

Watergate Mansions Residents Association Ltd

*Licensing Team
Business & Consumer Protection Team
Shropshire Council
Shirehall
Abbey Foregate
SY3 6ND*

Re. LICENSING APPLICATION (BOBBY'S BAR)
25 - 26 THE PARADE
SHREWSBURY

I am writing to you on behalf of my fellow directors of Watergate Mansions Residents Association Ltd, (K. Postchild and L. Cox) the company which owns the freehold of Watergate Mansions and in which all the owners of the individual apartments are shareholders.

We have been made aware that a planning application has been submitted by 'Bobby's Bar' for the installation of a tapas bar with outside tables and seating at the rear of 25-26 The Parade on the open terrace. The application includes a drinks licence as well as for live and recorded music from 08:00AM until midnight and until 02:00 AM on certain days.

We are aware that many of the residents and owners of properties within the Parade, Watergate Mansions, Blackfriars and the Old Meadow have already written to you individually to express their concerns over this potential development. We are now writing on behalf of the freehold company to express its particular concerns over this planning application.

While we appreciate that Watergate Mansions is a town centre property, the conversion of the building to residential accommodation some thirty years ago together with the conversion of other nearby buildings and the construction of new town houses and apartments on either side of the river adjacent to this location, were designed to take advantage of this area of relative peace and calm. This is reflected in the demographics of the residents wherein a significant number are in higher age groups, often

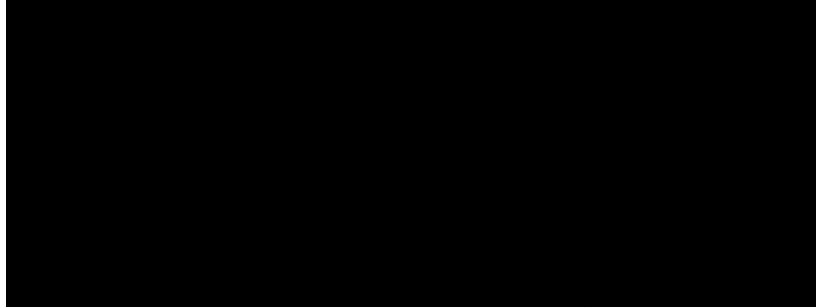
without their own transport, who value the convenience of a town centre location while enjoying the peaceful surroundings.

The Company's primary objections are itemised below;

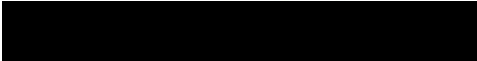
- 1) The former Nurse's Home (now Watergate Mansions) is a Grade II listed building which has a small garden area at the front as well as a number of privately owned gardens to the rear. The terrace tapas bar included in the application would look directly down into these gardens and indeed directly into a number of apartments themselves. Apart from any other issues, this would represent a significant loss of privacy. The garden at the front of the building, has suffered in the past from discarded needles, bottles, litter etc. and people have also used the bushes as a public convenience, particularly late at night. The dramatically increased footfall created by this envisaged entertainment venue will only make this situation worse.
- 2) The current and past occupants of ground and lower floors of The Parade have been retail outlets with a couple of small cafes which generally close by 6PM. To introduce a late night restaurant with live and recorded music on an external terrace, a mere 20 yards away from the apartments located the southern end of Watergate Mansions, some of which overhang the terrace and parking area below, would create an intolerable noise level and significant loss of amenity for the residents.
- 3) As part of a five-year cycle and in order to preserve the structural and decorative integrity of a Grade II building. Watergate Mansions requires the erection of scaffolding to allow necessary external decoration and repairs to take place. Access to the south facing elevation of the building may be severely compromised by the creation of a terrace restaurant area with all the attendant access issues.
- 4) It is anticipated that the positioning of a late-night entertainment venue in close proximity to our building may well have an impact on our ability to obtain insurance coverage with the potential for substantial increases in premiums.

In summary, we believe that the planning application for an open terrace restaurant with live music until midnight is entirely inappropriate for this location and would urge the authority to reject this application.

A Representation Form (Licensing Act 2003) is attached to this letter.



Stuart R. Crocker
Director - WMRA Ltd



**LICENSING ACT 2003
REPRESENTATION FORM**

Other Persons

Name/Company Name/ Name of Body you represent	Watergate Mansions Residents Association Ltd
Postal & email address	[REDACTED]
Telephone number	[REDACTED]

<p>Name & Address of premises for which the representation is being made</p> <p>Aaron Brown, 'Bobby's Bar' 26-28 The Parade, St Mary's Street, Shrewsbury</p>
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<p>Your representation must relate to one 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>
<p>THE PREVENTION OF HARM TO CHILDREN</p> <p align="center">Not Applicable</p>
<p>TO PREVENT PUBLIC NUISANCE</p> <p>There will be a significant loss of amenity for the residents of Watergate Mansions. The outside terrace tapas bar with both live and recorded music until very late in the evening would represent a severe loss of privacy for some residents while the residents in all parts of the building would be greatly affected by the noise.</p>

TO PREVENT CRIME & DISORDER

A DRUG DEALING PROBLEM HAS EXISTED IN THE TOWN CENTRE FOR A NUMBER OF YEARS. THE OPPORTUNITY TO DEAL DRUGS AT A LATE-NIGHT BAR WILL ONLY INCREASE THIS ACTIVITY. THE GARDEN AT THE FRONT OF WATERGATE MANSIONS HAS USED SUFFERED IN THE PAST FROM DISCARDED NEEDLES, BOTTLES, BROKEN GLASS AND LITTER. PEOPLE HAVE ALSO USED THE BUSHES AS A PUBLIC CONVENIENCE LATE AT NIGHT. LARGE NUMBERS OF LATE-NIGHT REVELLERS WILL INCREASE THE LIKELIHOOD OF ANTI-SOCIAL AND CRIMINAL BEHAVIOUR.

PUBLIC SAFETY

ST MARY'S LANE IS A VERY NARROW ROAD WITH ONLY PARTIAL FOOTPATHS. VEHICLE AND PEDESTRIAN TRAFFIC WILL UNDOUBTEDLY INCREASE SHOULD THIS APPLICATION BE ALLOWED WITH ALL THE ATTENDANT SAFETY ISSUES. LEGITIMATE RESIDENT PARKING AND ACCESS TO THE PREMISES WILL BE SEVERELY COMPROMISED BY ILLEGAL AND INCONSIDERATE PARKING.

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 - refer to checklist.

Generally if there is to be a hearing to determine the premises licence application, the 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 sheets if necessary.

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal process. All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence and any other interested parties. If all parties agree, the application can be dealt with without holding a hearing.

Signed:

[Redacted Signature]

Date:

24 / 10 / 24

Please return this form along with any additional sheets to the address below:

Licensing Team
Shropshire Council
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

This form must be returned within the statutory period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the newspaper advert.
For confirmation on this date please contact the Licensing Team on 0345 678 9026