



**Oversight and Governance**

Chief Executive's Department  
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West Hoe Road  
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#plymlicensing

## LICENSING SUB COMMITTEE

Wednesday 30 June 2021  
10.00 am  
Council House

**Members:**

Councillors Allen, Jordan and Rennie.

**Fourth Member:**

Councillor Partridge.

Members are invited to attend the above meeting to consider the items of business overleaf.

Please note that, due to the nature of this Committee, we may need to send 'to follow' documents which were not expected at the time of the agenda publication. These documents may be considered under part I or part II.

For further information on attending Council meetings and how to engage in the democratic process please follow this link - <http://www.plymouth.gov.uk/accesstomeetings>

**Tracey Lee**

Chief Executive

## **LICENSING SUB COMMITTEE**

### **AGENDA**

**1. Appointment of Chair and Vice-Chair**

The Committee will appoint a Chair and Vice-Chair for this particular meeting.

**2. Apologies**

To receive apologies for non-attendance submitted by Committee Members.

**3. Declarations of Interest**

Members will be asked to make any declarations of interest in respect of items on this agenda.

**4. Chair's Urgent Business**

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

**5. Grant of Premises Licence - St Anne's House, Jennycliff Lane, (Pages 1 - 34) Plymouth, PL9 9SN**

The Director of Public Health will submit a report in relation to St Anne's House, Jennycliff Lane, Plymouth, PL9 9SN.

**6. Exempt Business**

To consider passing a resolution under Section 100A(4) of the Local Government Act 1972 to exclude the press and public from the meeting for the following item(s) of business on the grounds that it (they) involve(s) the likely disclosure of exempt information as defined in paragraph(s) of Part 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

### **Part II - Private Meeting**

#### **Agenda**

**Members of the Public to Note**

that under the law, the Panel is entitled to consider certain items in private. Members of the public will be asked to leave the meeting when such items are discussed.

NIL.

# PREMISES LICENCE GRANT REPORT

Licensing Sub Committee



Date:	30 June 2021
Title of Report:	Grant of Premises Licence
Lead Member:	Councillor John Riley (Cabinet Member for Customer Focus and Community Safety)
Lead Strategic Director:	Dr Ruth Harrell (Office of the Director of Public Health)
Author:	Catherine Macdonald (Licensing Officer)
Contact Email:	Licensing@plymouth.gov.uk
Your Reference:	St Anne's House
Key Decision:	No
Confidentiality:	Part I - Official

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## Purpose of the report:

An application has been received from Shannon Stevens & Neal Stoneman on behalf of Anchor Court Limited, in respect of St Anne's House, Jennycliff Lane, Plymouth, PL9 9SN for the Grant of a premises licence under Section 17 of the Licensing Act 2003.

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## Recommendations and Reasons:

That Members consider this report.

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## Alternative options considered and rejected:

None.

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## Relevance to the Corporate Plan and/or the Plymouth Plan:

### Our Plan – A City to be proud of.

This report links to the delivery of the City and Council objectives and outcomes within the plan.

**A Growing City:** The Licensing Policy and system aims to provide a balance between the need to protect residents and to enable legitimate businesses to operate within a necessary and proportionate regulatory framework. This in turn makes a safer, more vibrant Plymouth to allow economic growth and opportunities for increased levels of employment.

**A Caring Council:** The Licensing Policy has put in place an appropriate framework to allow the effective control of alcohol supply and regulated entertainment to keep all members of society protected and feeling safe by focusing on prevention and early intervention. The licensing system minimise the burdens on business and to allow communities the opportunity to influence decisions.

See [Our Plan](#)

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## Implications for Medium Term Financial Plan and Resource Implications:

Not applicable

**Carbon Footprint (Environmental) Implications:**

None

**Other Implications: e.g. Child Poverty, Community Safety, Health and Safety and Risk Management:**

*\* When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

Members should be aware that Section 17 of the Crime and Disorder Act 1998 puts a statutory duty on every Local Authority to exercise its various functions with due regard to the need to do all that it reasonably can do to prevent crime and disorder in its area.

**Published work / information:**

For more information please see the below links.

[Statement of Licensing Policy](#)

[Licensing Act 2003](#)

[Revised guidance issued under section 182 of the Licensing Act 2003 - April 2018](#)

**Appendices**

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A</i>						
		1	2	3	4	5	6	7
A	Briefing report (mandatory)							

**Background papers:**

Please list all unpublished, background papers relevant to the decision in the table below.

Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Title of background paper(s)	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
	1	2	3	4	5	6	7
Application							

Sign off:

Fin	Click here to enter text.	Leg	SD/I 5.6.2I /3682 3 .	Mon Off	Click here to enter text.	HR	Click here to enter text.	Assets	Click here to enter text.	Strat Proc	Click here to enter text.
Originating Senior Leadership Team member: Click here to enter text.											
Please confirm the Strategic Director(s) has agreed the report? Choose											
Date agreed: Date.											
Cabinet Member signature of approval: [electronic signature (or typed name and statement of 'approved by email') on Cabinet member approval only]											
Date: Date.											

**1.0 INTRODUCTION**

On the 30<sup>th</sup> April 2021 the licensing department received an application from Shannon Stevens & Neal Stoneman on behalf of Anchor Court Limited for the Grant of a Premises Licence under Section 17 of the Licensing Act 2003 in respect of St Anne's House situated at Jennycliff Lane, Plymouth.

**1.2 Grant application.**

Wedding Venue and Holiday Accommodation

The house is located in Jennycliff - with both sea and countryside views.

There is ample parking on site, with a private driveway and parking adjacent to the house.

The house has an extensive garden, outdoor swimming pool and hot tub. The pool room also boasts a bar and indoor area for get-togethers. Inside there are several working fireplaces and St Anne's House is a non-smoking property, but should you wish to smoke, please do so in the area outside the front door on the driveway. These facilities are available for use by all of our guests during the season.

The pavement or pathway to the guest entrance has lighting that makes night-time navigation easier.

**1.3 Licensable Activities.**

The following licensable activities and timings have been requested:

**(j) Supply of Alcohol for consumption ON and OFF the premises.**

Hours 10:00-23:00 Mon-Sun

Non Standard Timings.

**(l) Hours Premises are Open to the Public**

Hours 10:00 – 23:00 Mon - Sun

Non Standard Timings.

1.4 After submitting their application and representations being received, amendments were made to the application by the applicants. This report details the amended application only. As a result of the amendments, copies of the amended application were sent to everyone who had made representations. They were invited to reconsider and resubmit their representations in light of the amendments. Time limits were extended to allow this to happen in accordance with the 2005 Hearing Regulations and the statutory guidance at 9.32.

The letter referring to the amended application and the amended operating schedule are contained in Appendix 1 and 2 of the report.

1.5 Site plans supplied by applicant (Appendix 3).

1.7 Representations have been received in respect of this application.

### **1.8 Cumulative Impact Policy**

This application does not fall within an area to which the Cumulative Impact Policy applies.

## **2.0 RESPONSIBLE AUTHORITIES**

2.1 *Devon & Cornwall Police* – no representations.

2.2 *Environmental Health* – no representations

2.3 *Devon & Somerset Fire & Rescue Service* – no representations.

2.4 *Trading Standards* – no representations

2.5 *Planning Officer* - no representations.

2.6 *Child Protection* – no representations

2.7 *Health & Safety Executive* – no representations.

2.8 *Health Authority (ODPH)* – no representations.

2.9 *Licensing Authority* – no representations.

## **3.0 OTHER PARTIES**

10 Letters have been received that are attached to this report, marked appendix 4 to 13.

## **4.0 CONSIDERATIONS**

4.1 The Committee is obliged to determine this application with a view to promoting the licensing objectives, which are:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance;
- The protection of children from harm.

4.2 In making its decision the Committee is also obliged to have regard to:

- the guidance issued under section 182 of the Licensing Act 2003 with the following paragraphs relevant to this application: 1.2 – 1.5; 1.16 – 1.17; 2.1; 2.3; 2.10; 2.12; 2.15 – 2.21; 2.22; 2.25 – 2.28; 8.35 – 8.37; 9.3; 9.11; 9.37 – 9.40; 9.42 – 9.45; 10.2; 10.4 – 10.5; 10.8 – 10.9; 10.10; 10.13 – 10.14; 16.1 - 16.6; 16.8; 16.26 - 16.33; and 16.36 - 16.44; 16.52 – 16.53;
- the Council's own Licensing Policy with the following headed paragraphs being relevant to this application: Licensing Objectives (Pages 9 – 11); Dispersal Policy (Page 12); Licensing Hours (Page 12), Drinking up and Winding Down Time (Page 13); Responsible Retailing for Off-Sales (pages 16 – 17); , Protecting children from harm (page 18), Public Nuisance (Page 19), Licensing conditions (page 22)
- the representations (including supporting information) presented by all the parties.

4.3 The Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

1. Grant the licence as asked.
2. Modify the conditions of the licence, by altering or omitting or adding to them.
3. Reject the whole or part of the application.
4. It may also refuse to specify a designated premises supervisor and/or only allow certain requested licensable activities.

The Committee is asked to note that it may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must actually be appropriate in order to promote the licensing objectives.



To the Licensing team Plymouth City Council

After attending a Personal Licence course recently, I would like to amend the Premises Licence for St. Anne's House, Jennycliff Lane, Plymouth PL9 9SN

I would like the Licence to 30 Guests and 6 staff in accordance with the Planning Permission granted to St. Anne's House for a small Wedding Venue – Holiday Home/Hotel.

I feel that it would be too much to manage with larger events-taking place and could cause parking issues around the site plus extra noise nuisance with larger events.

After talking to the Devon & Cornwall Police Licensing Officers that visited site I have decided to scale things back to a manageable level to see how we the smaller number of guests first.

No music to be played outside the Hotel.

I would like this letter containing these amendments to be considered instead of the details on the original application which was submitted by others in error and we were not in the position to fully understand the planning licence procedure.

Please see amended Premises Licence Application.

Kind regards

Neal Stoneman

**M** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

Personal Licence holder on the premises at all times.  
Designated Premises Supervisor nominated.  
sufficient number of staff on the premises to cover longer hours & busy times when entertainment is provided; regular training of staff.  
Regular tool box talks.  
Regular COVID updates.

**b) The prevention of crime and disorder**

Sufficient number of door supervisors (if required); plastic cups & bottles used externally; regular glass collections; request photographic identification to control underage drinking; garden furniture secured to a fixed object; taxi booking service provided; CCTV in place.

**c) Public safety**

Ring main electrical check (once every 5 years);  
PAT testing (portable electrical appliance testing); annual safety checks for lifting equipment; up to date health & safety policy & risk assessments; asbestos survey of premises; employers & public liability insurance in place; sufficient lighting internally & externally; regular fire checks & servicing of fire detection & extinguishing equipment; emergency procedures in place; designated smoking/non-smoking areas; good housekeeping procedures in place; use lobbied entrances if available.

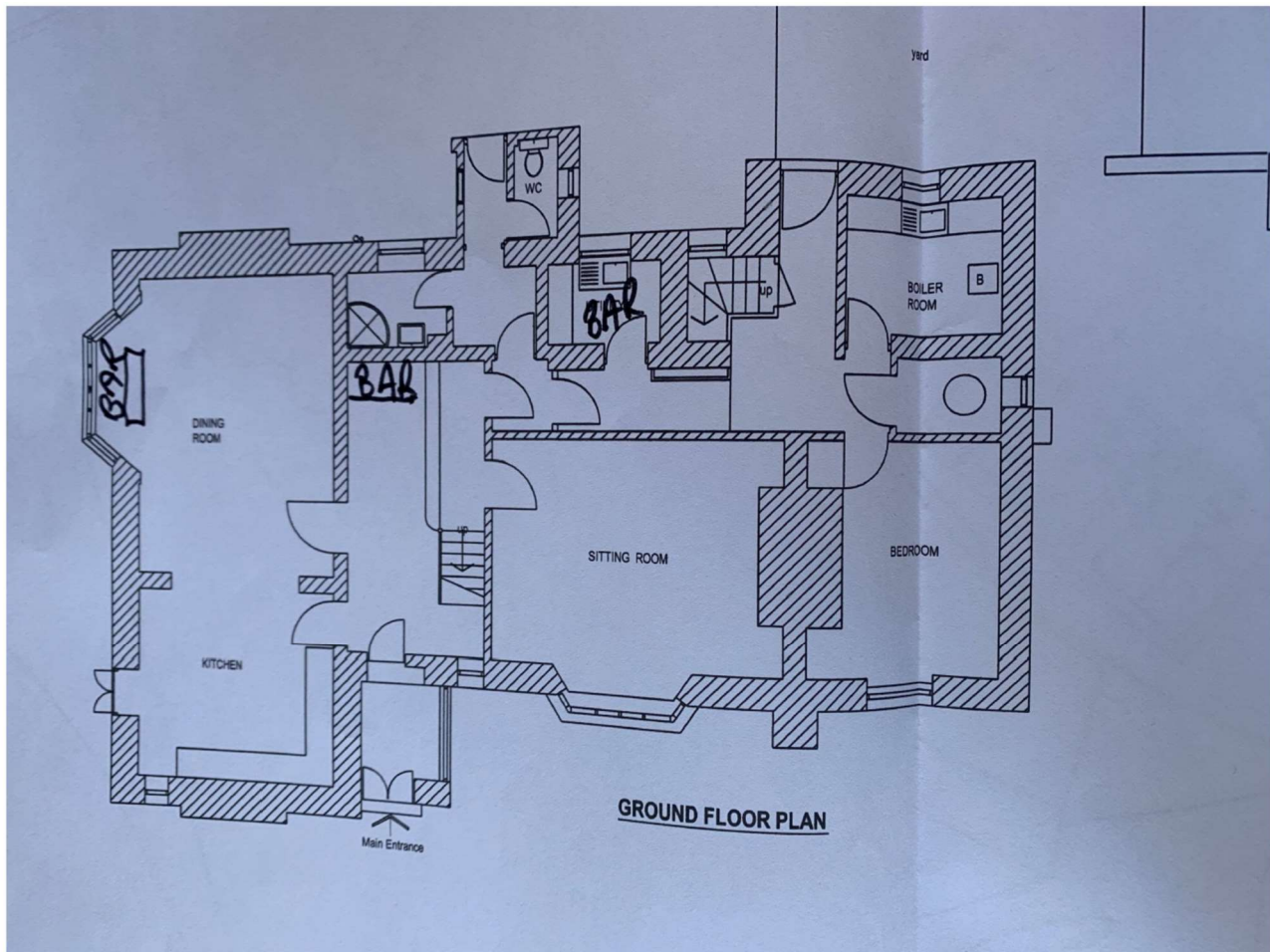
**d) The prevention of public nuisance**

Measures to be taken to control nuisance noise:  
Keep doors & windows closed, have noise restrictions on equipment, restrict the hours of outside entertainment, have speakers facing away from residential areas, have signage in place asking people to leave quietly, make regular sound checks inside & outside of the premises, position speakers away from external walls, ensure the entertainers are aware of any noise restrictions placed on them prior to commencement.

**e) The protection of children from harm**

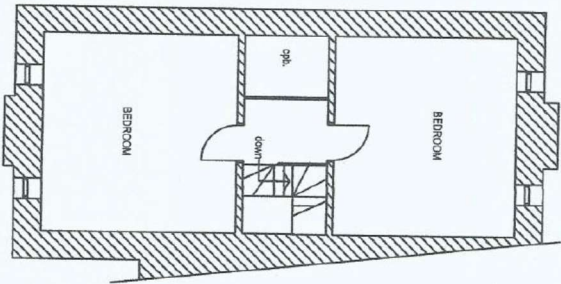
Restrict areas where children allowed, no children allowed in the Pool area when the Bar is open.  
Children must be accompanied by an adult at all times in the Pool area.  
Use ID 25 years of age.



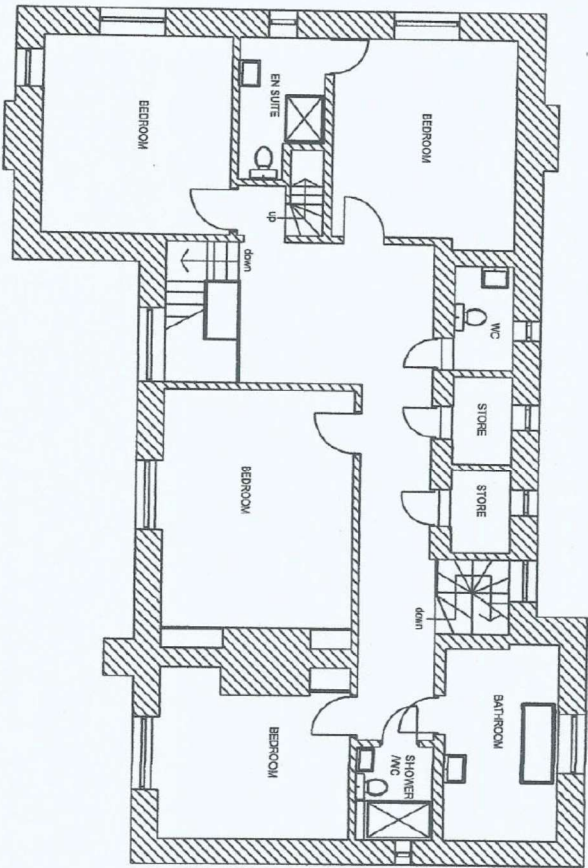




SECOND FLOOR PLAN



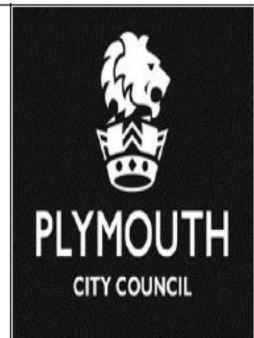
FIRST FLOOR PLAN



<b>JOHN BYERS &amp; CO</b>		Building and Design Consultants
Addressed to: Cottage, Courtyard Road, Waverley, Plymouth, PL3 9BB		
201	ST ANNE'S HOUSE	
	PENNYCLIFF LANE	
	PLYMOUTH	
	PLA 6SN	
	Floor Plans as Building	
DATE	11/10/13	
SCALE	1:100 at A3	
DATE	July 2019	
DRAWING NO	1002/22	REVISION

This drawing is a copyright of the author and shall not be reproduced in any form without the written permission of the author.

# LICENSING REPRESENTATION



**Case reference: FS-Case-339338079**

Premises	
<b>Name of the premises:</b>	St Anne's House
<b>With regard to the following application I want to:</b>	Object
<b>Premises address:</b>	St Annes House Jennycliff Lane, Plymouth, Devon, PL9 9SN
Representation	
<b>In what capacity are you applying:</b>	Any other person

div>

<b>Name:</b>	
<b>Telephone number:</b>	
<b>Mobile number:</b>	
<b>Email address:</b>	
<b>Address:</b>	
Representation details	
<b>Which of the following Licensing Objectives is this representation relevant to:</b>	B. Public safety, C. The prevention of public nuisance

<p><b>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</b></p>	<p>I have received details of the amended application for an alcohol licence for St Anne's house and continue to have serious concerns about the details given.</p> <p>The sale by retail of alcohol for consumption ON and OFF the premises indicates that people will be allowed to use the venue as a take-away, leading to potential problems with people travelling to the property to purchase alcohol then crossing to Jennycliff for their 'private party'. This area is popular with families so it is important that the opportunity for children to play on the grass is not going to be compromised by groups of people drinking. Many areas of the country are trying to restrict drinking in public places and I would like the same restriction to operate here.</p> <p>There is limited parking available at the property which was considered a problem when a planning application was made to become a wedding venue and it is likely that this venture would attract as many cars, if not more, than a wedding. Presumably the applicant is hoping to make use of Jennycliff car park to accommodate the overflow. This is a well-used public car park that is often completely full on summer's day so there is a danger of people resorting to on-street parking in an area where this is almost non-existent. Parking on verges would certainly endanger public safety.</p> <p>It is reasonable to allow drinking within the grounds, providing there isn't the addition of music mentioned in the previous application but I would expect the same conditions to apply to Anchor Court (aka Mr Stoneman) as to any public house, though I would consider 12.00 midday as a more appropriate time to allow the sale of alcohol to begin.</p> <p>Although the owner seems to imagine that he lives in isolation, St Anne's House is located next to Stamford Close estate - the nearest house being approximately 50m away. At present the property operates as an AirBnB rental and the noise generated by some of the guests is intrusive though the number of people is relatively small. It is my opinion that the measures listed to control nuisance noise will not be sufficient to protect the current peaceful environment, even if properly adhered to. There is an unfortunate history of planning conditions being disregarded by the owner of the property which is causing stress and anxiety to a number of my neighbours, who have moved to the area attracted by the comparative peace and quiet. In addition, St Luke's hospice is nearby, a venue deserving of respect for the patients needs for a calm quiet environment.</p>
<p><b>Is there any reason why you do not want your personal details to be passed on to the premises licence holder:</b></p>	<p>Yes</p>

<b>Provide reasons:</b>	
<b>Number of documents in support of your representation uploaded:</b>	0
<b>Declaration</b>	
<b>By submitting this form I declare that I have read the representation guidance notes and agree that a copy of my representation will be given to the licence premis owner:</b>	
<b>I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises licence holder.</b>	
<b>Signed:</b>	
<b>Date:</b>	



1.

3 June 2021

Licensing Department  
Windsor House  
Plymouth PL6 5UF



Re: Open application 081692, a New  
Application for Premises Licence at St. Anne's  
House, Jeanycliff Lane, Plymouth PL9 9SN

Dear Sir/Madam,

We wish to raise an objection to the above  
application.

We feel that granting an alcohol licence  
for St. Anne's House will ~~be~~ detrimental to  
this area for the following reasons.

NOISE - The quiet residential estate  
of Stamford Close (82 properties) adjoins  
St. Anne's House on the eastern side,  
(several properties are within a few metres of

2.

St Annes House and gardens.) The public open space known as Jeanycliff adjoins the western side of St Annes House. The licence application requests that St Annes House be open Monday to Sunday from 1000 - 2300 for the sale of alcohol on and off the premises. These long opening hours will cause disruption and annoyance to people living next to St. Annes House, and also the many people who visit Jeanycliff to enjoy this peaceful area.

It is probable that disruption and noise would continue well after 2300 hours as customers prepare to leave the venue and wait for taxis etc. This is all likely to cause severe disruption and stress to the residents living nearby.

The application states that doors and windows at St Annes House will be kept closed to control nuisance noise. This is impractical and impossible to adhere to, especially in hot weather.

It is also stated that speakers would be

3.

diverted away from residential properties. This will not make a lot of difference. We frequently hear the tannoy messages from shipping in Plymouth Sound, and music from events being held on Plymouth Hoe, which are considerably further away than St. Annes House.

Noise will impact on the wildlife living in the trees, hedgerows, and meadow behind St Annes House. This peaceful habitat would be destroyed.

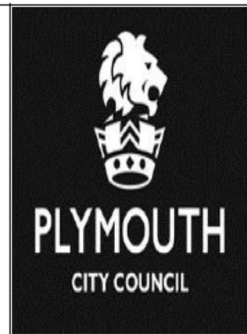
Selling alcohol off the property would encourage excess noise and litter in the Jennycliff area.

PARKING - on site parking at St Annes House is inadequate, customers would resort to using the nearby public car park at Jennycliff. This car park is frequently filled to capacity with visitors wishing to enjoy the walks and views. There is no additional space available to support parking for a private venue nearby.

4.

Yours faithfully

# LICENSING REPRESENTATION



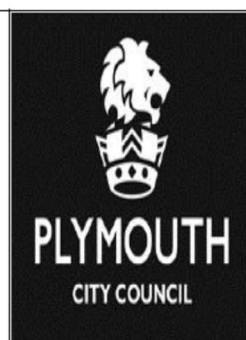
**Case reference: FS-Case-331363938**

Premises	
<b>Name of the premises:</b>	St Anne's House
<b>With regard to the following application I want to:</b>	Object
<b>Premises address:</b>	St Annes House Jennycliff Lane, Plymouth, Devon, PL9 9SN
Representation	
<b>In what capacity are you applying:</b>	Any other person

div>

<b>Name:</b>	
<b>Telephone number:</b>	
<b>Mobile number:</b>	
<b>Email address:</b>	
<b>Address:</b>	
Representation details	
<b>Which of the following Licensing Objectives is this representation relevant to:</b>	C. The prevention of public nuisance
<b>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</b>	<p>As a local resident, there is frequently loud heavy bass music which prevents us listening to a radio a couple of meters away and loud groups of people later in the evenings.</p> <p>Our son sleeps in the bedroom facing St Anne's and is studying A Levels, can be kept awake by the noise.</p> <p>Street parking is already at capacity in the area, where are visitors to St Anne's planning on parking? Jennycliff car park is often at full capacity.</p>

# LICENSING REPRESENTATION



**Case reference: FS-Case-337689148**

Premises	
<b>Name of the premises:</b>	St Anne's House, Hooe, Plymouth
<b>With regard to the following application I want to:</b>	Object
<b>Premises address:</b>	St Annes House Jennycliff Lane, Plymouth, Devon, PL9 9SN
Representation	
<b>In what capacity are you applying:</b>	Any other person

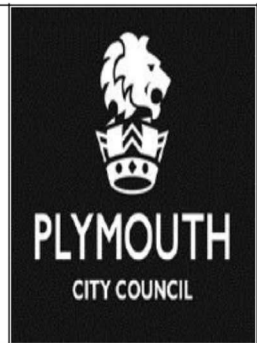
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<b>Name:</b>	
<b>Telephone number:</b>	
<b>Mobile number:</b>	
<b>Email address:</b>	
<b>Address:</b>	
Representation details	
<b>Which of the following Licensing Objectives is this representation relevant to:</b>	C. The prevention of public nuisance



<p><b>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</b></p>	<p>I am concerned that nuisance will be caused because of the level of sound, both of music and raised human voices and more visitors and vehicles.</p> <p>My concerns are that there will be loud music and people having taken alcohol will become loud and disruptive especially if drinking all day, or indeed for limited hours.</p> <p>The public footpath above these premises is enjoyed by many, both visitors and local residents, because of the beautiful sound of continuous birdsong as well as the peace and views of The Sound. Many enjoy sitting on the benches on the footpath, one of which is directly above St Anne's House. I fear this simple but valuable pleasure will be removed if this licence is granted.</p> <p>When there have been events at St Anne's House in the past the music level has been excessive and disruptive to the enjoyment of my own courtyard and others and to the gardens on the Stamford estate. I read that doors and windows are to be closed when music is playing and speakers turned away from our estate and no music to be played outside. I think it be very difficult to implement and adhered to this clause, especially in warmer weather and that therefore the sound levels will be unacceptable and the enjoyment of living here will be severely impacted upon.</p>
<p><b>Is there any reason why you do not want your personal details to be passed on to the premises licence holder:</b></p>	
<p><b>Number of documents in support of your representation uploaded:</b></p>	0
<p><b>Declaration</b></p>	
<p><b>By submitting this form I declare that I have read the representation guidance notes and agree that a copy of my representation will be given to the licence premis owner:</b></p>	
<p><b>I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises licence holder.</b></p>	
<p><b>Signed:</b></p>	
<p><b>Date:</b></p>	

# LICENSING REPRESENTATION



**Case reference: FS-Case-339750504**

Premises	
<b>Name of the premises:</b>	St Annes House
<b>With regard to the following application I want to:</b>	Object
<b>Premises address:</b>	St Annes House Jennycliff Lane, Plymouth, Devon, PL9 9SN
Representation	
<b>In what capacity are you applying:</b>	Any other person

div>

<b>Name:</b>	
<b>Telephone number:</b>	
<b>Mobile number:</b>	
<b>Email address:</b>	
<b>Address:</b>	
Representation details	
<b>Which of the following Licensing Objectives is this representation relevant to:</b>	A. The prevention of crime and disorder, C. The prevention of public nuisance



<p><b>Please explain the likely effect the granting of the application would have on the promotion of the above Licensing Objectives:</b></p>	<p>Activities- Times requested We question the length of the opening hours from 10:00 to 23:00 and 7 days a week in that that is excessive for a property rental, these are Public house opening hours and not that of a house rental property. Why is there a need for FOUR bars in such a small area and property. We feel that the selling of alcohol for consumption OFF the premises will enable any persons able to drink within the external grounds and create a noise nuisance to neighbours and litter in general resulting in it being disposed of by those leaving the property in the lanes/roads and public car park nearby.</p> <p>General Re: no music to be played outside hotel 1, as far as we are aware the property is not an hotel but being run as a holiday rental property and wedding venue. as far as we are aware no application has been made to date for change of use to hotel. 2, despite no music being played outside the property on warm summer days and evenings we are sure that the SINGLE GLAZED windows will be opened and therefore create a public nuisance.</p> <p>The prevention of public nuisance From past experience with regard the items mentioned herein we do not feel any of the points mentioned will be adhered to. We feel that a public noise nuisance will arise from retail off sales customers partying in public areas and the private grounds of Stamford Close which are adjacent to St Annes House</p>
<p><b>Is there any reason why you do not want your personal details to be passed on to the premises licence holder:</b></p>	
<p><b>Provide reasons:</b></p>	
<p><b>Number of documents in support of your representation uploaded:</b></p>	0
<p><b>Declaration</b></p>	
<p><b>By submitting this form I declare that I have read the representation guidance notes and agree that a copy of my representation will be given to the licence premis owner:</b></p>	
<p><b>I confirm I have read the representation guidance notes and agree that a copy of my representation will be given to the premises licence holder.</b></p>	
<p><b>Signed:</b></p>	
<p><b>Date:</b></p>	

Office of the Director of Public Health Licensing  
Plymouth City Council  
Windsor House  
PLYMOUTH  
PL6 5UF

21 May 2021 UPDATED 4 June 2021

Dear Sir / Madam

Re: Open Application 081692

I wish to object strongly to the applicant/s at St Anne's House, Jennycliff Lane, Plymouth, PL9 9SN being granted a license to sell alcohol on or off the premises.

My objections are based on the following issues:

- Good Citizenship and the Protection of children from harm
- Residential Area
- Prevention of Public Nuisance and the Prevention of crime and disorder
- Animal Welfare
- Public Safety
- Permitted Activities

Good Citizenship and the Protection of children from harm

Mr Stoneman and associates (now known as Anchor Court (Plymouth) Ltd) have shown little respect and total disregard for rules and regulations to date. As a result Plymouth City Council has issued a Stop Notice. I believe granting a license to sell alcohol will just exacerbate all the current existing problems being experienced by both Plymouth City Council and local residents. As such and with the location of St Anne's House being secluded children are at a higher risk of harm due to alcohol being consumed, being close to swimming pool and when exiting the premises.

He / They have proved beyond any shadow of doubt with their previous dealings with Plymouth City Council that they consider themselves above the rules and regulations and if granted a license to serve alcohol would be catastrophic.

### Residential Area

St Anne's House is located on the edge of Plymouth and close by a rural residential estate. It is an area of natural beauty situated close to the sea with an abundance of wildlife such as birds, squirrels, pheasants and farm animals (sheep / cows graze in the fields opposite). Also, St Anne's House itself supports geese, chickens, a donkey and alpacas. When sitting in my garden it is a lovely quiet area only interspersed by the sounds of the natural wildlife.

### Prevention of Public Nuisance and the prevention of crime and disorder

Noise Pollution has been a huge problem to locals when St Anne's House have hosted events and music is played at extremely high volume and for hours on end. Along with raucous screams, loud partygoers and fireworks going off at all hours. An alcohol license will just make matters worse. It just is not a compatible fit in this area.

I suffer from migraines and was in bed trying to sleep and even with all my windows and doors closed all I could hear was the deep boom of the speakers. I rang and left a voicemail on Plymouth City Councils Planning Permission phone.

Animal Welfare is also a consideration here by unexpected fireworks going off at all hours. I know my dog gets distressed so I wonder how the resident pets at St Anne's House cope. Only last night Saturday May 22nd they set off fireworks at 2140h.

Public Safety is also a huge consideration as pedestrians or cars leaving St Anne's House come onto a dark, one-way narrow road with no pavement. I live on a private estate with no public thoroughfare but people leaving St Anne's use it as a short cut. I have seen drivers risking an accident by turning left onto what would be oncoming traffic to avoid driving round the one-way system. This is a risk to themselves especially if they have been consuming alcohol but also to others especially children.

Parking even without the existence of events at St Anne's House is a problem so would also be issue that does not appear to have addressed.

### Permitted Activities

I totally object to the Boxing / Wrestling – Mr Stoneman is I believe involved in these activities within a club setting and I see no reason why it should be held at St Anne's House. Again, along with the other activities cited it comes back to any regard to the bullet points above eg good citizenship and regard for local residents (and animals), noise pollution, or public safety.

St Anne's House is fast becoming a blot on the landscape rather than the Grade II listed building it is. It should be enhancing the location not destroying a lovely quiet idyll we enjoyed until recently and are currently enjoying while the stop notice is in place.

Surely St Anne's House should remain residential status and not be allowed to be granted business status. Also, on a final note St Anne's House is up for sale so why are the current owners pursuing all these permissions from Plymouth City Council?

I respectfully request this application is denied. As I live very close to St Anne's House and live alone I respectfully ask that my personal details are redacted as I do not wish to live in fear of any retaliation from the applicants should their request be denied.

**From:****Sent:** 20 May 2021 14:43**To:** Licensing <licensin@plymouth.gov.uk>**Subject:** Premises application 081692

Premises application 081692

With reference to the application from St Anne's House for a Premises licence, I object to the granting of this application on the following grounds:

- 1) the noise from the music will be a disturbance not only to neighbouring properties in Stamford Close and Lalebrick road and area but due to its situation, the sound will travel further.
- 2) The premises have no car parking to speak of. Jennycliff car park is for the benefit of all Plymouth residents and gets full enough without it being used as a car park for an entertainment venue.
- 3) It is clear from observing what has been done at the venue in the past that the owner does things first and assumes permission, without dealing with issues in the proper way. This does not seem to be a responsible attitude.
- 4) Crowds of people coming to a quiet area would play havoc with not only parking but traffic volumes.
- 3) Granting the right to sell alcohol is likely to lead to noise, rowdy behaviour and disturbance to the neighbouring community, where there is a high proportion of children.

Please bear these points in mind. Many locals do not support this application.

From:  
Date: Wed, 2 Jun 2021, 11:41  
Subject: St Annes House licence  
To:

Good morning

I am writing to voice my concerns over the proposal by Mr Neal Stoneman at St Annes House regarding the request for an alcohol licence.

Mr Stoneman currently has permission for AirBnB and as a wedding venue which is restricted to a maximum of 30 guests within the house. My concerns are as below:

His frequent breaches of current planning that has resulted in enforcement action. The gentleman is given an inch and takes a mile.

Noted that the application includes no music outside of the property, but he is planning to hold other events which do not involve music? Is this covered.

The lack of parking and one way system. The venue is situated half way up a one way lane at national speed limit. Numerous times cars have exited the property and travelled in the wrong direction.

General issues. The property is in a residential area, there is an estate in very close proximity, due the location and wind direction any noise including talking can be heard quite clearly from a number of properties. I live a short distance away and have on occasion had the need to close my windows and put a fan on in order to sleep on hot nights.

Mr Stoneman has lovely animals on the property. I have concern for their wellbeing.

If the licence is to cover the sale of alcohol inside of the property (not including the pool area), and not permitted outside as per his current approved planning application this is acceptable, however, in the past the pool area has been used well into the early hours of the morning.

Kind regards

# LICENSING REPRESENTATION FORM

If you wish to make a representation against or in support of any licensing application, please read the guidance note '[How to make a licensing representation](#)' prior to completing this form.

Please note that a full copy of your representation will be sent to the applicant at any hearing of this matter.

## Section 1: Licence application details

☐ **X** I wish to object to the following application

☐ I wish to support the following application

Name of applicant (if known) Anchor Court  
(Plymouth) Limited

Premises name and address St Anne's House,  
Jennycliff Lane, Plymouth, Devon,

Postcode PL9 9SN

Which type of application you wish to make your representation about?

- ☐ **X** Application for a new premises licence
- ☐ Application to vary a premise licence
- ☐ Application for a review of a premises licence

## Section 2: Your personal details

If you are acting as a representative, please go to Section 3

Title ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other (please state)

Surname

Forenames

Address

Postcode

Email

Telephone

You must provide your full residential address (or business address if you are objecting from a business)

## Section 3: Representative details

If you represent residents or businesses please complete the details below

Name of representative/organisation

Address

Postcode

I am

☐ Representative of residents association

☐ Representative of trade/business association

☐ Ward Councillor

☐ Other (please specify)

☐ MP

#### Section 4: Reason(s) for representation

Under the Licensing Act 2003, for a representation to be relevant it must set out the **likely effect** of granting the application on the promotion of the four licensing objectives. Any representations that are considered to be frivolous or vexatious will not be accepted.

It is important that you set out any personal experiences as these will be considered as relevant.

Please fill in the reason(s) for your representation in the space provided under each Licensing Objective it relates to. You need to give as much detail as possible so that the Licensing Authority can assess the relevance of your representation. Please attach any supporting documents/further pages as necessary, numbering all additional pages. Try to be as specific as possible and give examples such as "I February, I could hear loud music from the premises between 10pm and 1am. I am concerned that if the premises opens until 2am that this will cause a nuisance to me and other residents in the street and will affect my sleep."

#### NOTE:

I. My objection is not to the granting of an alcohol licence contained within the house but rather the impact of off sales and the supplementary extension in relation to music events which the alcohol license seems to provide a passport for:

...Whether a licence is needed for music entertainment will depend on the circumstances. A licence is not required to stage a performance of live music, or the playing of recorded music if:

- it takes place between 8AM and 11PM; and
- it takes place at an alcohol on-licensed premises; and
- the audience is no more than 500 people

You also don't need a licence:

- to put on unamplified live music at any place between the same hours; or
- to put on amplified live music at a workplace between the same hours and provided the audience is no more than 500 people.....



**The prevention of crime and disorder**

For example evidence of anti-social behaviour, police incidents

- The use of this property for outdoor events would be against previously considered planning decisions. The property has been granted conditional permission to change use to a wedding venue and hotel/holiday accommodation (application reference 20/00418/FUL) but restricted to events being contained in the house with windows/door closed and limited to 30 guests at an event with a maximum of 28 events per year. Applications to hold events in the gardens and to use marquees have previously been refused by the Council. The license application would appear to be for every day of the year 10am to 11pm contrary to the previous permission.
  - The locality is already well served by establishments selling alcohol. To add a further venue could lead to public disorder. Within the walking vicinity to St Annes House we already have the following licensed establishments: The Mount Batten Hotel, The Bridge, The Clovelley Inn, The Boringdon Arms, The Royal Oak and the Victoria Inn. A further establishment could lead to oversaturation and a potential risk of increased crime and disorder within the locality.
  - There are already issues at night with cars racing in the lane outside this property and congregating in Jennycliff car park. In my opinion, the potential additional traffic leaving this venue after 11pm could exacerbate this disorder.
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**Public safety**

For example alterations to the premises, capacity limits

- I believe that if a license is granted, under the Music Act, there is an automatic entitlement for the venue to host live or recorded music. Due to the location of this property and the close proximity of residential housing (as detailed on the plan attached to the application – 31 is a residential house), I feel that the noise associated with such events could cause distress – especially for any events held outside in the grounds of the property. This could lead to poor sleep and adverse mental health for residents. It has been noted that the application is for use 7 days a week between the hours of 10am and 11pm. There are a number of elderly residents in the area and also shift workers who may suffer in particular.
  - This property is grade II listed and I do not believe that the outlined use is complimentary to this building. I have no objection to retail of alcohol within the house but alterations would undoubtedly be applied for e.g. use of a marquee to cater for any outside events (which the Council has already ruled against).
  - The approach to this property is via a narrow one way lane. Additional traffic for deliveries would cause concern for those walking the lane as there is no walkway. Already, cars often have to stop or drive very close to pedestrians danger increases if there are pushchairs or wheelchairs used (which there often is).
  - This property is situated on a one way lane with no public lighting or walkway. Already, some drivers visiting the area choose to take a shortcut and drive the wrong way down this lane to save time and distance. When this happens, it is a danger to other road users including pedestrians. Events at this establishment could lead to an increase in inappropriate road use. Whilst this a matter for the police to enforce, it will add additional burden to the local policing structure.
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- There is no immediate public transport and access to bus routes will either cause nuisance by people walking through a private residential estate or by walking along a public road with no walkway or lighting.
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### **The prevention of public nuisance**

For example noise disturbance, littering

- Due to the location of this property and the close proximity of residential housing, I feel that the potential noise could cause public nuisance. Prevailing winds will carry and extenuate noise levels. Recent events held at this address have previously caused unacceptable noise levels which is not in keeping with the serenity of this greenbelt area at Jennycliff.
  - Events and celebrations could cause disturbance to neighbouring properties and disrupt and possibly endanger domestic and local wildlife. Testing for use of a sound system for an outdoor event in aid of St Lukes Hospice resulted in me telephoning the Council regarding the noise level and subsequently visiting the property to request that the sound be turned down. The noise level was amplified by the prevailing wind and despite having doors and windows closed, my mother was becoming increasingly distressed. I was also working in the house but found the noise very distracting and it was hard to concentrate.
  - There is insufficient parking at the site which will lead to users parking in the surrounding residential areas (the neighbour estate is a private estate) and also at the public car park at Jennycliff which will adversely affect the ability people visiting Jennycliff to park in the vicinity and will lead to a council car park supplementing the income of a private business whilst denying the public of Plymouth the opportunity to park and enjoy the area. There is no immediate public transport and access to bus routes will either cause nuisance by people walking through a private residential estate or walking along a public road with no walkway or lighting.
  - Off sales could lead to increased littering and anti social behavior in the locality especially on the grassland at Jennycliff and could be a danger to wildlife.
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### **The protection of children from harm**

For example underage sales, exposure to certain performances

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I \_\_\_\_\_, hereby declare that all information I have submitted is true

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and correct.

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**Please note:**

If you do not want your personal details to be released then you will need to provide good reason for this information to be withheld, for example the fear of intimidation or violence.

***Please send the completed form to***

Licensing Department

Windsor House

Plymouth. PL6 5UF

T: 01752 668000

E: [licensing@plymouth.gov.uk](mailto:licensing@plymouth.gov.uk)

**From:****Sent:** 24 May 2021 17:59**To:** Licensing <licensin@plymouth.gov.uk>**Subject:** Application for Licensing of Alcohol & Music at St Anne's House, PL9 9SN - Opposing

Appendix 13

24 May 2021

Dear Sir/Madam,

I would like to make a submission to oppose the application for the licensing of alcohol at St Anne's House, Jennycliff Lane, Plymouth, PL9 9SN and the holding of regulated Entertainment (which includes live performance and recorded sound from 10.00 until 23.00 Mon/Tues/Weds/Thurs/Fri/Sat/Sun) made by Neal Stoneman and Shannon Stevens on 27/04/21.

My reasons for this are as follows:-

The Stamford Close housing estate is closely located to St Anne's House and it's residents have already been detrimentally affected on a number of occasions by events with loud music being held at the property. This has already contributed to a decline in the mental health of a nearby resident and should this be allowed to happen on a more regular basis will only exacerbate further that decline.

Jennycliff is a beautiful and peaceful area and has many daily visitors who come to to enjoy the tranquility, scenery and wildlife around it and the addition of loud music would spoil this and is likely to affect the animals that reside within it such as pheasants, badgers, birds, deer and foxes. There are also a number of animals kept in the grounds of St Anne's House which could be affected by the noise as well.

There is extremely limited parking on site at St Anne's House which means those visiting will need to find parking elsewhere which is already difficult for the residents and visitors. The likelihood is that they will be forced to use either the public car park at Jennycliff which is in constant use and already very busy or park in the nearby Stamford Close housing estate which is a private estate.

There are currently a high number of nearby premises where people can drink alcohol and hear live and recorded music within the surrounding area including the Mount Batten, The Bridge, The Boringdon Arms, The Clovelly Inn, The Royal Oak and the Victoria Inn and these are all only a few minutes drive from one another.

There has in the past been some antisocial behaviour and noise issues experienced at some of these establishments and having alcohol served at St Anne's House will only increase the chances of more frequent instances that are often related to consumption of alcohol which again will have a serious detrimental affect on the nearby residents (a high proportion of which are elderly).

For these reasons I ask that the licensing application be declined.

Yours Sincerely