

Nicola O'Donnell

From: [REDACTED]
Sent: 12 February 2018 09:18
To: Licensing Enquiries
Cc: [REDACTED]
Subject: The Jolly Coopers, Wardhedges, Flitton Bedfordshire MK45 5ED
Attachments: JOLLY COOPERS.docx

Dear Sir/Madam

I am writing to strongly object to the Landlord's application to extend the licensing hours for selling alcohol and providing live and taped entertainment from Thursday to Sunday every week between 11pm and 1am.

I have attached a notice, which I have sent to neighbours today that sets out my reasons for objecting to the extended hours.

Myself and my husband live [REDACTED] to the pub and we are already being affected by it's present operations. We lose sleep, are unable to sit in our garden due to rowdy customers and have to keep our windows closed at night to shut out the noise.

Please confirm that this email will suffice as an official objection to the increase in licensing hours, alternatively please advise what further action I am required to take.

Yours sincerely.

[REDACTED]
[REDACTED] Silsoe Road
Wardhedges
MK45 5EE

Tel [REDACTED]

Dear Neighbour

The Jolly Coopers – Application to extend Licensing Hours

I am writing to make you aware that The Jolly Coopers has applied to extend its licence to sell alcohol later and to provide entertainment later. The notice of the times applied for is posted in the window at the front entrance to the pub.

The times vary, but generally they are as follows:

- From Thursday to Sunday every week they want to sell alcohol between 11pm and 1 am
- From Thursday to Sunday every week they want to play music/provide entertainment until 12pm

I am also aware that the Landlord intends to host large events such as weddings and parties in the paddock (garden at the back of the pub) starting this year.

Myself and [REDACTED] who live at number [REDACTED] Silsoe Road([REDACTED] are very concerned about this and wish to gain support to have the Licence declined. The Jolly Coopers has always been a quiet local village pub, serving local people. However, the new Landlord seems intent in turning it into something more akin to a pub you would have in a town centre, attracting large numbers of people in from outside the local area. [REDACTED] and I are already experiencing problems with the existing licensing hours

- Noise from the entertainment
- Lairy behaviour outside the pub
- Loitering outside the pub
- Noise from large gatherings in the pub
- People leaving the pub- going to their cars and taxis turning up late at night

Presently, we tolerate the disruption as normally it ends around midnight, however with an increase in Licensing hours until 1am 4 days a week it seems to us entirely unreasonable and shows NO CONSIDERATION for local residents who will have to put up people fuelled up with alcohol on their doorsteps every week.

We are also concerned about how it may affect HOUSE PRICES as prospective house-buyers will understandably be put off by buying in an area next to a local NIGHT SPOT.

So, even though you may not have been directly affected at the moment it is more than likely that you will be in the future.

TO GET THIS STOPPED local residents have to make an objection to CENTRAL BEDS COUNCIL BY 2nd March 2018

Please support us by making your objections to :

Email : licensing@centralbedfordshire.gov.uk

Post: Licensing Section

Central Bedfordshire Council

Watling House

High Street North

Dunstable

Beds LU6 1LF

Phone : 0300 300 8301

We thank you in advance for any support

[REDACTED] Silsoe Road)

Email: [REDACTED]

Tel [REDACTED]

Nicola O'Donnell

From: [REDACTED]
Sent: 12 February 2018 19:38
To: Licensing Enquiries
Subject: Application to extend hours - The Jolly Coopers

Dear Sirs

We wish to register our deep concerns with regard to the application to extend the licensing hours at the Jolly Coopers public house.

The basic tenant of the application appears to be to change the purpose of the venue from public house to nightclub. What purpose is best served by a country pub serving alcohol until 1.00 am four days per week? As the venue is situated in an area with a relatively small local population the vast majority of customers would then arrive by car, many who do so already choose to park in the road rather than in the pub car park so as to avoid the mud and puddles as well as presumably not to draw attention to the fact that they have been drinking. We are very much supporters of live music and believe that it has its place in venues such as this if it is done in a considered manner, this application in our opinion fails to live up to that. We appreciate that the landlord has to find ways to enhance his income and can understand that using the paddock to enable them to host weddings would be a natural step forward for his business, however I fear that this will also allow outside mini festival type events to be held which will once again exacerbate the parking and noise problems for local residents.

As with public places the smoking ban means that the customer who wishes to partake of cigarette must do so outside, regrettably it would appear that having left the louder confines of the venue everyone who steps outside needs to shout and yell at each other so as to make themselves understood. This together with everyone leaving having to tell the entire populace of what a great night they have had can become tiresome. One night a week it can be ignored but four will undoubtedly lead to problems.

In summation we feel that the application is unsuitable for a public house in a small village and is made by a landlord who fails to understand the community in which he finds himself or be prepared to take into account their feelings or concerns. This application is better suited to a town pub than the one for which it being made.

Yours sincerely

[REDACTED]
[REDACTED] Wardhedges Rd Wardhedges MK45 5ED

Nicola O'Donnell

From: [REDACTED]
Sent: 13 February 2018 19:34
To: Licensing Enquiries
Subject: The Jolly Coopers - Application to extend Licensing Hours.

My name is [REDACTED] and I live at [REDACTED] Wardhedges Road, Wardhedges, Flitton MK45 5ED. I wish to make objection to the above application for the following reasons:-

- 1} Loud noise from the entertainment.
- 2} Noisy behaviour from people leaving and loitering outside the pub.
- 3) Noise from large gatherings in the pub.
- 4) People leaving the pub - going to their cars, calling for taxis and taxis turning up late at night slamming doors and shouting.

This is a small residential hamlet and extending licensing hours will have a huge impact on residents in the area.

Yours faithfully,

[REDACTED]

Nicola O'Donnell

From: [REDACTED]
Sent: 19 February 2018 13:54
To: Licensing Enquiries
Subject: Jolly Coopers Wardhedges Flitton

Dear Sir/Madam

I am appalled at the request for extended hours at the afore-mentioned licensed premises.

Wardhedges is a quiet hamlet where people move to in order to live a peaceful existence and as such this request is totally out of keeping with the area. None of the other public houses in the area are open anything like as late as these proposed hours.

I would have thought that closing time should be 11pm from Sunday – Thursday and midnight on Friday and Saturday. As you are aware closing time does not mean that the premises are vacated immediately – it is probably another 30 minutes before everyone has left.

Parking is a problem even now because part of the car park has been turned into a children's play area and therefore cars are invariably parked along the road leading towards Flitton.

Noise from playing music will also undoubtedly be of grave concern to residents because although this clearly could be contained within the pub premises this would not be possible in the garden.

I am certain that this will be only one of many similar objections and I trust that common sense will prevail and this request will be rejected out of hand. However I cannot imagine anyone objecting to the hours which I have outlined in my 3rd paragraph.

Yours faithfully.

[REDACTED]
[REDACTED] Wardhedges Road
Flitton,
Beds.
MK45 5EH
Tel No:- [REDACTED]



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Nicola O'Donnell

From: Licensing Enquiries
Sent: 22 February 2018 09:26
To: [REDACTED]
Subject: RE: Jolly Coopers ,Wardhedges,Flitton ,Beds.

Good Morning

I acknowledge receipt of your email.

Kind regards

Nicola O'Donnell
Licensing Compliance Officer
Licensing (Public Protection)

Central Bedfordshire Council Watling House High Street North Dunstable Bedfordshire LU6 1LF
Telephone: 0300 300 8307
Email: nicola.odonnell@centralbedfordshire.gov.uk

Central Bedfordshire - A great place to live and work – www.centralbedfordshire.gov.uk

Information security classification* of this email: **UNCLASSIFIED**

*Information security definitions:

OFFICIAL – Loss could cause some damage to the Authority

OFFICIAL – SENSITIVE – Loss could cause severe damage to the Authority

UNCLASSIFIED – Loss would cause little or no damage to the Authority

From: [REDACTED]
Sent: 20 February 2018 16:07
To: Licensing Enquiries
Subject: Jolly Coopers ,Wardhedges,Flitton ,Beds.

Dear Sir / Madam.

I am writing to object to the application to extend the licensing hours of the Jolly Coopers Public House. Opening until 1am is too extreme for a country pub situated in the small Hamlet of Wardhedges ,Flitton,Beds.

Prevention of Public Nuisance and the noise nuisance that could happen when people leave the pub to go home would be unacceptable to the dwellings who are in such close proximity to the pub. They may tolerate it on occasional functions but should not have to tolerate it on a regular basis. As you are aware closing time does not mean that any pub is vacated at that time it is probably at least 30 mins before everyone has left. The smoking area of the pub is adjacent to the property next door so people using the pub will be out there until 1pm smoking and talking. Both main entrances to the pub are opposite peoples houses.

With regards to the use of the paddock for weddings ,parties and functions. Over the past twelve months or more we have been subject to loud noise and music coming from the paddock. So much so that we could not sit in our own back garden on a summer evening as the music was of an unacceptable nature and noise level. We do not see why we should be expected to tolerate this every week, nor should we have to have our windows closed to keep the noise out.

These events also caused a traffic problem through the village. People chose to park on the road, and up on the footpath between the jolly coopers and highfield rd which is a quarter of a mile away. This meant people having to dangerously walk in the road and caused considerable distress to people like us who had problems getting in and out of our own driveway. People these days do not consider the occupants of a property when they park outside it. This is a country road and not wide enough to cope with this type of thing. Already since the landlord has been there he has had entertainment every weekend causing a noise disturbance to the village and we have been given to understand he has already had a complaint about the noise and the parking outside his pub has caused an accident.

The times being requested by the Jolly Coopers are much later than any other village pubs and therefore will attract more people who want a late drink. We do not want to attract drunken antisocial behaviour into our village.

My husband was born in this village 75 years ago opposite the pub and since being married we have moved up the road for the past 40 years. Never have we had to put up with this type of thing from any other landlord. This is a country pub and should not be turned into a town pub.

Yours sincerely

Nicola O'Donnell

From: Licensing Enquiries
Sent: 23 February 2018 09:43
To: [REDACTED]
Subject: RE: The Jolly Coopers pub, Wardhedges

Good Morning

I acknowledge receipt of your email.

Kind regards

Nicola O'Donnell
Licensing Compliance Officer
Licensing (Public Protection)

Central Bedfordshire Council Watling House High Street North Dunstable Bedfordshire LU6 1LF
Telephone: 0300 300 8307
Email: nicola.odonnell@centralbedfordshire.gov.uk

Central Bedfordshire - A great place to live and work – www.centralbedfordshire.gov.uk

Information security classification* of this email: **UNCLASSIFIED**

*Information security definitions:

OFFICIAL – Loss could cause some damage to the Authority

OFFICIAL – SENSITIVE – Loss could cause severe damage to the Authority

UNCLASSIFIED – Loss would cause little or no damage to the Authority

From: [REDACTED]
Sent: 21 February 2018 19:44
To: Licensing Enquiries
Subject: The Jolly Coopers pub, Wardhedges

Dear Sirs

We are making a representation against the proposed license variation of The Jolly Coopers, Wardhedges. We have been residents of Wardhedges since 2009.

Wardhedges is a small, quiet rural hamlet, surrounded by countryside. There can't be more than 60 houses with an estimated average age of 55. We feel any variation of the current license, as proposed, will be detrimental to the hamlet, the enjoyment of our home and will not meet the needs of the local residents.

Our objections are under two main areas – Prevention of Public Nuisance and Prevention of Crime and Disorder. Specifically these include the following ;

Noise (Music) – During 2017 the pub held events in the field behind the pub during the summer months. Disappointingly we could hear the music word for word and the beat of the base from our garden, and we are probably 500 meters or so from the pub. Trying to enjoy our garden at the weekends was ruined by the excessive music noise. You cannot sound proof a marquee or a disco dome.

Noise (People) – Shouting, shrieking, swearing and the vocals of the entertainment can clearly be heard from our garden, and at times inside our home. Trying to watch television while a tribute Elvis act is singing isn't particularly enjoyable!

Public safety –There are no pavements outside the pub or street lighting in the village of Wardhedges, therefore customers walking home at night are at high risk of road accidents after closing time.

In our opinion a small, rural hamlet is not the location to have an extended opening hours music and drinking establishment due to the above factors. The Jolly Coopers is located next to residential homes and any increase in hours as detailed in the license variation will only escalate the noise and drunken behaviour to the detriment of local residents.

The other nearest pub is the The White Hart in Flitton which has opening hours to 11pm, and that serves a village many times the size of Wardhedges. We are therefore of the opinion that 11pm is the correct closing time for The Jolly Coopers and the existing license should not be extended to include the field behind the pub.

We hope you consider our representation and reject the license variation dated 2 February 2018.

Yours faithfully

[REDACTED]
[REDACTED] Silsoe Rd
Wardhedges

The information contained in this message is likely to be confidential and legally privileged. It is intended only for the person named above. Any dissemination, distribution, copying, disclosure or use of this message or its contents unless authorised by us is strictly prohibited. If you have received this message in error, please notify us immediately. Thank you.

You should understand and accept that, when communicating with us by email, it is not a totally secure communication medium.

Although we have taken steps to ensure that this email and attachments are free from any virus, we would advise you to ensure they are indeed virus free. We do not, to the extent permitted by law, accept any liability (whether in contract, negligence or otherwise) for any virus infection and/or external compromise of security and/or breach of confidentiality in relation to transmissions sent by email.

COUNTRY HOSPITALITY LTD

Applicant

And

[REDACTED] (1)

[REDACTED] (2)

Interested Parties

OBJECTION TO VARIATION TO PREMISES LICENCE

1. Pursuant to s.4(2)(c) and s.35 Licensing Act 2003, the interested parties object to the s.34 Licensing Act 2003 application by the applicant in respect of the Jolly Coopers Public House, Wardhedges Road, Flitton, Beds, MK45 5ED (“**The Pub**”).
2. The interested parties object to the following specific variations sought by the applicant;
 - i) To vary live music Friday and Saturday 09.00 – 00.00
 - ii) To vary live music Sunday to Thursday 09.00 – 23.30
3. The interested parties object to the variations in paragraph 2 above pursuant to s.4(2)(c) Licensing Act 2003 on the basis that the variations sought do not promote the licensing objective which is concerned with the prevention of public nuisance.

Grounds

4. The interested parties reside at [REDACTED], Wardhedges Road, Flitton, Bedfordshire, MK45 5ED [REDACTED]
5. [REDACTED] is located [REDACTED] the pub, approximately [REDACTED] in distance.
6. Live amplified music is played at the pub on most Saturday evenings.
7. The performers of that live amplified music are positioned towards the front of the pub which is the nearest position to [REDACTED]

8. On most occasions (dependant on the performers) the live amplified music from the pub (despite the pubs windows and door being closed) can be heard in the following rooms of [REDACTED] to the extent that songs can be identified;
- i) Front porch;
 - ii) Kitchen;
 - iii) Front reception room;
 - iv) Bathroom;
 - v) Two front bedrooms.
9. On most occasions (dependant on the performers) the live amplified music from the pub (despite the pubs windows and door being closed) can be heard in the following rooms of [REDACTED] to the extent that songs cannot be identified, but the bass sound is clear;
- i) Rear lounge;
 - ii) Rear bedroom.
10. The interested parties have owned [REDACTED] since 2004 and are reasonable in their expectations in terms of business activity at the pub having chosen to purchase a property in close proximity to a pub.
11. The two front bedrooms at [REDACTED] which are subject to the noise conditions described at paragraph 8 above are occupied by the interested parties children aged [REDACTED]. The children whilst never fully awoken by the live amplified music have on occasions been unsettled and disturbed.
12. The interested parties themselves sleep in the rear bedroom of [REDACTED] which is subject to the noise conditions described at paragraph 9 above. The interested parties have accepted that it is (dependant on the performers) unrealistic to sleep before 23.00 when live amplified music is being played at the pub on a Saturday.
13. The interested parties position is that it would be unreasonable for live amplified music to be permitted beyond 23.00 on any day of the week since this would disturb their ability to sleep in their bedroom after 23.00 and cause their children to be unsettled and disturbed.
14. The interested parties contend that it is a reasonable expectation that they should be able to sleep undisturbed after 23.00 on any day of the week.

Compromise Position

15. The interested parties are advocates of the pub in general terms and they recognise and appreciate the community benefits of a successful thriving pub in a village location such as Wardhedges. Contrary to other opinion, the interested parties believe the pub does in fact help to increase property prices in its vicinity. The applicant in the opinion of the interested parties have created a wonderful village pub in the short time they have been in tenancy, and they deserve the support of the villagers and every possible success in their business. That success does however need to be balanced against the interested parties rights not to be subjected to noise and disturbance which constitutes a public nuisance, and particularly after 23.00hrs.
16. The applicant recently disseminated a letter to the residents of Wardhedges, explaining their position in terms of the application to vary the licensing activities at the pub. Within that letter the applicant stated;

“Live Entertainment 1) We have applied to extend for just one hour extra but still plan for them to finish 11.30 excluding New Year’s Eve”.

17. The interested parties therefore propose a variation to the Live Music licence up to 23.30 on a Saturday. The interested parties would be willing to accept a 23.30 finishing time on a Saturday which represents a compromised position. The only caveat being that the conditions at paragraph 18 below are also imposed upon the applicant.

Proposed Conditions

18. [REDACTED] (Interested party (1)) has met with the pubs designated premises supervisor Mr Andy Gordon. During that meeting Mr Gordon said he would agree to implement the following conditions in respect of the licence variation;
- i) Continue the current practice to keep the doors and windows at the pub closed when live music is performed.
 - ii) Keep doors and windows closed after 23.00 in respect of all licensable activities.
 - iii) Do not allow the consumption of any drinks outside of the premises after 00.00, including in the designated smoking area.

19. Mr Gordon during the meeting with [REDACTED] stated that he would be installing an air conditioning system to ensure that the windows and doors stayed closed during the summer months when live music was being performed. The interested parties are unsure as to whether imposing a condition such as this would be overly onerous and/or conducive with s.182 Licensing Act 2003 and the April 2017 guidance, but it is a point the committee is requested to consider.

[REDACTED]

[REDACTED]
Wardhedges Road
Flitton
Beds
MK45 5ED

28 February 2018

Nicola O'Donnell

From: [REDACTED]
Sent: 12 February 2018 11:20
To: Licensing Enquiries
Subject: The Jolly Coopers licensing extension application

We would like to record our objection to any extension to the licensing hours from those currently in place for

the Jolly Coopers pub in Wardhedges.

We have lived at [REDACTED] Silsoe Road for 18 years now and have never had any issues with the previous landlords. However this particular landlord seem hell bent on turning this into a venue for people outside of the village.

In fact we also understand he has even laid a bus on for his previous clientele to come over from luton. There has never been as much late night nor weekend afternoon noise before this landlord took over and I genuinely feel for the people unfortunate enough to reside directly beside the pub given not only the noise but the external smoking area, and increased traffic especially at weekends.

Apart from this pub the village is entirely residential without even a shop. A major proportion of residents are

elderly and should not be subjected to this infringement of their enjoyment of there homes particularly when,

where alcohol is concerned ,there are always some undesirables who just have to take it too far.

We can see no benefit to our community for this requested extension and wholeheartedly oppose it.

[REDACTED]

Licensing Team
Central Beds Council
Watling House
High Street North
Dunstable
LU6 1LF

Brook Lane
Flitton Beds
MK45 5EJ

17 February 2018

Dear Sir

I wish to object to the extended Licensing Application which has been submitted by the Jolly Coopers Pub in Flitton. This is a village pub set in a residential village area and the hours are very much out of keeping with a pub in this setting.

My main concern relates to the Prevention of Public Nuisance and the noise nuisance which could arise as a result of pub usage and customers leaving the pub at the extended times or noise at and after closing time. There will be vehicle noise and the sound of customers getting into cars at a time when most local residents will already be in bed and will be disturbed well into the night.

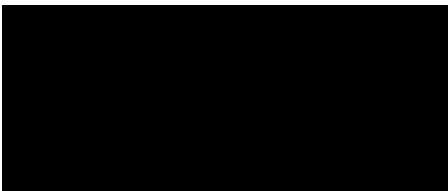
For most people who work, being disturbed this late during the week on a continual basis, will have an impact on their lives in terms of disturbed sleep. In my view it is totally unnecessary to extend hours to this extent during the working week. I can see that a later night at weekends may be occasionally helpful for pub business, but I cannot see why this should be all the time and impact on local residents lives in this way. I think it would be better if the pub made individual applications for one off license extensions when required and not have this as a constant right, which diminishes the quality of life for local people.

Residents already have to keep their windows closed in the summer when there is an event at the pub and to have more use of the field will exacerbate the noise concerns, especially if there is to be music playing. Conditions could be placed on the pub building to contain noise, but this would be impossible in the garden. I am also concerned about litter which may be left outside the pub and blow into resident's gardens.

Parking is also a major concern as many customers park on the highway and do not take care to leave residents access to gates or driveways free. Sadly, people empty car rubbish onto the road at this point which looks unsightly in our well-kept village. Parking on the road will also carry the vehicular noise nuisance further into the residential areas.

The hours being requested are much later than any other local pub in the area and may attract more people to visit the pub and arrive at a time when other pubs have closed, so increase the amount of noisy drunken behaviour in the area. This would have an impact on the noise levels and potential anti-social behaviour in the vicinity, which we do not want in a village setting with low crime levels.

Yours sincerely



Bedshire Council

7 . 2018

Public Protection

High Street
Greenfield
Beds
MK45 5DA

Friday, 16 February 2018

Objection to:

Jolly Coopers, Wardhedges: Variation of Licence

I wish to object to the above Variation of Licence on the following grounds:

~~Wardhedges, Flitton and Greenfield are small, rural villages which are already plagued by~~
large volumes of traffic using us as a 'rat run' to the M1. This application will bring more traffic to our already overstretched infrastructure.

The extension of the licence and the use of the adjoining field will increase the noise pollution from increased traffic.

We already experience many road closures due to accidents caused by speeding traffic through the villages to and from Westoning/M1.

After closing time, night time traffic will increase if the field is also being used. Drugs, fighting and alcohol related crime is sure to increase with this type of 'entertainment', causing public disorder.

There is no footpath leading up to the Jolly Coopers. As traffic will increase I feel the public will be put at risk when walking along this stretch of road.

I hope my objections will be taken into consideration when reviewing this application.

Yours sincerely

Central Bedfordshire Council

19 FEB 2018

Public Protection