

Dear Sirs,

**Reference: 18/00004/LQN**

As the home owners and residents of 21St Nicholas Road it has come to our attention that an application has been put forward for The Ace Space to apply for a New Premises Licence which will extend the current Licence for the premises, we therefore object the application on the below grounds:

- Parking
- Access
- Hours
- Road Maintenance
- Noise
- Litter
- Location of Premises

*Parking*

The Ace Space does not have any private or allocated parking allowing for them to accommodate the current and constant influx of cars let alone further traffic that will ultimately intensify if the Premises Licence applied for is approved. The use of the Hall already creates issues with guests and visitors using private drive ways and gardens to turn around which has previously resulted in damages. It has never been patrolled or monitored during peak times.

*Access*

The road leading to the Hall is a single road that has residents parking on one side and is very tight outside of the Hall for turning and manoeuvring. Guests and visitors repeatedly park and block access to residents of the properties to the side track of the hall. The areas to the front of the Hall becomes extremely congested which is manageable on a Friday! Saturday night but if the licence is extended to five nights a week it will result in prolonged and excessive congestion late at night causing disturbance to residents. On multiple occasions emergency vehicles have been blocked when needing access to the properties that side onto the hall and is therefore a major cause for concern going forward.

*Hours*

The noise created by Friday and Saturday night entertainments are manageable as they are weekends ,however if extended to evenings during the week it will interfere with the right to quiet enjoyment for the residents. By extending the alcohol serving hours to 11pm and allowing for the grace period once the bar has finished serving to when the guests depart it will be deemed as 'night-time' under the Noise Act which are specified as being between the hours of 11pm and 7am. Although there is no such time specified in statutory nuisance law for noise pollution times; noise can amount to a nuisance at any time and the location of the hall must be taken into consideration bearing in mind that it is surrounded by residential dwelling.

*Road Maintenance*

The Ace Space do not contribute towards maintenance of the tarmacked area directly located to the front of the building, It is an un-adopted road and therefore does not fall under the Councils responsibility to maintain the surface of the road. Taking into accounts its un-adopted status it falls to The Ace Space to take responsibility or as a

minimum to contribute to its up keep. This has never been mentioned or raised in the time of which we have owned (4 years) our property and therefore reflects their attitude and only reinforces the fact that they take no interest and do not care what the impact that the guests and visitors have or will have in the future on people living in such close proximity. Although we can appreciate that The Ace Space staff are not the owners of the building and might not have conditions as part of their Lease or Agreement to upkeep the area, an offering to maintain or contribute toward the maintenance of the areas their visitors and guest use would go a long way in recovering the failing relationship that they have with the community.

#### *Noise*

The Stage is situated to the rear of the building the noise reverberates through the hall and disturbs our enjoyment of our home which is located the back of the hall. Additionally by extending the hours for alcohol to be sold at the premises it will create a regular and constant level of noise late into the evening which impacts on the neighbouring properties.

#### *Litter*

The Ace space does not currently have any allocated outside space that is available for guests to enjoy and results in litter inclusive of cigarette butts being left and dropped onto the area directly to the front of the building. Glass bottles (broken or whole) are found on numerous occasions to the front of the property and in the nearby car park. As you can imagine this brings down the overall appearance of the area and not to mention the danger broken glass poses. No bins are provided by The Ace Space for their guests and there is also no cigarette bin for them to use.

#### *Location of Premises*

The Premises is located on a quiet residential road in Newbury which is not suited to late night, regular and loud entertainment. All neighbouring properties are residential and at points are less than 2 meters (including our own home) from the Hall. If located in a more appropriate location the change of the Premise Licence would have a lot lesser impact but as this is not the case and its residential location and neighbouring properties rights to peace and quiet need to be taken into consideration.

The change in Licence does not only create issues on a personal level (peace, quiet privacy) for the residents of the neighbouring properties but could have the potential to have a negative effect on the value of them.

St Nicholas Road has a real sense of community which has taken time to develop. By approving the application it would fracture what is an already fragile relationship that The Ace Space have with the community and would ultimately take away from the sense of peace and quiet that the street offers.

There are many more suitable buildings and venues that would be better equipped and located than The Ace Space. It is ultimately a small hall located in an unsuitable area for what they wish to seek approval for.

Yours sincerely.

Samuel Vine & Rebecca Walker

Residents and Home Owners of X St Nicholas Road