

CITY OF PLYMOUTH

Subject: Prezzo, Units 16 & 17 Mills Bakery, Royal William Yard, Plymouth
Grant of Premises Licence

Committee: Licensing Sub Committee (Miscellaneous)

Date: 2 November 2010

Cabinet Member: Councillor Michael Leaves

CMT Member: Director for Community Services

Author: Peter Clemens

Contact: Tel: 01752 305465
e-mail: licensing@plymouth.gov.uk

Ref: ERS/LIC/PREM

Part: I

Executive Summary:

An application has been received from Glovers Solicitors on behalf of Prezzo PLC in respect of Prezzo, Units 16 & 17 Mills Bakery, Royal William Yard, Plymouth for the Grant of a premises licence under Section 17 of the Licensing Act 2003.

Corporate Plan 2010- 2013:

This report links to the delivery of the corporate improvement priorities. In particular:

1. Informing and involving residents.
 2. Improving culture and leisure activities.
-

Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land

Not applicable.

Other Implications: eg. Section 17 - Community Safety, Health and Safety, Equalities Impact Assessment etc.

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.

Recommendations and Reasons for recommended action:

That Members consider this report.

Alternative options considered and reasons for recommended action:

None.

Background papers:

Application.
Licensing Act 2003.
Guidance issued under Section 182 Licensing Act 2003.
Council's Licensing Policy.

Sign off:

| | | | | | | | | | | | |
|------------------------|--|-------------|--|------------|--|------------|--|------------|--|--------------------|--|
| Head of Fin | | Head of Leg | | Head of HR | | Head of AM | | Head of IT | | Head of Strat Proc | |
| Originating CMF Member | | | | | | | | | | | |

1.0 BACKGROUND

1.1 On the 9th September 2010 the licensing department received an application from Glovers Solicitors LLP on behalf of Prezzo PLC for the Grant of a Premises Licence under Section 17 of the Licensing Act 2003 in respect of Prezzo situated at Units 16 & 17 Mills Bakery, Royal William Yard, Plymouth.

1.2 Grant application.

Prezzo is an Italian food style restaurant operation in the mid-market restaurant sector. The sale of hot and cold food and drink is readily available by waiter / waitress service only throughout the day.

1.3 Licensable Activities.

The following licensable activities and timings have been requested:

| | |
|---|----------------------|
| <u>(F) Recorded Music (Indoors)</u> | |
| Hours | |
| Mon to Sat | 11.00hrs to Midnight |
| Sun | 11.00hrs to 23.00hrs |
| <u>(L) Late Night Refreshment (Indoors and Outdoors)</u> | |
| Hours | |
| Mon to Sat | 23.00hrs to Midnight |
| <u>(M) Supply of Alcohol for Consumption ON the Premises</u> | |
| Hours | |
| Mon to Sat | 11.00hrs to 23.30hrs |
| Sun | 11.00hrs to 22.30hrs |
| <u>(O) Hours Premises are Open to the Public</u> | |
| Hours | |
| Mon to Sat | 11.00hrs to Midnight |
| Sun | 11.00hrs to 23.00hrs |

1.4 Representations have been received in respect of this application.

1.5 Cumulative Impact Policy

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

2.0 RESPONSIBLE AUTHORITIES

2.1 Environmental Health – have made representation under the Public Safety and Prevention of Public Nuisance objectives (Appendix 1)

2.2 *Devon & Cornwall Constabulary* – 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.

3.0 INTERESTED PARTIES

12 - letters of representation have been received from residents living within the vicinity of the premises (Appendices 2 – 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.

In making its decision the Committee is also obliged to have regard to the guidance issued under section 182 of the Licensing Act 2003 and the Council's own Licensing Policy and the representations (including supporting information) presented by all the parties.

The Committee must take such of the following steps as it considers necessary 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 necessary in order to promote the licensing objectives.

Memorandum

From: Head of Environmental Regulation Service
To: HEAD OF LICENSING SECTION
FAO: PETE CLEMENS
Date: 11th October 2010
Our Ref: EH.RMO.PREZZO4
Investigating Officer: Rhodri Morgan
Extn: 4851



LICENSING ACT 2003
ENVIRONMENTAL HEALTH REPRESENTATION

Premises: Prezzo

Name of Licensee: Prezzo Plc

Type of Application: Late Night Refreshment/Alcohol (On/Off/Both)/Entertainment Licence

Report Prepared By: Rhodri Morgan

Recommendations

1. ~~That this department has no comments regarding the Application.~~
2. This department would like to make the following representation;

LICENSING ACT 2003
ENVIRONMENTAL HEALTH REPRESENTATION
Schedule Ref: EH.RMO.PREZZO

Name: Prezzo

Address: Unit 16 & 17 Mills Bakery, Royal William Yard, Plymouth

Report By: Rhodri Morgan

Date of Inspection: N/A

1. This Department recommends refusal of recorded music
2. This Department recommends refusal of late night refreshment outdoors.

The Text in bold are the conditions that this department will be putting before committee to be included in your operating schedule.

The text in italics is for your information.

Public Safety

Sanitary Facilities

1. **The premises shall conform to British Standard 6465 - Part 1: Code of Practice for the design of sanitary facilities and scales of provision of sanitary and associated appliances.** The standards must be met for any new build, conversion or large-scale extension. Improvements to the available provision should be considered during any refurbishments or alterations to meet table 10. Facilities should not be reduced.

Public Nuisance

1. **The use of any outside areas must be restricted after 21:00hrs or Dusk (whichever is the sooner) except for use as a designated smoking area only.**

(Patrons should not be permitted to drink or consume food outside after 21:00hrs or dusk, music will not be played and any additional activities which may promote noise or noisy activity should be restricted. Where possible, patrons should be requested to be quiet after this time in order to prevent unreasonable noise interference on residential properties.)

2. **The designated outside smoking area shall not be used by patrons after 21.00 hrs for the purpose of an external drinking area. This area must be supervised by staff to ensure patrons do not congregate. Staff must ensure that patrons disperse back into the venue after smoking to prevent disturbance to neighbouring residential accommodation.**

3. **Suitable signage will be positioned at exits to request the co-operation of patrons, in particular to make as little noise as possible when leaving the premises.**
4. **Patrons will be asked not to stand around talking in the street outside the premises and asked to leave the vicinity quickly and quietly.**
5. **A specific taxi operator has been nominated for staff and customers use. The company's telephone number is advertised to customers. The operator, and all drivers, are aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines idling unnecessarily. In addition, staff will leave as quietly as possible, particularly at night and early in the morning.**
(This will help prevent disturbance to local residents from comings and goings from your premises)
6. **The handling of beer kegs, bottles and other similar items will not take place in the late evening, at night and during the early morning, when the noise generated could cause a nuisance particularly outside buildings.**
(To limit the likelihood of noise nuisance)
7. **Noise from Plant and Machinery**
Provision of mechanical ventilation and air conditioning systems will not allow noise breakout from the premises or cause a nuisance by its operation.
8. **Control of odour**
Ventilation equipment will be regularly cleaned and maintained to control the levels of odour generated by the premises.

Licensing Act 2003
Supporting Information for Committee Hearing following the Environmental
Regulation Service Representation

Premises Name:

This department has made representation based on the following information.

The proximity of these premises to residential properties gives this authority cause for concern in respect of the potential for noise nuisance that may affect local residents in the use and enjoyment of their properties.

It is this authority's opinion that recorded music be refused. A condition outlined in the applicant's operating schedule puts forward a stipulation of background music only. This contradicts the need for recorded music and deems it unnecessary as background music is not a licensable activity.

It is this authority's opinion that late night refreshment outdoors be refused due to the proximity of nearby residential properties and the potential adverse effect that outdoor activities may have on local residents, particularly at night.

The conditions submitted above are ones which in this authority's opinion are reasonable to control the potential public nuisance issues arising from the premises.

Flat Royal William Yard, Plymouth PL1

Tel: 01752

Mob:

Email:

21st September 2010

Mr Peter Clemens
Plymouth City Council
Licensing Section
Civic Centre
Plymouth
PL1 2AA

Dear Mr Clemens

Ref: Application for Opening and Licensing Hours for
Prezzo Restaurant, Mills Bakery, Royal William Yard, Plymouth

We wish to object to the above application.

With the Seco Lounge bar already opened and causing considerable problems to us, as our home is above the Seco Lounge, problems which include level of noise, smoke invasion into our home and length of hours of opening, we object to the length of hours of operation of the Prezzo restaurant. We do not object in principle to there being another restaurant so close to the one already open, which is in fact more of a bar which serves food, but the outside tables at Seco cause us and other residents considerable loss of amenity, which will be made worse by the requested opening hours by Prezzo and also the outside tables.

As the proposed hours of opening would be until midnight Monday to Friday and until 11.00pm on Sunday the premises would affect us and other residents for an hour longer than permitted licensing/opening hours. Patrons of Seco Lounge already linger until 1.00am and beyond during evenings of clement weather and even on wet days it takes a considerable time to clear the premises and loud talking, banging of car and taxi doors and general high spirits wake us. This problem is compounded by the clattering of kitchen waste trolleys being wheeled through the premises tables, even with patrons eating, & over the granite block dock-side at different times during

the day and also at very late and very early hours as the doors open at between 6.00am and 7.45am depending on the day of the week and if everything has been cleared before closing the night before.

Clearing of tables, dragging of metal chairs and tables across the granites and the internal cleaning of the premises after closing time means there is activity such as banging of tables and chairs below our home almost 21 hours out of every 24 hour period. For example, this morning opening of the doors below at 4.34am and then noise of closing again about an hour later, then opening of the premises again an hour or two afterwards.

Due to the whole area being one of hard surface landscaping any noise at night is amplified, and noise is also exaggerated across water and there is no soft landscape to muffle the noise. With the proposed hours we and other residents will be affected even worse than we are at present, and there will be more than double the number of patrons coming and going. Making our way between crowded tables of inebriated patrons after returning from the theatre for example, on the way to the residential entrance to the property which is accessed through a tunnelled entry, can be quite a disturbing experience.

The area as we understand it is a conservation area and therefore nothing like a city centre, and if we were living in the city centre we would expect more commercial premises to be open in the evening, however, the Royal William Yard, and all the surrounding Stonehouse area is residential and has a village atmosphere. Many generations of local families have lived close to the William Yard and continue to do so, and we as more recent residents want to retain the family atmosphere of the surroundings and purposefully chose the William Yard as it was a residential area and not a city centre.

Car parking is another inconvenience. This is very limited and often the residents have difficulty finding somewhere to park as Seco Lounge patrons and also the 24 hour businesses occupying part of the Mills Bakery premises take a large proportion of the space available for cars. This will become much worse when Prezzo opens with the requested long licensing hours.

Yours sincerely

From:
Sent: 22 September 2010 16:30
To: Licensing (DEVELOPMENT)
Subject: Website Query

FAO Pete Clemens.

Dear Mr . Clemens , as the owners of no [redacted] , Royal William Yard i notice that an application is currently in the system for a Prezzo bar / restaurant . We would like to raise an objection as the current noise / nuisance from the Seco Lounge is not at all acceptable and the prospect of yet another licenced premises will cause further problems. When we purchased our apartment we were informed that we would be in a mixed residential / office environment and never envisaged that we were to be the centre of the pub and restaurant trade. Please can you confirm receipt and indicate the anticipated opening hours.

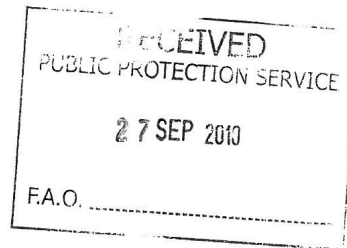
Regards,

30/09/2010

Flat

Royal William Yard
Stonehouse
Plymouth
PL1Licensing team dept of community services
Plymouth City Council
Floor 6
Civic Centre
Plymouth
PL12 2AA22nd September 2010

Dear Sir / Madame



Reference: Application for opening and licensing hours of Prezzo restaurant and bar in Mills Bakery, Royal William Yard.

We would like to object to the proposed licensing hours of the Prezzo restaurant.

We were personally shocked that the licensing hours were even longer than the seco lounge (opening until 2400 Monday to Friday and until 2300 hours on Sunday), which we are experiencing noise and disturbance with. This would make our noise and disturbance situation even worse.

We would like to see the hours decreased. Especially outside to no drinking or eating outside the apartments after 1030pm. And not after 930 pm on Sunday.

The indoor bar hours are also too long. The indoor bar should be closed at 11pm. We experience noise from the seco lounge until the early hours of the morning. And then staff after hours drinking / eating. Then they have cleaners through the night 3am to 7am and then preparations for opening up at 7am.

When we have children staying we cant get them to bed, we end up having to try to sleep and not being able to until the employees finish.

Even though the licence of the seco lounge outside is until 11pm , we get people smoking and talking outside at all hours. Because the bar is still open until the early hours.

We purchased in the Royal William Yard as a Residential development and did not expect late night / early hours bars and restaurants with the inherent noise and disturbance that have already been giving and we have been experiencing.

The old historic granite buildings are not sound proof inside through the floors or with the single pane listed windows, so you can hear, music, scrapping of chairs and tables, banging of chairs on top

of tables, people talking and drinking outside, people smoking and talking outside, employee making noise on routine chores, noise from cleaning, deliveries, quiz nights, also any noise outside echo's around the royal william yard at night.

Car Parking has also been a major issue, there just is not enough parking for residents and the customers of the seco lounge, where are the Prezzo customers going to park?

My apartment is currently above the recently opened seco lounge, and I have made numerous complaints to the developers / landlord of the royal william yard, the managers of the bar, planning department in the council and the licensing department in the council. I have now been told I need to address the noise and disturbance from the bar with the environmental health department.

The issues with noise and disturbance we have and are experiencing with Seco Lounge at present, these issues we do not want to see in another establishment. This is bad enough but would be extenuated with longer drinking hours.

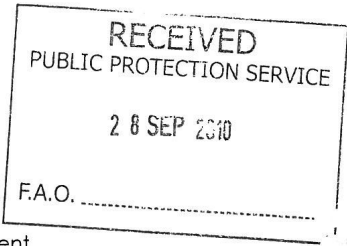
We think it is important t to highlight the issues we have at present with the Seco Lounge that would be extenuated and worse with increased licensing hours at the Prezzo restuarent. Which would be next door.

- Noise from employees of Seco Lounge -scrapping of furniture / tables, moving furniture / tables dragging, banging chairs on top of tables / and upside down until early hours ie 130am starts again 6am.
- Customers of the bar drinking outside the boundaries of the licensed premises. On sunny days drinking and eating along quayside. Employees and customers alike.
- Noise from so called back ground music from the Seco Lounge audible in apartment
- Customers of the bar, Drinking and sitting outside past 11pm.
- Employees from the bar having no consideration for residents with regards to noise and disturbance.
- Smoke from groups of Seco Lounge customers smoking beneath our balcony and double doors.
- Anti social behaviour at the end of the night. We have had several instances of large groups with anti social behaviour at the end of night.
- Noise from cleaners in the middle of the night between 3am and 6am.
- No parking during the evening.

We thank you in advanced for consideration to the Residents of the Mills Bakery when reviewing this licence and further commercial business in the Royal William Yard.

Yours Sincerely

Apartment .



Mr P Clemens
Licensing Department
Floor 6
Civic Centre
Plymouth
PL1 2AA

Royal William Yard
Plymouth
PL1
01752

Dear Mr Clemens

Ref: Application for Opening and Licensing Hours for Prezzo restaurant in Mills Bakery.

We are writing to raise our concerns regarding the above application. The proposed site for the Prezzo restaurant will be below our apartment at Mills Bakery.

We do not entirely oppose there being a restaurant in fact we welcome the further development of the Royal William Yard, an exciting scheme that we bought into two years ago.

However we would like to bring to your attention the potential problems we as residents believe we could experience.

There are two main issues, one being the level of noise at night especially if there is to be a seating area outside and late licensing, the other being that of the limited parking. These are already very real issues for some residents of Mills Bakery with the establishment of the Seco Lounge.

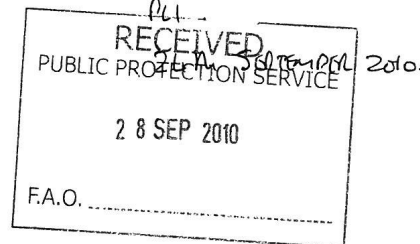
We would ask that in granting any licensing application for Prezzo these concerns are raised and consideration is given to the residents. We believe that a license allowing drinking after 10.30pm outside the premises on any night would be unacceptable and we object to any such application.

Yours Sincerely



REF. APPLICATION FOR OPENING +
 LICENSING HOURS - PREZZO
 RESTAURANT, MILLS BAILEY
 ROTAL WILLIAM TARD

ROYAL WILLIAM TARD
 PLYMOUTH, DEVON.



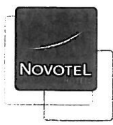
DEAR MR CLEMENS,

I AM WRITING TO REGISTER MY OBJECTION TO THE FURTHER DEVELOPMENT OF LICENSED PREMISES AT MILLS BAILEY, ROTAL WILLIAM TARD PLYMOUTH. AS A RESIDENT OF [REDACTED] FOR THE PAST 12 MONTHS I HAVE FIRST-HAND EXPERIENCE OF THE NOISE AND DISTURBANCE CAUSED BY THE 'SECO LOUNGE' BAR/RESTAURANT WHICH OPENS EARLY THIS YEAR IN MILLS BAILEY. THE CUSTOMERS AND STAFF OF SECO LOUNGE GENERATE THE FOLLOWING DISTURBANCE TO THE RESIDENTIAL AREAS OF MILLS BAILEY:

1. CUSTOMERS ENTERING AND LEAVING THE PREMISES DO SO WHILE MAKING A GREAT DEAL OF NOISE, SINGING AND SQUEALING AT THE TOP OF THEIR VOICE - USUALLY FUELED BY ALCOHOL, WITH NO THOUGHT OR CONSIDERATION TO RESIDENTS.
2. THE OUTSIDE TABLES ESPECIALLY, GENERATE A LOT OF NOISE WHICH IS A MAJOR DISTURBANCE TO RESIDENTS.
3. REFUSE BINS HAVE TO BE DRIVEN ACROSS THE STONE PAVEMENT VERY LATE AT NIGHT AGAIN PRODUCING SUFFICIENT NOISE TO DISTURB RESIDENTS AND INAPPROPRIATE HOURS.
4. CAR PARKING PROVISION IS WHOLLY INADEQUATE FOR SUCH A DEVELOPMENT - AT PRESENT RESIDENTS ARE FORCED TO PARK SOME CONSIDERABLE DISTANCE FROM THEIR HOMES BECAUSE OF THE INFUX OF CUSTOMERS.

ALL OF THE ABOVE WILL BE INCREASED SUBSTANTIALLY WITH THE DEVELOPMENT OF YET ANOTHER LICENSED PREMISES ON THE SITE.

ROYAL WILLIAM TARD IS A MIXED-USE DEVELOPMENT WHERE COMMERCIAL PREMISES, SUCH AS OFFICES AND ART GALLERIES MIX WELL TOGETHER. HOWEVER THESE COMMERCIAL



LICENSING HOURS - PIZZO RESTAURANT
MILLS BAICOR - ROYAL WILLIAM YARD

ROYAL WILLIAM YARD
PLYMOUTH, DEVON,
PL1

24th SEPTEMBER 2010

PREMISES CURRENTLY CLOSED AT A REASONABLE HOUR AND ARE STAFFED BY CONSIDERATE, SOBER PERSONNEL AND THE ARRANGEMENT WORKS WELL.

IN ADDITION, THE INFRASTRUCTURE/STRUCTURE OF THE BUILDING IS UNSUITABLE FOR ~~PREMISES~~ PREMISES BECAUSE THE SOUND INSULATION OFFERED BY THE SINGLE GLAZED WINDOWS IS WHOLLY INADEQUATE. EVEN ON THE TOP FLOOR IT IS NOT POSSIBLE TO SLEEP PROBABLY WITH THE WINDOWS CLOSED, DUE TO CUSTOMERS CONTINUING THEIR EVENING'S ENTERTAINMENT ON THE TERRACE AFTER THE EXISTING SECO LOUNGE HAS CLOSED.

ANY NEW DEVELOPMENT WILL SIGNIFICANTLY INCREASE LOSS OF AMENITY FOR RESIDENTS AND WILL COMPOUND ~~THE~~ EARLIER MISTAKE OF PERMITTING LICENCED PREMISES, OPEN UNTIL LATE IN THE EVENING, WITH OUTSIDE TABLES, TO OPERATE ON THIS SITE.

I WOULD YOU TO CONSIDER THE DISTURBING EFFECT THAT THIS PROPOSED DEVELOPMENT WILL HAVE ON THE QUALITY OF LIFE OF EXISTING RESIDENTS. DISTURBED SLEEP AND GENERAL DISRUPTION OF DAILY LIFE IN ALL THESE AREAS MENTIONED, WILL ONLY GET WORSE IF YET ANOTHER LICENCED PREMISE IS PERMITTED HERE.

SECO LOUNGE AND ITS OUTSIDE TABLES, LATE LEAVING GUESTS, HAS SHOWN THAT THIS TYPE OF BUSINESS IS INAPPROPRIATE FOR THIS AREA.

Sincerely

STONEHOUSE RESIDENTS ASSOCIATION

President:
Chairman:

Plymouth PL1
27th September 2010

Pete Clemens, Licensing Department, Floor 6
Plymouth City Council, Civic Centre, Armada Way
PLYMOUTH, PL1 2AA

Dear Sirs,

Prezzo: Units 16 & 17 Mills Bakery, Royal William Yard, Plymouth: **Open Application 024271**

This letter is in response to the above numbered application for

| | | | |
|---|---------|----------|----------------------------------|
| F. Playing of recorded music (Indoors) | | | |
| Monday to Saturday | 11:00am | Midnight | |
| Sunday | 11:00am | 11:00pm | |
| L. Late night refreshment (Indoors & Outdoors) | | | |
| Monday to Saturday | 11:00pm | Midnight | |
| Sunday | 11:00pm | 11:00pm | |
| M. The sale by retail of alcohol for consumption ON the premises only | | | |
| Monday to Saturday | 11:00am | 11:30pm | |
| Sunday | 11:00am | 10:30pm | at the premises specified above. |

Under its Constitution, the Stonehouse Residents Association has since 1973 represented the entire population of the Stonehouse Peninsula, and it has more than 100 paid up members. I am writing on the instruction of its Committee to make the following points.

Firstly, we are very much in support of appropriate development in Royal William Yard which would bring life and economic activity to the area.

Secondly, we support the application by Prezzo in general terms.

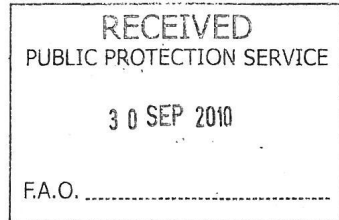
Thirdly, we consider that the requested hours for music and sale and consumption of refreshments and alcohol are too long in the evenings, bearing in mind the proximity of residential properties in the same block, and the possibility of an ongoing public nuisance and even of altercations risking breaching of the peace in the area.

In the interests of avoiding public nuisance, and possibly crime and disorder, we therefore object to the requested hours, and consider that 11pm is a reasonable and practical alternative time limit for each of the requested activities, seven days per week, with a further 15 minutes "drinking-up time".

I look forward to your acknowledgement of this representation and to your full reply in due course, giving the outcome of the application.

Thank you and yours faithfully,

Stonehouse Residents Association)



Royal William Yard

Stonehouse

Plymouth

PL1

30th Sept 2010

Re:- Prezzo licensing application
Units 16/17 Mills Bakery

Dear Sir,

As a resident of Mills Bakery, living above the Secco lounge, I must object to Prezzo being any license which exceeds any hours which have already been granted to Secco. Midnight closing already creates a noise problem of Taxis and shouting on Friday and Saturday. Another similar unit licensed to 12.30 or more would create an intolerable

situation for residents.

Urban Splash talks of the Royal William Yard as "the New Barbican" & sincerely hope this does not come to pass as weekend evenings of drinks, vomit and Police Sirens would not help the ambience of an area which is one of Plymouth's Gems. That is why on retirement I chose to live here not the Barbican.

Hoping you will have an enlightened attitude to the concerns of the many new residents to Plymouth who have made this area their home.

Thanking You,

RECEIVED
PUBLIC PROTECTION SERVICE
07 OCT 2010
F.A.O.

Flat
Royal William Yard
Plymouth
PL1 3
5th October 2010

Dear Mr Clemens

Prezzo Restaurant – Royal William Yard

We are written to oppose the proposed opening hours of the Prezzo restaurant. As this restaurant is to be sited within a residential area the proposed opening hours are not acceptable.

We believe that it is quite reasonable to be licensed up to 11.00 but **strongly object** to any time thereafter. If the extended hours are granted it will cause great distress to residents by way of noise and antisocial behaviour.

We request that this is reviewed.

Yours sincerely

Pete Clemens, Licensing Dept, Floor 6, Civic Centre, Plymouth, PL1 2AA

Units 16 & 17 Mills Bakery: Application number 024271 for "Prezzo"

5 October 2010

Mr Clemens

We are writing to express our concerns re the above licensing application.

Internal noise

1. Sound proofing to all flats on site is inadequate. And completely inadequate from the point of view of noise arising from a food retail outlet. Residents already cope with noise coming from Seco into hours that is unsociable for a mixed development. 11pm is supposed to be the latest that drinks are to be served at Seco. This now appears to be 12.30am – and beyond - on several evenings.
2. Internal noise of clearing up. This continues past two in the morning on some occasions. Cleaning inside at Seco then starts at around 4 o'clock in the morning.
3. Recorded music to be played at Prezzo until midnight, Monday to Saturday. This is far too late for a residential block. Music from Seco has in any case increased in volume over the period of its being here. We have concerns that with the addition of another restaurant will simply come additional noise.
4. The main lease for residents does not allow music of any sort beyond 11 at night coming from flats within the block. Why should a commercial development placed within a residential block not be subject to the same restriction? Again, according to the same lease, there is supposed to be no noise at all - to the annoyance of residents - AT ANY TIME

External noise/factors

1. The proposed licence application is for drinks to be served until midnight outside. This is totally unacceptable. It is too late when residents live in such close proximity to the premises. It is absurdly late for where residents are living directly over the premises in question. Seco noise (which has an earlier time for last drinks being ordered and consumed outside) is already considerable. This in turn generates late night noise from people leaving the premises.
2. Cut-off times do not get adhered to. We would also refer again to the terms with regard to noise contained within the main lease.
3. Smoking and drinking outside. This now regularly spills out from Seco's designated area into what are supposed to be residential areas. Smoking takes place regularly directly within and below what are supposed to be residential areas only. Drinking has also

spread into areas on site supposedly "off-limit" in terms of Seco's licence. Residents of Mills Bakery will, we fear, see their privacy subjected to even more intrusion from the new development

4. Light pollution arising from the fact that lights for Seco are on throughout the night. We would assurances that this would not be the case for the Prezzo development.

Security/door supervision

1. Our in-house security is currently being expected to monitor noise and behaviour at Seco. We residents pay for this service. This current expectation (an unreasonable one we feel) would simply be extended to the new outlet. Should such places not be expected to provide their own door supervision? Instances of socially unacceptable behaviour occurring at Seco have then been referred on to the internal security. Will this also be the case with Prezzo?
2. Prezzo is being advertised as being located within the Mills Bakery building. With entry into the building during the day and night? This has obvious implications for security to residents there and to the possibility of anti-social behaviour occurring within the building. Who will monitor this? And again where is the consideration in all this for residents here? Urban Splash themselves seem to have little - or none.

Parking

1. As per a long-standing agreement with Plymouth City Council there is supposed to be no parking whatsoever along the main thoroughfare. This is not enforced at present but, we are assured, will be shortly. We fail to see how the parking space available is going to cope with existing residential demand and current Seco traffic - let alone the additional traffic to be generated by the new scheme. There is lastly also the noise factor arising at night from arrival/departure of cars and taxis with the current outlet. We are anxious that this will simply increase with the addition of another.

We have been residents at the Royal William Yard for almost four years and so are able to speak from the experience we have had of the buildings in general and, more particularly, of the existing outlet at Mills Bakery – Seco. It is on this knowledge that we have based our concerns. We would both very much appreciate your comments on them please.

Many thanks,

Flat

Royal William Yard

RECEIVED
PUBLIC PROTECTION SERVICE
22 SEP 2010
F.A.O.



*Royal William Yard
Plymouth PL1*

21.9.10

Pete Clemens
Licensing Department
Floor 6,
Civic Centre
Plymouth PL1 2AA

Dear Sir

Ref: Application for Opening and Licensing Hours for Prezzo restaurant in Mills Bakery.

We wish to object to the above application.

In principle we do not have an objection to the opening of another restaurant but we do have an objection to the length of hours of operation.

We are already experiencing a loss of amenity due to the hours granted to Seco Lounge: the Prezzo application would make what is already, a bad situation, worse. The effect the proposed hours would have on residents, with opening until 24.00hours Monday to Friday and until 23.00hours on Sunday would mean that disturbance from the premises would effect residents up to more than one hour beyond the permitted licensing/opening hours. The experience with Seco has demonstrated that it takes sometime for the premises to clear inside and even longer for loud chattering groups of customers to disperse, say their loud goodbyes, slam car doors and drive off. Staff also contribute to the disturbance when wheeling noisy trolley across the granite sets outside when clearing tables and moving other equipment.

With only hard landscaping and solid granite buildings there is no potential to deaden the noise and we are kept awake well into the early hours at weekends. If the licensing hours applied for by Prezzo, especially during the week, were granted; residents could be more seriously affected than they are now.

If Royal William Yard was a town centre development residents in flats associated with that development may expect to be disturbed by commercial activity. Royal William Yard is essentially a residential area, surrounded by a further residential area outside the perimeter and residents purchased their apartments knowing they were purchasing in a residential area, not a town centre.

Further residents are also inconvenienced with car parking. Often there is nowhere for residents to park, as customers to Seco use all the available spaces; this would be made far worse by the presence of Prezzo with the licensing hours requested.

Yours sincerely,

Apartment
Royal William Yard
Plymouth

11 October 2010

Licensing Team
Department Of Community Services
Plymouth City Council
Plymouth
PL1 2AA

By FAX 01752 226314

Dear Sir/Madam

Re: Extended Licence application Prezzo Royal William Yard

I object to the granting of an extended license to the above.

1. There is minimal security to ensure the safe dispersal of clientele once bars/restaurants close. Extended hours will result in more drinking and increase the risk of disruptive and dangerous behaviour. The close proximity of water creates an obvious safety risk.
2. There is currently an issue with customers drinking alcohol away from the immediate vicinity of the existing bars/restaurants and leaving glasses and bottles around the perimeter of the RWY basin. This is a public area frequented by families with small children and as such this creates a health and safety risk. Despite the fact that The Seco Lounge are breaking their licence in allowing customers to drink alcohol off their premises it is something that RWY will find very difficult to manage and control. This would also be the case with Prezzo.
3. This is a residential area that is occupied in the main by working people. Extended licensing hours will result in noise disruption into the early hours of the morning and this in turn is likely to cause sleep deprivation for residents. This is likely to cause residents a stress and will have a significantly negative impact on their health and wellbeing.
4. There are poor transportation links particularly at night and therefore most restaurant customers will need to travel to RWY by car/taxi. Lack of transport availability is likely to result in customers congregating outside Mills Bakery once

restaurants close until they can get transportation home. This will create considerable noise disturbance well into the early hours of the morning.

5. Problems already experienced by residents from the Seco bar next to the above premises demonstrate that the site is not properly managed even with just one licensed premises in operation. This includes bottles left all around the harbour-side as a result of drinking taking place away from licensed premises, cigarette butts, food scraps and other rubbish on the floor (not properly cleaned up as it is difficult to clean between the granite cobs). Overall poor management of the site will further exacerbate points 1-4 above.

Yours faithfully

Flat ..

Royal William Yard
Plymouth
PL1

Licensing Team
Department Of Community Services
Plymouth City Council
Plymouth
PL1 2AA
By FAX 01752 226314

7 October 2010

Dear Sir/madam

Re: Extended Licence application Prezzo Royal William Yard

I would like to lodge my objection to the granting of an extended license to Prezzo Mills Bakery Royal William Yard. I believe that the granting of an extended licence will cause a considerable noise nuisance/disturbance of the peace beyond a time that is acceptable for a residential area. In addition I consider that extended hours would present increased health and safety risks in the area. Please find the rational underpinning my view below:

Noise Nuisance

- 1) RWY is a residential area that is occupied in the main by working people. Extended licensing hours will result in noise disruption into the early hours of the morning and this in turn is likely to cause sleep deprivation for residents. This is likely to cause residents a great deal of stress and will have a significantly negative impact on their health and wellbeing.
- 2) Residents currently suffer significant disruption and noise nuisance as a result of the licence granted to The Seco Lounge at RWY. Granting an extended licence to Prezzo would make the situation considerably worse. The Management of Seco have been unable to effectively manage customers in a way that respects the needs of residents and as a result Seco is causing a significant noise nuisance. If Prezzo were to get an extended licence it is highly likely that Prezzo will contribute to the problem.
- 3) RWY has poor transportation links particularly at night and therefore most restaurant customers will need to travel to RWY by car/taxi. Lack of transport availability is likely to result in customers congregating outside Mills Bakery once restaurants close until they can get transportation home. This will create considerable noise disturbance well into the early hours of the morning.

Health and Safety

- 1) RWY has minimal security to ensure the safe dispersal of clientele once bars/restaurants close. Extended hours will result in more drinking and increase the risk of disruptive and dangerous behaviour. The close proximity of water creates a safety risk.
- 2) There is currently an issues with customers drinking alcohol away from the immediate vicinity of bars/restaurants and leaving glasses and bottles around the perimeter of the RWY basin. This is a public area frequented by families with small children and as such this creates a health and safety risk. Despite the fact that The Seco Lounge are breaking their licence in allowing customers to drink alcohol off their premises it is something that they will find very difficult to manage and control. This would also be the case with Prezzo.

RWY needs to attract visitors with restaurants and bars if it is going to a successful development and contribute to the regeneration of Plymouth as everyone hopes it will. This being said there needs to be a balance when it comes to licensing hours and conditions as the yards success will also be dependant upon it being an attractive and feasible place to live. If Mills Bakery becomes too noisy, if residents are so affected by sleep deprivation that they are unable to perform effectively at work and/or keep the jobs they rely on to fund the mortgage/rent it will no longer be a feasible place for working people to live. This will significantly undermine the future of the re-development.