



Date: Tuesday, 24 October 2023

Time: 2.00 pm

Venue: Wilfred Owen Room, Shirehall, Abbey Foregate, Shrewsbury, Shropshire,
SY2 6ND

Contact: Tim Ward, Committee Officer
Tel: 01743 257713
Email: tim.ward@shropshire.gov.uk

LICENSING ACT SUB-COMMITTEE

TO FOLLOW REPORT (S)

3 Application for the Variation of a Premises Licence - Tumbledown Hotel and Albion Bar, 10 and 11 Castle Foregate, Shrewsbury, SY1 2DJ (Pages 1 - 54)

Report of the Public Protection Officer (Specialist) is attached, marked 3.

Appendices J1 to J18 attached

Contact Ross O'Neil on 0345 6789026

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REPRESENTATIONS PROCEDURE NOTES

- A representation can be made against an application for a premises to carry on a licensable activity within the 28 day consultation period. Representations can also be made against applications to make variations to an existing licence.
- Representations may be made by:
 - Responsible authorities
 - Other persons
- To make a representation you must complete and send this form to licensing@shropshire.gov.uk. Representations may also be submitted by post to: Licensing Team, Business & Consumer Protection Service, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

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**Licensing Act 2003
REPRESENTATION FORM**

The boxes marked * are mandatory. Representations missing this information will be automatically refused

Other Persons

*Name/ Name of business/organisation you represent	Emily Cooper and Kirsty Bines
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury
--

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER
The premises already has a high number of historical and increasing crime related disturbances (please find crime map link below) https://www.police.uk/pu/your-area/west-mercia-police/shrewsbury-central/ The premises already play music and serves alcohol past its current license.
PUBLIC SAFETY
THE PREVENTION OF PUBLIC NUISANCE

It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

- Generally, if there is to be a hearing to determine the premises licence application, the Licensing Sub Committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheet if necessary.
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I/We fully understand that this representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

Signed:

Date:

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<p>*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury</p>

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<p>THE PREVENTION OF CRIME AND DISORDER</p> <p>The premises already has a high number of historical crime related disturbances (please find crime map link below)</p> <p>https://www.police.uk/your-area/west-mercia-police/shrewsbury-central/</p> <p>Looking at the stats, this will only continue to get worse as the premises is already known to play music and serve alcohol past its current license.</p>
<p>PUBLIC SAFETY</p>

<p>THE PREVENTION OF PUBLIC NUISANCE</p> <p>It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.</p>
<p>THE PROTECTION OF CHILDREN FROM HARM</p>

<p>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.</p>
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**Licensing Act 2003
REPRESENTATION FORM**

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Other Persons

*Name/ Name of business/organisation you represent	Bogdan Cioara & Kinga Krziskow
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

<p>*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury</p>

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<p>PUBLIC SAFETY</p>

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THE PREVENTION OF PUBLIC NUISANCE
--

<p>It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.</p>
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THE PROTECTION OF CHILDREN FROM HARM

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<p>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.</p>

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Signed:

Date:

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Other Persons

*Name/ Name of business/organisation you represent	Jack Cooper
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

<p>*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury</p>

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<p>PUBLIC SAFETY</p>

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THE PREVENTION OF PUBLIC NUISANCE
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<p>It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.</p>
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THE PROTECTION OF CHILDREN FROM HARM

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Signed:
25/09/2023

Jcooper

Date:

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<p>PUBLIC SAFETY</p>

<p>THE PREVENTION OF PUBLIC NUISANCE</p> <p>It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area. This is likely to disturb our 2-year-old daughter's early night sleep.</p>
<p>THE PROTECTION OF CHILDREN FROM HARM</p>

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Other Persons

*Name/ Name of business/organisation you represent	Graham Dowle
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

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<p>PUBLIC SAFETY</p>

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THE PREVENTION OF PUBLIC NUISANCE
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THE PROTECTION OF CHILDREN FROM HARM

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Date:

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Other Persons

*Name/ Name of business/organisation you represent	Millicent Evans
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

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PUBLIC SAFETY

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THE PREVENTION OF PUBLIC NUISANCE
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<p>It will prevent the quiet enjoyment of the property I currently reside in, as the back entrance faces onto the current outside beer garden and the new proposed garden area. The entrance to the main building is also two doors down away from the entrance of the pub.</p>
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THE PROTECTION OF CHILDREN FROM HARM

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Other Persons

*Name/ Name of business/organisation you represent	Chloe Goodrick
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

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THE PROTECTION OF CHILDREN FROM HARM

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licensing@shropshire.gov.uk or by post to: Licensing Team, Business & Consumer Protection Service, Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

This form must be returned within the statutory consultation period, which is displayed on the premises site notice, the newspaper ad vert, and on the Council's website.

For confirmation on this date please contact the Licensing Team on 0345 678 9026



REPRESENTATIONS PROCEDURE NOTES

- A representation can be made against an application for a premises to carry on a licensable activity within the 28 day consultation period. Representations can also be made against applications to make variations to an existing licence.
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 - Responsible authorities
 - Other persons
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**Licensing Act 2003
REPRESENTATION FORM**

The boxes marked * are mandatory. Representations missing this information will be automatically refused

Other Persons

*Name/ Name of business/organisation you represent	Matthew Penney & Danielle Hayes
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury
--

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER
The premises already has a high number of historical crime related disturbances (please find crime map link below) https://www.police.uk/pu/your-area/west-mercia-police/shrewsbury-central/ Looking at the stats, this will only continue to get worse as the premises is already known to play music and serve alcohol past its current license.
PUBLIC SAFETY

--

THE PREVENTION OF PUBLIC NUISANCE
--

It will prevent the quiet enjoyment of the property I currently reside in, as the back entrance faces onto the current outside beer garden and the new proposed garden area. The entrance to the main building is also two doors down away from the entrance of the pub.

THE PROTECTION OF CHILDREN FROM HARM

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Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.
--

- Generally, if there is to be a hearing to determine the premises licence application, the Licensing Sub Committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheet if necessary.
- If you make a representation, you will be expected to attend the Licensing Sub Committee hearing and any subsequent appeal process. **All representations in the ir entirety, including your name, address and contact details will be disclosed to the applicant for the premises licence and their agent.**
- If limited or withheld personal details are redacted from representations, where notice of a hearing is given to an applicant, the licensing authority is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations that have been made.

I/We fully understand that this representation will be made available to the applicant and included in the Sub Committee’s Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

Signed:

Date:

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Licensing Act 2003
REPRESENTATION FORM

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Other Persons

*Name/ Name of business/organisation you represent	Scott Hemmings
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury

*Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF CRIME AND DISORDER
The premises already has a high number of historical crime related disturbances (please find crime map link below) https://www.police.uk/pu/your-area/west-mercia-police/shrewsbury-central/ Looking at the stats, this will only continue to get worse as the premises is already known to play music and serve alcohol past its current license.
PUBLIC SAFETY

--

THE PREVENTION OF PUBLIC NUISANCE
--

It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area. The entrance to the pub is directly next door to the communal entrance of my building.
--

THE PROTECTION OF CHILDREN FROM HARM

--

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.
--

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Cory Irvin- Wright

***Name & address of premises for which the representation is being made**
Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER

PUBLIC SAFETY

Part of the land shown edged red on the plan is within my ownership, the applicant has been put on notice that a new fence is to be erected. The limited right of 11 Castle Foregate for a fire escape across my land does not extend to either 10 or 12 Castle Foregate. Patrons will be put at risk if there were to be a evacuation event.

THE PREVENTION OF PUBLIC NUISANCE

As an owner occupier of flat 13 Chester House the possibility of the extended licensing to include the outside area of 10 Castle Foregate will have a direct impact on the quiet enjoyment of my property. During 2019/2020 the pub was subject to a well documented complaint for noise disruption with licensing and environmental health. This included anti sociable behavior and loud music played outside. At the time the applicant was asked to remove the speaker and put in place measures to mitigate the issue. If the application was granted it would go directly against the findings of the 2019/2020 complaint.

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

At a bare minimum the red line for extended trading should be brought within the building outline excluding any external areas.

Planning should be sort also as it will require a change of use application to number 10.

Attached to this email is my title plan showing the land that I own (part of the red line application)

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

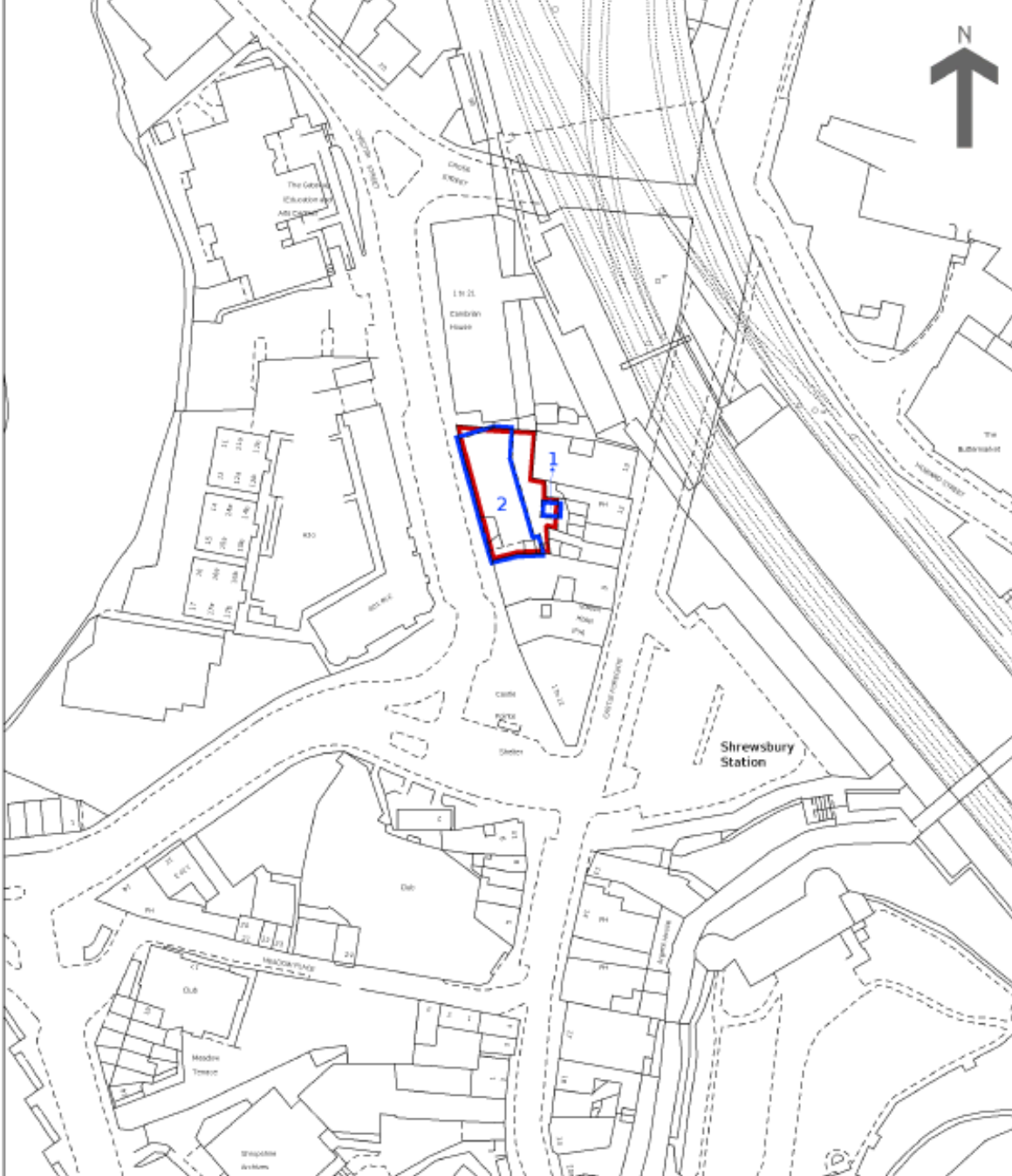
There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 01 June 2023 shows the state of this title plan on 31 January 2023 at 15:54:58. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Telford Office .



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**Licensing Act 2003
REPRESENTATION FORM**

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Other Persons

*Name/ Name of business/organisation you represent	Robin Jones
*Postal address	[REDACTED]
Telephone number	[REDACTED]
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	[REDACTED]

*Name & address of premises for which the representation is being made
Tumbledown Inn, Castle Foregate, Shrewsbury License variation number 23/02778 LFVPRE

*Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF CRIME AND DISORDER
PUBLIC SAFETY

THE PREVENTION OF PUBLIC NUISANCE

Opening a rear beer garden will create an unacceptable noise for local residents in Chronicle House, Chester House and Cambrian House
The area is already adequately served with entertainment venues and the property fronts to a busy main road

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

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I/We fully understand that this representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

[Redacted signature box]

11/09/2023

Signed:

Date:

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**Licensing Act 2003
REPRESENTATION FORM**

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Other Persons

*Name/ Name of business/organisation you represent	Rocky Carpenter & Alice Lomas
*Postal address	-----
Telephone number	
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	-----

<p>*Name & address of premises for which the representation is being made Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury</p>

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

<p>THE PREVENTION OF CRIME AND DISORDER</p> <p>The premises already has a high number of historical crime related disturbances (please find crime map link below)</p> <p>https://www.police.uk/pu/your-area/west-mercia-police/shrewsbury-central/</p> <p>Looking at the stats, this will only continue to get worse as the premises is already known to play music and serve alcohol past its current license.</p>
<p>PUBLIC SAFETY</p>

--

THE PREVENTION OF PUBLIC NUISANCE
--

It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.

THE PROTECTION OF CHILDREN FROM HARM

--

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.
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Signed:

Date:

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Karen Lucas

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THE PREVENTION OF CRIME AND DISORDER
PUBLIC SAFETY
THE PREVENTION OF PUBLIC NUISANCE
The Tumbledown Inn is not a quiet pub at the best of times and the opening of beer garden to the rear of the premises is likely to create an unacceptable level of noise for the residents of Cambrian House not least as the premises are licensed to stay Open to midnight and 1am at weekends.
THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

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12 SEP 2023



**Licensing Act 2003
REPRESENTATION FORM**

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Other Persons

*Name/ Name of business/organisation you represent	ROGER AND MAVIS SHARP
*Postal address	[REDACTED]
Telephone number	[REDACTED]
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	[REDACTED]

***Name & address of premises for which the representation is being made**
REF: APPLICATION 23/02778/LFVPRE
TUMBEDOWN HOTEL AND ALBION BAR
10 and 11 CASTLEGATE SY1 2DJ

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER

PUBLIC SAFETY

THE PREVENTION OF PUBLIC NUISANCE

WE ARE OWNERS OF APARTMENT 2, CAMBRIAN HOUSE, CHESTER STREET, SYDNEY. THE EFFECT OF EXTENDING THE LICENSABLE AREA, INC. THE REAR PATIO AREAS, WILL BE TO INCREASE THE VOLUME OF NOISE AND THE NUISANCE TO OCCUPANTS OF CAMBRIAN HOUSE, CHESTER HOUSE AND CHRONICLE HOUSE. WE THEREFORE OBJECT TO APPLICATION.

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

WE REQUEST THAT THE APPLICATION BE REFUSED, OR THAT IT BE STIPULATED THAT THE REAR PATIO AREA IS CLOSED TO CUSTOMERS AFTER 11.00 P.M.

- Generally, if there is to be a hearing to determine the premises licence application, the Licensing Sub Committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheet if necessary.
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I/We fully understand that this representation will be made available to the applicant and included in the Sub Committee's Hearing papers which are publicly accessible documents, and any subsequent appeal court proceedings.

[Redacted signature area]

[Redacted date area]

Signed:

Date: 10 SEPTEMBER 2023

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**Licensing Act 2003
REPRESENTATION FORM**

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Other Persons

*Name/ Name of business/organisation you represent	Mr Tanguy Torlay & Mr Huw Jones
*Postal address	[REDACTED]
Telephone number	[REDACTED]
Email address This is the most reliable way for us to communicate with you, please provide an email address if you have one	[REDACTED]

*Name & address of premises for which the representation is being made The Albion Vaults, 11 Castle Foregate, Shrewsbury SY1 2DJ
--

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER
PUBLIC SAFETY

THE PREVENTION OF PUBLIC NUISANCE

There are over 30 properties surrounding the back of the Albion Vaults: Cambrian House, Chester House, Chronicle House and properties above the Boujee Lounge. These properties and occupiers will be all impacted by the noise. Whilst we respect and support any business opportunity, there has been no attempt from the owner of the Albion Vaults to reduce the noise level at times. Whilst living in a town centre, we realise that it does come with certain noise level, but business should show a level of respect to residents.

The proposed change will impact considerably the noise into the early hours for the neighbouring residents and we therefore request that the planning application is refused.

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

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08 / 09 / 2023.

Signed:

Date:

***Name & address of premises for which the representation is being made**
Tumbledown Inn (formerly Albion Vaults) Castle Foregate Shrewsbury

***Your representation must relate to one or more of the following four licensing objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.**

THE PREVENTION OF CRIME AND DISORDER

The premises already has a high number of historical crime related disturbances (please find crime map link below)

<https://www.police.uk/your-area/west-mercia-police/shrewsbury-central/>

Looking at the stats, this will only continue to get worse as the premises is already known to play music and serve alcohol past its current license.

PUBLIC SAFETY

THE PREVENTION OF PUBLIC NUISANCE

It will prevent the quiet enjoyment of the property I currently reside in, as both bedroom windows face onto the current outside beer garden and the new proposed garden area.

THE PROTECTION OF CHILDREN FROM HARM

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary.

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