photo showing 30 Greenway Lane outside area).

Pollution - Customers will be smoking outside of the bar in a built up residential area causing 'butt end litter', air quality pollution, noise pollution. Many children live in nearby properties.

Public Nuisance - Applicant says he will open 7 days a week and the only evenings the bar will stay open will be Friday and Saturday, but he has applied for a licence to include 7 day a week evening operations. Where alcohol is involved this can give rise to anti social behaviour thereby affecting safety of children, families and older people who live in the residential properties in the vicinity. Applicant also states that taxi details will be clearly available inside the bar. Therefore customers from outside of the local area are encouraged to drink at the bar which further increases the risk of public nuisance.

Nick Johnson

Evidence:

Suggestion:

Application No: 053397

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Person making Representation: Ruth Cheesman
[REDACTED]

Representation Accepted: Representation has been accepted

Reason:

Details:

I am writing about the Salt Cellar application on Greenway Lane in Budleigh Salterton and am making a representation to object to this application. They are applying to sell alcohol as a pub. I live very close to this address [REDACTED] and am concerned that if this application is granted then a quiet residential area will become loud when people leave the Salt Cellars after consuming alcohol. Presently you can hear when a group of people walk home later in the evening as the noise carries. What will it be like if this pub is allowed to open? My child walks home from school from St Peter's Primary School [REDACTED] and I do not want him to walk past a pub. This premises used to be a convenience shop which supplied flour, bread etc to the local community. Having a pub in such a quiet area will be antisocial and not appreciated at all.

The reference number is 053397

Thank you
Ruth Cheesman

ADDITIONAL INFORMATION RECEIVED ON 27/03/22:

With specific reference to the prevention of a public nuisance.

I am concerned that the selling of alcohol during the day and the evening may result in people leaving the premises drunk. This may make them noisier and more likely to cause a public nuisance in a very quiet residential area.

Also, whilst buying alcohol and consuming it on the premises some customers will smoke/vape outside. This again will mean groups of people talking and potentially being loud during the day and evening.

Ruth Cheesman

Evidence:

Suggestion:

Application No: 053397

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Person making Representation: Clive Bowman

Representation Accepted: Representation has been accepted

Reason:

Details:

Dear Sir

Application for alcohol consumption licence at new premisses: The Salt Cellars, 30 Greenway Lane, Budleigh Salterton, Devon, EX9 6SG

I wish to object to the granting of this licence, which will change what was originally a local convenience store that also sold alcohol into a Deli/Wine Bar then possibly a Pub open every day till 10pm, and detail below my reasons.

Parking

There are 385 dwellings within a 500 metre radius of the proposed 'Salt Cellar', few have their own drive, most rely upon on-street parking. In the most densely populated part of this area, each property has room for only one vehicle outside on the road, though most have two or even three. This means parking is a premium around this whole area, with nearly all side and sub-side streets being used for regular parking.

Greenway Lane itself become a single lane road with passing places in road junctions or private driveways. Opening a 'deli/ cafe' that will also be open till 10pm, will increase the parking demand within the immediate area of the 'Salt Cellar'. There are already problems with residents parking on junction white safety markings, blocking dropped kerbs for disabled people or those with prams or children on mobility toys, some parked for days on end.

Where are the customers of 'Salt Cellar' going to park, without causing noise and vision problems for current residents? The use of what is currently residents parking spaces for commercial gain may cause a lot of upset.

Noise

Venues selling alcohol after normal shop hours, post 6pm, usually have music running to provide comfort and vocal privacy to customers. With an outside area, right in the middle of a heavily occupied residential area, many close by homes having school age children that attend nearby St Peter's Primary School, an y noise after 6pm is likely to cause disturbance to these families and sleeping children. Adding to this the noise of vehicles finding parking spaces, then starting and leaving after 9.30pm, turns this quiet residential area at that time, into a town High Street with accompanying loud voices and revving engines.

Existing Facility

Budleigh Salterton Football Club provides an excellent social venue, with its own spacious parking area, full comfort facilities, children's facilities, and most importantly, is situated away from the heavily populated areas around Greenway Lane. The club also contains everything within the hall, has no outside drinking area, no overspill of music, and causes little if any disturbance to neighbouring residences. The last thing this residential area needs is a Deli/Wine Bar, with no parking facilities, an outside drinking area with possible overspill of music, andq potentially a lot of disturbance to adjacent residences.

I therefore hope that this application will be rejected, giving the residents of this area the peace, quiet and lack of inconvenience, they deserve. As the person making the application is also the co-founder of a brewery in Dunkerswell, hopefully, he can find a more suitable outlet for his beers.

Yours faithfully

Clive Bowman

Evidence:

Suggestion:

Application No: 053397

Premises: Salt Cellars (The)
30 Greenway Lane, BUDLEIGH SALTERTON, Devon, EX9 6SG.

Person making Representation: Pat Mumby

Representation Accepted: Representation has been accepted

Reason:

Details:

Objections:

I wish to register my objections to the application to sell alcohol, to be consumed both on and off on the premises at the above address.

The Salt Cellars is situated in a totally residential area, a large proportion of which is made up of families with young children and teenagers. It is the main walking route to school for many children.

I do not live in Budleigh but have been collecting grandchildren from the local school for the past nine years walking past the proposed cafe/bar a number of times a week and know the area well.

The premises is surrounded by families and it is difficult to see how people sitting inside or outside having a drink, at any time of day, and possibly until 22.00 hrs, would not cause a noise nuisance to local residents and have the potential to also create an unsuitable environment throughout the day for everyone.

The premises are not located in an area suitable for a cafe/bar.

My concerns relate to 'Prevention of Public Nuisance', 'Protection of Children from Harm' and Prevention of Crime and Disorder'.

Pat Mumby

Evidence:

Suggestion:
