

Via email: licensing@cherwell-dc.gov.uk

Date: 22nd March 2017

Ref: Application for a premises licence

We, the residents and friends of Hanover Gardens Retirement Estate would like to formally object to following licence application:

Name of applicant: Tropic Bar Ltd

Address of premises: Unit A/8 Pioneer square, Bicester, OX26 66X

Details of application: Sale of alcohol
Provision of recorded and live music
Late night refreshment

The premises are directly opposite our retirement estate and any evening licence would lead to noise from car engines, car doors, people arriving at and leaving the venue, people using out door smoking areas and the vibration of noise and music from social gatherings. This noise and potential outside gathering of people will be detrimental to our desire to peacefully enjoy our home. We like to go to bed at a reasonable hour, with the expectation that we will not be disturbed by noise from local neighbours. We are already disturbed by anti social behaviour on the car park above the supermarket on Manorsfield road and by delivery vehicles turning into the supermarket during anti social hours.

We hope that you will consider our health and wellbeing when ruling on the above application and that perhaps an alternative empty unit away from a residential area would make a more suitable venue.

Yours Sincerely

Signatures in reference to the letter dated 22nd March 2017 regarding our objection to the premises licence ^{application} by Tropic Bar Ltd, Bicester.

NAME	SIGNATURE
Ann Munday	
MARGARET BLATTINCH	
AUDREY SPELLAR	
Hazel Blake	
June Walker.	
Johanna Whyde	
JOYCE PAYNE	
DOREEN BRITTON	
PETER BRITTON	
SAMSON.	
S Fox	
H.S Robertson	
L SHIRLEY	
R. DANZEY	
A Robertson	

A. FAULKNER

Signatures in reference to the letter dated 22nd March 2017 regarding our objection to the premises licence application by Tropic Bar Ltd, Bicester.

NAME	ADDRESS	SIGNATURE
Angie Wain		
N. Sellar		
A. Hathaway		
D. CASTLE		
B. Gibson		
D. RICKETTS		
A. ROBINSON		
T. WALKER		
P. Townley		
A. DYHSON		
W. WEBB		
M. PARKER		
D. RUDGE		
M. WHITE		
G. OGG		

S. LEACH

Signatures in reference to the letter dated 22nd March 2017 regarding our objection to the premises licence application by Tropic Bar Ltd, Bicester.

NAME	ADDRESS	SIGNATURE
SALLY SMART		
Peggy Lewerton		
Ivor Giraud		
GRACE EMERY		
- [unclear] -		
ERIC DYASON		
J Jaya		
CHRISSEY BATES		

Signatures in reference to the letter dated 22nd March 2017 regarding our objection to the premises licence application by Tropic Bar Ltd, Bicester.

NAME	ADDRESS	SIGNATURE
IVAN FORT		

5th April 2017

Your reference 17/PRM1056/LAPRE1

Dear Sir

Premises Licence Application - Unit A8, Pioneer Square, Bicester

I have discovered that an application has been made by a company called Tropic Bar for a licence to sell alcohol and to provide recorded/live music and late night refreshments at one of the shop units behind the bus stops in Manorsfield Road. I understand that the company propose to operate until 11 pm on Sunday to Thursday and until midnight on Friday and Saturday.

The site is only about 100 yards from my house, across the Hunt Close green. I am extremely concerned at the prospect of loud music being played every evening, to the detriment of Hunt Close residents' quiet enjoyment of their property. I personally am elderly and not in the best of health, and rely on a full night's sleep, and I therefore view the present proposals with the utmost trepidation.

If the District Council are able to apply restrictions on any licence granted, so as to ensure that sound from the entertainment is contained within the building, I urge them to do so; otherwise I should be grateful if you would take this letter as an objection in principle to the grant of a licence.

Yours faithfully

Licensing Team
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

Ref
Tropu Bar Ltd

Dear Sus,

I would like to object to the application by Tropu Bar Ltd to open a Bar to sell alcohol, to provide recorded and live music and finally late night alcohol up to 2 AM in the morning.

It is in the wrong place for such a premises almost opposite Hammers Gardens retirement home and dead opposite all the residences of Hunt Close.

All the noise, social disruption and illegal parking in Hunt Close cannot be allowed to put a blight on so many peoples lives who already have a virtual bus station to contend with already.

I hope you give this matter a fair consideration,

Yours Faithful

Charlotte Johnson

From:
Sent: 04 April 2017 21:48
To: GCSX Licensing
Subject: Application 17/Prm1056/Lapre1

Dear Sirs

I write as a resident of Hunt Close Bicester living less than 100 metres from the premises to which the above application applies.

I together with my neighbours are concerned with the following issues in relation to this application.

The application refers to live and recorded music. The premises are relatively small and have a single entry door without a lobby which means that very time the door is opened there is potential for the noise to become a nuisance. I believe that the only way to minimise this is to install noise monitoring equipment that would shut off the music if the agreed decibel level were breached and to look at some form of lobby.

Secondly I am concerned that smokers will congregate around the entrance which is directly behind the bus stop thus persons queuing for the buses will be subject to secondary smoking. Many bus passengers are travelling with young children and should not be subject to this.

Thirdly there needs to be controls in place that make sure no drinks are taken off the premises. If this is not enforced there is potential for significant nuisance through noise to the neighbours.

I believe that the premises will require door staff to enforce any conditions the licensing body may see fit to impose. Should this application go to the licensing committee I would wish to make representation on behalf of the local residents.

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To: licensing@cherwell-dc.gov.uk

Subject: Premises Licence application 17/PRM1056/LAPRE1-Representations

Premises Licence Application 17/PRM1056/LAPRE1

Sale of alcohol, Provision of Recorded & Live Music & Late Night Refreshments
Tropic Bar Ltd, Unit A8, Pioneer Square, Manorsfield Road, Bicester.

We have referred to the details of this application as shown on the District Council Public Access web pages & wish to OBJECT to the proposals on potential public nuisance grounds.

The " Recorded & Live Music " aspect of the Licence causes us concern as during summer , doors would be open with sound escaping. Being as we would like to have our windows open when the temperatures rise, we would find this noise to be a problem.

Our other concern is being disturbed by people leaving the premises late in the evening. The business of the premises does not lend itself to people making their way home in a quiet manner. We have had several incidents of anti-social behaviour.

We feel that granting this licence would be totally inappropriate being as the premises are adjacent to residential areas, in particular Hanover Gardens & Hunt Close.

Yours Sincerely

From:
Sent: 11 April 2017 21:50
To: Licensing (CDC)
Subject: Premises Licence Application 17/PRM1056LAPRE1 - representation

Categories:

RE. Premises Licence Application 17/PRM1056LAPRE1: Tropic Bar Ltd., Unit A8, Pioneer Square, Manorsfield Road, Bicester.

I am opposed to this licence application on the grounds of risk to public safety and public nuisance.

Judging by their own publicity, Tropic Bar is to be a Mediterranean-style bar that sells strong alcoholic cocktails and plays music late into the night: it is to be a drinking establishment, not a restaurant/cafe, requiring Class A4 planning permission as I understand it. Such a venue might be suited to within the town centre, however this bar is to be located amongst the bus stops between the Pop-in Centre and the ShopMobility Centre, and directly opposite a quiet residential area housing many elderly people as well as young families. The location is entirely inappropriate for a bar.

The adjacent residential area is currently shielded from the late-night noise of the town centre by the Sainsbury and cinema buildings, and there is no other bar/pub with frontage onto Manorsfield Road. It would be naive to assume that the venue's doors and windows would always be securely closed to contain the noise within, or that there would be no noise created outside by patrons leaving the premises in numbers at closing time, perhaps using the public spaces opposite the bar as an extension of the premises after hours. Any noise created by music or high-spirited patrons would be immediately noticeable above the low level of background noise in the surrounding area, and the increased noise levels until beyond midnight would cause repeated and unavoidable nuisance to local residents, old and young.

It might also be expected that there will be obstruction and nuisance to pedestrians at the bus stops owing to high-spirited patrons queuing or spilling out onto the footpath, as the premises opens directly onto the footpath also used as the bus station where people young and old queue for buses.

Further, I question whether the police will have sufficient additional resource, either now or in the future, to enforce any licence conditions at this new venue on Manorsfield Road or to guarantee the protection of the public and property outside the venue (including any teenage children queuing at the bus stops after the cinema) from the inevitable occurrence of alcohol-fuelled antisocial behaviour; as far as I can tell, the police are already committed to Sheep Street at nights on weekends, where several pubs are in close proximity.

I am also not convinced by the licence application that the owners have sufficient relevant experience to ensure the safe and considerate operation of this bar, and indeed a lack of consideration for local residents has already been demonstrated while parking illegally on the double yellow lines in the entrance to Hunt Close to unload stock.

Further questions could be raised about the public cost of cleaning up the footpath outside the venue, and whether the design of the premises itself is suitable for use as a bar (it was originally designated as 'Kiosks' in the building's planning application).

Charlotte Johnson

From:
Sent: 04 April 2017 15:55
To: Licensing (CDC)
Subject: Re: Premises Licence Application 17/PRM1056/LAPRE1 - Representations

Categories:

Apologies - postcode mis-stated - it should read

From:
To: "licensing@cherwell-dc.gov.uk" <licensing@cherwell-dc.gov.uk>
Sent: Tuesday, 4 April 2017, 15:50
Subject: Premises Licence Application 17/PRM1056/LAPRE1 - Representations

Premises Licence Application 17/PRM1056/LAPRE1
Sale of Alcohol, Provision of Recorded & Live Music and Late Night Refreshments
Tropic Bar Ltd, Unit A8, Pioneer Square, Manorsfield Road, Bicester

Having examined the details of this application as shown on the District Council's Public Access web pages, we wish to make representations in respect of the application on potential public nuisance grounds.

Our property is about 50 metres from the application premises, immediately opposite across Manorsfield Road. We consider it likely that the operations for which the licence application is made will result in disturbance to us, in terms of both noise and movement and behaviour of patrons.

Our first concern is about the potential volume of the "Recorded & Live Music", which we believe is unlikely to be containable within the premises. Unit A8 is small, and there seems little scope for installing a double door system to prevent sound escaping as patrons enter and leave. Moreover, during warm weather there will inevitably be a temptation to prop the doors open to aid ventilation, leaving no obstruction to the escape of sound.

We see that the proposed licence conditions shown on the Public Access web pages in relation to this application include general requirements to minimise the risk of noise nuisance to nearby properties (conditions PN1 and PN2). We consider these to be wholly inadequate. If a licence were to be granted, more specific and enforceable restrictions should be imposed, including conditions such as those numbered PN3 to PN8 in the Council's Pool of Conditions, incorporating measurable limits to ensure that noise is effectively not discernible from our and other nearby properties; and those numbered PN13 and PN14, in order to ensure that sound does not escape when doors are opened.

The second concern relates to the movement of patrons to and from the premises. Because of its location immediately adjacent to the main town bus stops with limited pavement space, there is a clear risk of conflict with people waiting for, boarding and alighting from buses, particularly in the event of queuing for admission. We note that proposed licence condition PN28 requires queuing outside the premises to be managed so as to prevent noisy or rowdy behaviour. This does not address problems that might be caused by sheer numbers, and because of limitations of space the scope for queue management in practice seems very limited.

Thirdly we are concerned that patrons moving away from the premises when they close will result in disturbance to local residents - in Hunt Close and Hanover Gardens in particular. There are likely to be concentrations of such movements in the half-hour after midnight on Fridays and Saturdays, and the half-hour after 11 pm on other nights. The proposed licence conditions shown on the Public Access web pages do not address this issue, and the standard conditions in the Council's Pool of Conditions which attempt to do so (PN16 and PN29) are unlikely to be effective, bearing in mind the doubtless buoyant state of patrons after "a good night out".

The Licensing Authority
Cherwell District Council
Bodicote House
Bodice
Banbury
Oxfordshire
OX15 4AA

Dear Sir or Madam

Tropic Bar Ltd Unit A18 Pioneer Square Bicester.
Application for Premises Licence.

As original residents of Hunt Close we have constantly seen the demise of what was a peaceful residential area by the unrestricted development of Bicester town centre and would wish to request the application for alcohol and live or recorded music plus late night refreshment be refused for the following reasons:-

1. The location next to a bus stop is totally inappropriate when alcohol is not accepted on public transport vehicles for obvious reasons.
2. The venue is opposite domestic dwellings for which due consideration is required to ensure noise levels are not causing a nuisance to occupiers at any time of day or night.
3. Currently domestic dwellings are affected by drunken revellers returning from Oxford at 3.0am in the morning a situation which is currently unacceptable.
4. Late at night we currently have arguments and even fights between unruly late night drinkers.
5. A bar such as this should be located in the centre of Bicester alongside other similar properties or where they have less impact on domestic dwellings and their occupants.
6. This location would also attract more traffic dropping off such as taxis which are not permitted in the bus depot in at the end of Hunt Close which will have double yellow lines.
7. There is the potential for drinkers to spill out onto the bus depot area which can on occasions be difficult to traverse by pedestrians.
8. Existing provision of toilet facilities within the unit is inadequate at present. If adequate facilities are not provided then drinkers will use public spaces as currently occurs late at night.
9. Delivery vehicles will obstruct the bus lanes.
10. The impact on Hanover Gardens with live music and late nights would be morally wrong.
11. Can some consideration be given towards those people who live in the shadow of Sainsburys and its array of daily problems it brings to local residents and this will be yet another one that is totally unacceptable.
12. Many people who live opposite this application premises are elderly and would appreciate some consideration a matter Cherwell District Council fail to provide, these local people pay exorbitant Council Tax to a Council who fails to look after their interests and wellbeing.
13. This type of application can ultimately lead to anti social behaviour and increased noise for those living in close proximity. Our interests need to be addressed.

30 March 2017

Charlotte Johnson

Subject: FW: Objection to the proposed Tropic Bar at Unit A8 Pioneer Square Bicester

From:

Sent: 05 April 2017 22:07

To: Licensing (CDC)

Cc:

Subject: Objection to the proposed Tropic bar at Unit A8 Pioneer Square Bicester

Dear Sir/Madam,

I would like to register my objection (before 12th April 2017) against the proposed granting of a liquor/live music and late night refreshment licence at Unit A8 Pioneer Square.

This is a wholly inappropriate use of that unit. The unit faces out on to Manorsfield Road, which is a largely residential street with residences overlooking the street in particular in Hunt Close and Hanover Gardens. Any noise created by this premises would pass over the street and affect nearby neighbours. I live in Hunt Close and have been adversely affected by parking and anti-social problems as a result of the development of Pioneer Square over the last couple of years.

I regard the granting of this proposed licence as contributing to further alcohol related issues for our family and my neighbours in the vicinity. We live in some of the closest properties to Unit A8 and are concerned at experiencing increased parking problems in Hunt Close (which the Local Authority have recognised and are trying to address through strengthening parking restrictions by implementing double yellow lines).

To grant this proposed license would exacerbate current issues being experienced by local residents of noisy 'night time economy users' walking back to the estates through the busy walkway through Hunt Close into Queens Avenue. This would detrimentally affect the quality of life of nearby residents - compounded by the fact that a majority of whom are elderly and/or families who particularly value their peace and quiet especially at night. If you factor in that police patrols are increasingly rare, after facing budgetary constraints, this will only pose further problems - when alcohol related incidents arise, that will not be properly policed.

It must also be recognised that the town river runs opposite and Manorsfield Road is already busy, with buses and coaches passing close by, which all pose hazards to potentially drunk customers vacating the premises late at night.

Should you be unsure as to the disproportionate impact that this proposal may have on local residents, I would welcome any decision makers to experience a Friday/Saturday night in Hunt Close, when the other existing licensed premises in Bicester town centre close their doors to their patrons.

I trust this is the information you require to make a balanced and rational decision on this proposal.

Kind regards,

Charlotte Johnson

From:
Sent: 04 April 2017 12:36
To: Licensing (CDC)
Subject: Tropic Bar Bicester

Folks, please see my comments on this application.

The proposed building is not suited to broadcast recorded or live music. This unit has no special soundproofing and could interfere with the operation of the cinema.

The front door opens directly onto a bus stop, when the door is open for incoming or exiting clients there would be no noise control at all. This would require a soundproof lobby entrance to be constructed.

From:
Sent: 09 April 2017 12:02
To: Licensing (CDC)
Subject: Application for licence for 'Tropic Bar Ltd', Bicester

Application for licence for 'Tropic Bar Ltd', Bicester

To Whom it May Concern

I would formally like to tender my objection to the Notice of Application for a Premises Licence under Section 17 of the Licencing Act 2003 for the above Bar (Tropic Bar Ltd, Unit A18 Pioneer Square, OX26 6EX). In particular the provision of recorded and live music late at night.

My reasoning for this objection is the close proximity to residential accommodation, including elderly residential homes (Bicester House and Hanover Gardens).

I feel that Bicester Town Centre already has sufficient 'late night' opening venues. I am already adversely affected by late night weekend customers of 'The Saxon' and 'G's Wine Bar' who are often noisy when leaving those premises at closing time (approximately 3am) by drunken shouting and singing. Having an additional bar within close to so many residential properties, many of them more vulnerable members of the community will only worsen the situation to a much greater degree. The bar would be within 60m of my bedroom window and during summer when it may be open during the night, I really fear that my sleep would be directly and negatively impacted.

Yours sincerely,

Charlotte Johnson

From:

Sent: 05 April 2017 18:15

To: Licensing (CDC)

Subject: Premises Licence application 17/PRM1056/LAPRE1 - Representations

4th April 2017

Premises Licence Application 17/PRM1056/LAPRE1

Sale of alcohol, Provision of Recorded & Live Music and Late Night Refreshments

Tropic Bar Ltd, Unit A8, Pioneer Square, Manorsfield Road, Bicester.

We have referred to the details of this application as shown on the District Council's Public Access web pages and wish to OBJECT to the proposals on potential public nuisance grounds.

The 'Recorded & Live Music' aspect of the Licence causes us concern as during warmer weather doors would likely be wedged open with sound escaping. Being as we also would like to have our windows open when the temperatures permit, we would find this noise to be extremely intrusive.

Our further concern relates to being disturbed by people leaving the premises late in the evening. The business of the premises does not lend itself to people making their way home in a quiet, sedate manner.

We feel that granting the licence would be totally inappropriate being as the premises are adjacent to residential areas, in particular Hanover Gardens Sheltered Housing and Hunt Close.