



Ian Ley  
Principal Licensing Officer  
Exeter City Council  
Dix's Field  
Exeter EX1 1JJ

Exeter EX4 3RG

1 May 2015

Dear Ian Ley

St David's Neighbourhood Partnership wish to register our objection to the application for licence by Unique Hospitality Brands Ltd for Little Havana, Bartholomew St East, with particular relevance to the licensing objective 'Prevention of Crime and Disorder'.

St David's Neighbourhood Partnership is a community and residents association covering approximately 1500 households from Iron Bridge to Exeter St David's Station (as spine) and all 'rib' roads in between. A significant number of our members live near Little Havana, in Bridge and Bell Court, Exe St, Napier Terrace, Lower North St, Dinham Crescent, and Bartholomew St. To our knowledge none of our members have been contacted by the applicant for their views and our organisation has received no direct communication from the applicant for the views of residents living in the Neighbourhood in respect of this application. In addition, councillors should note that many of the residents living close to Little Havana are vulnerable people living in housing association accommodation. They will be most affected by crime and disorder emanating from the building but do not necessarily have the confidence to put their views in writing to a local authority.

Late night noise, crime, drunkenness and disorder is an ongoing problem for residents in our dense residential area, with residents living so close to the Cumulative Impact Zone (CIZ) designated in the Council's current Licensing Statement, which includes Roccoco, Mama Stones and Little Havana. Drunken, loud and sometimes violent customers leaving Roccoco, Mama Stones and Little Havana, which are all in close proximity to one another, generate late night noise of customers leaving the area, as well as vomiting and urinating and litter.

The Partnership has received complaints from residents this year about Casa Maroc/Little Havana. Local residents have also made complaints direct to Casa Maroc and last year a residents meeting was called by residents with their councillors to discuss these complaints. Residents have noted a cynical lack of interest from the establishment in 'policing' the behaviour of their own customers and clearing up the street fouling - until such time as an application for licence extension is imminent.

Over the past 12 months, the police have reduced the policing in the residential areas immediately outside the Cumulative Impact Zone, in order to concentrate their stretched resources in the city centre area. Our problems in the Neighbourhood area with street crime, drunkenness and fouling of the pavements and residents gardens/courtyards with vomit and urine have become much worse since policing has been reduced, particularly with people leaving the city centre nightclubs in the west area of the city centre. In the past 4 months we have had to call 3 extraordinary meetings with councillors and police to try to identify solutions to these issues.

We have been informed by police, too, that an additional problem for them in policing the CIZ area is that core policing hours do not extend past midnight. Therefore the police response teams do not have officers on the ground after midnight to be able to adequately police the CIZ, even with the existing licences as they are, let alone for any extension to hours or sale of alcohol such as is proposed here or to police the fringe area at the boundary of the CIZ where significant problems are also experienced.

In addition we are concerned that the Little Havana building is not sound-proofed and was not purpose built for the types of loud music entertainment that is envisaged by Unique Hospitality Brands. We are unclear how the noise levels from the live and recorded music could be controlled when windows or doors are opened – or even with these shut and are unconvinced by assurances of sound monitoring by the applicant. The building and its location are just not suitable for the intended entertainment.

The Licensing Statement says '*The effect of a CIP will be a presumption that such applications will be refused by the LA whenever it receives relevant representations unless an applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced*'. Unique Hospitality Brands Ltd are intending to open later, sell alcohol on and off the premises later and play loud music later. Their intentions will add to the already significant negative impacts being experienced by local residents. We do not believe that the applicant has demonstrated why the operation of the premises as proposed will not add to the cumulative impact already being experienced and we urge councillors to reject this application.

Yours sincerely

Chair St David's Neighbourhood Partnership

EXETER EX4 3EZ

Tel

Mr Ley  
Principal Licensing Officer  
The Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
EXETER  
EX1 1RQ

3 May 2015

Dear Mr Ley

We are making a representation about the proposed change of premises licence at Little Havana in Bartholomew Street East, as we are very unhappy about the proposal suggested. This application to grant a premises licence seems to be an ongoing battle between the residents of the area and any owner of this restaurant with a new application submitted on a regular basis.

There are several reasons why we object to the change of premises licence at Little Havana. Mainly the level of noise due to the live music and playing of recorded music. We have been disturbed in the past by music from this restaurant under different ownership. The sound proofing in the old building is non-existent and loud music carries down the terrace and surrounding areas. In the past the back doors have been opened to let in fresh air during late night sessions making the level of noise even greater. This combined with people congregating outside the doors at the top of Napier Terrace, smoking and drinking leading to an increase in cigarette ends, rubbish and smashed glasses

This is a conservation area overlooking the historic Bartholomew cemetery and a delightful place to live. During the summer months people walk down and comment on how attractive the cottages are with St Matthews church behind them. It is a beautiful view for tourists to look down upon when visiting Exeter and one of the more attractive areas of the city. We are extremely concerned that the increased sale of alcohol and late night refreshment proposed would change the nature of this unique and special part of Exeter.

The proposal would also bring an increase in people, who have been drinking, using the steps of Napier Terrace. Since the Millennium bridge was built, there are more people using Napier Terrace as a route home to Exwick after a night out in Exeter. This has brought an increase in groups of drunken people screaming, shouting and laughing as they go home. Sometimes we are woken up in the middle of the night by people arguing violently. Takeaway cartons are often thrown down the steps, people urinate down the steps and there is a general air of disturbance.

Also we are worried about the increase in vandalism both to the gardens in Napier Terrace and also to the cars parked on Exe Street. Cars have been scratched, wing mirrors kicked off and there is no CCTV coverage in this area. Although this is something we have to accept as part of living so close to the city centre, the proposals at Little Havana would make the situation much much worse. It would seriously affect the resident's enjoyment of their own homes and disturb our lives.

This is a very communal street where some people have lived all their lives. There are elderly people who live alone, young children, teenagers who are studying, working families and professional people. This proposal would certainly disrupt life for all of us.

There are plenty of places nearby for people who wish to enjoy live music, including The Angel Hotel, The Phoenix art centre, The Cavern and The Bike Shed. There are also numerous night clubs and pubs down Fore Street and Mary Arches Street where people can drink late.

Yours sincerely

A very faint, handwritten signature is visible, appearing to be a name followed by a surname. Below the signature, there are several lines of extremely faint, illegible text, possibly a printed name and address, which are too light to be read accurately.

The Licensing section  
Exeter City Council  
Civic Centre  
Paris Street  
EXETER  
EX1 1RQ

EXETER  
EX4 3EZ

Dear Sir/Madam

On behalf of the residents of Napier Terrace and surrounding community I am making a representation about the proposed change of premises licence at Little Havana in Bartholomew Street East.

We have lived here for over 50 years and feel that the proposals are totally inappropriate for this beautiful residential area. If Little Havana's new proposal goes ahead, it will further change the nature of this area which is a great tourist attraction.

There is no doubt that due to increased sales of alcohol and late night refreshment here would see a huge increase of people, who have been drinking, using the steps of Napier Terrace as a route home. There are times when people disturb us in the night and this is to be expected living in such a central area, however the proposals at Little Havana would make this a constant occurrence and ruin our quality of life.

The level of noise, due to live music and recorded music being played, in a building with no soundproofing is a real concern for us. We have been disturbed in the past by music when this restaurant was Casa Maroc. The sound carries down the steps and makes it very difficult to sleep. Also in the past people opened the fire doors and came outside further emphasising the noise and litter at the top of the steps.

Number 13 Napier Terrace backs on to Little Havana and there is a single lady living here who is very concerned about the level of noise.

There are other bars which open late during the week, which are more central. The Angel opens until midnight during the week and until 2pm at the weekend. Please keep Napier Terrace a special and peaceful area.

Yours sincerely

Mrs and Mrs Wright



"Napier Terrace. Ex 43EZ.

4th May '15

Senior Licensing Officer  
Licensing Section  
Greater City Council  
City Centre.  
Pauze Street. Ex 1120.

Dear Sir/Madam,  
Re: Application to grant Premises Licence  
at "Little Havana" formerly "Casa Maroc", The Old  
Malthouse, Bartholomew St. East.

This application is, as previously,  
totally unacceptable for this area.

I have said before that Napier Terrace is  
a residential area with a variety of inhabitants,  
including very young children and elderly people.

To have music, whether live or  
recorded, till midnight; let alone 2<sup>00</sup> C.A.M.; is  
going to be detrimental to the health and well-  
being of residents.

The second proposal for sale of  
alcohol - on and off sales till 1 A.M. / 2 A.M. is  
again not acceptable.

Napier Terrace has ongoing problems with alcohol abuse, and drugs, -

Therefore, to grant this licence would only encourage this abuse and be, irresponsible, certainly not good for Queda.

Having to reiterate my opposition to these applications is extremely time consuming and annoying.

May I ask, who is paying for all this time and money?

Yours Sincerely  
[Signature]

## Representation Form for Responsible Authorities

**Responsible Authority**

**Devon & Cornwall Constabulary**

<b>Full Name</b>	<b>John Bean</b>	<b>Job Title</b>	<b>Licensing Officer</b>
<b>Postal and email address</b>	<b>Police Station Heavitree Road Exeter EX1 2LR</b>		
<b>Tel No.</b>	<b>01392 451512</b>		

<b>Name of the premises you are Making a representation about.</b>	<b>Little Havana (formerly Casa Maroc)</b>
<b>Address of the premises you Are making a representation About.</b>	<b>Bartholomew Street East Exeter EX4 3BG</b>

<b>Which of the four Licensing Objectives does your representation Relate to?</b>	<b>Y/N</b>	<b>Please detail the evidence supporting your representation, or the reason for your representation. Please use separate sheets if necessary.</b>
<b>Prevention of Crime &amp; Disorder</b>	<b>Y</b>	<p><b>The premises lie within Exeter City Councils' Cumulative Impact Zone. The operating schedule does not provide sufficient safeguards to prevent an increase in crime and disorder at the premises given the hours requested. It is noted to be a Tapas Bar but there is no provision for late night refreshment and as such on certain days drinking late into the night without food could occur for some 3 hours.</b></p> <p><b>The only provision in the operating schedule for door supervisors states ' the licensee and/or management shall risk assess the requirement for door stewards (NOT SIA registered door supervisors) and employ such door stewards, if at all, in such numbers and at such times determined by that risk assessment.'</b></p>

This form must be returned within the statutory Period.  
Please check with the Licensing Section on 01392 265434



## Representation Form for Responsible Authorities

<b>Public Safety</b>	<b>Y</b>	<b>See above as regards SIA door supervisors who aid not only the prevention of crime and disorder but act in the interests of public safety for both patrons and staff alike.</b>
<b>Prevention of Public Nuisance</b>		
<b>Protection of Children from Harm</b>		
<b>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</b>		<b>SIA registered door supervisors shall be employed at a ratio of 1:75 customers whenever the premises are open beyond midnight.                  A minimum of 2 SIA registered door supervisors shall be employed at all times the above condition is enforced. SIA door supervisors shall be employed from 21:00 hours until half an hour after the premises has been cleared of patrons.                  Alternatively the applicant may wish to consider retaining the condition on the existing licence which states ‘ alcohol shall not be sold or supplied on the premises otherwise than to persons taking table meals and for consumption by such a person as an ancillary to their meal.’                  This would negate the need for a SIA door supervisors condition.</b>

N.B If you do make a representation you will be expected to attend the Licensing Sub Committee meeting and any subsequent appeal proceeding.

Signed:..John Bean.....  
 (On behalf of the Chief Officer of Police)

Dated: 23<sup>rd</sup> April 2015

Return this form along with any additional sheets/supporting information to:  
 Licensing Section, Exeter City Council, Civic Centre, Paris Street, Exeter, Devon,  
 EX1 1RQ. Or email to [licensing@exeter.gov.uk](mailto:licensing@exeter.gov.uk)

This form must be returned within the statutory Period.  
 Please check with the Licensing Section on 01392 265434

Exeter

Ex 4 3EZ

Dear Sir / madam,

I am writing to you with regards to granting a premises licence at little Havana, The old Malthouse in Bartholomew Street (formerly Casa Marac).

I would like to strongly object to the application.

I've been a resident of Napier Terrace for over 50 years. The reason I object is because I feel later hours will attract more anti social behaviour, litter and broken glass. I'm a 74 year old woman living alone and I do not want more noise, trouble and litter. It's bad enough as it is with drunken behaviour up and down the steps, having to wade your way through litter and broken glass to get in and out. I also fear that parking at the bottom of Exe Street will be abused for people gang out, therefore the residents will not be able to park. The majority of the residents of Napier Terrace are 50+. We do not want later opening and licencing hours.

yours Sincerely

M. J. J.

RECEIVED VIA E-MAIL 26-04-15

Exeter EX4 3BW

We wish to object to the application for extended hours licence at Little Havana, Bartholomew Street.

We object on the grounds of the very real possibility of increased noise and drunkenness in an area where we are already susceptible to late night revellers.

Thank you

RECEIVED VIA E-MAIL 14-05-15

Dear Mr Ley,

I live at Bartholomew Terrace in Exeter and I would like to raise an objection to the application from 'Little Havana' in Bartholomew Street East in Exeter for a licence to play live and recorded music until the early hours of the morning on all nights of the week.

This will cause an incredible amount of noise and drunken disruption for the local people nearby (I believe the building is old and not properly soundproofed). 'Little Havana' is situated in a crowded residential area and the late licensing will disturb us all (with many of us having to get up early for work on the following mornings). This venue is not a city centre location where club noise does not interfere with residents.

I have also seen the amount of litter and vomit that are sometimes left by the late night revellers which looks dreadful where it is seen not just by local residents but also by tourists that walk through the graveyard following our old city walls and looking at the catacombs.

I hope that you will bear all this in mind when you make your decision regarding this application.

Thank you for reading this.

RECEIVED VIA E-MAIL 13-05-2015

I wish to raise some comments regarding the above application and please take this as my formal objection to the application.

**prevention of public nuisance.**

I do not believe the applicant has taken any or sufficient steps to prevent public nuisance in so much as the premises are not sound proofed, there is no indication of what levels the music will

be, and ,believe as Napier terrace is so close to these premises the live and possibly recorded music will be audible to those residents .

**I do not believe that the applicant has shown any or sufficient provision of door staff, in order to address the public safety issue, the prevention of crime and disorder and prevention of public nuisance.**

**The applicant has also applied for the supply of alcohol on and OFF sales.**this indicates that alcohol will not just be provided to consume with a meal on the premises but could be sold for consumption off the premises. **this could then fail to comply with the licensing objectives**, e.g. St Bartholomew cemetery is adjacent to these premises and the residents of Napier terrace, easy access to alcohol to drink in the park will not comply with prevention of public nuisance or Public safety.

I understand that these premises are within the cumulative impact zone, and this should be taken into consideration when making a decision on this application.

Cllr. Stella rock

St. David's ward

Little Havana, Bartholomew Street East, Exeter.

I wish to register my objection to the proposed license for the above premises, for late night music until 2 a.m and alcohol sales on and off site. These premises are very close to residential properties\* and will cause disturbance to people living in the area, both during the open hours and very probably after customers leave.

\*Bell Court, Napier Terrace (Exe Street) and other properties in the area.

Napier Terrace  
Exeter  
EX4 3EZ

14th May 2015.

Dear Sir/Madam,

I am writing to object to the recent application to change the licensing hours of Little Havana (currently Casa Maroz) on Bartholomew Street East.

As a family of three, resident at 8 Napier Terrace located just below these premises, we are greatly concerned about the disturbance this extension in licensing hours will cause on the immediate area. For those living in such close proximity to the venue, the noise levels from recorded music until 2am are likely to be excessive, in addition to the ~~the~~ noise from the inevitable increase in passage along the terrace until late at night. As our house is so close to the steps, even with double glazing the noise is very audible and can already be considerable on weekend nights.

Furthermore, there is an existing problem with large quantities of litter left on the upper steps of the terrace which is likely to be greatly exacerbated by the increase in passage and people gathering on Bartholomew Street above the steps.

In short, we would like to object to the granting of this licensing application on the grounds of preventing a public nuisance in this area, as well as the potential increase in crime and disorder.

Yours faithfully,

EXETER  
EX4 3EZ

Principal Licensing Officer  
The Licensing Section  
Exeter City Council  
Civic Centre, Paris Street  
EXETER EX1 1RQ

4 May 2015

Dear Mr Ley

We are making a representation about the proposed change of premises licence at 'Little Havana' in Bartholomew Street East. We are unhappy about the change of premises licence for the following reasons:

The level of noise of the live music and recorded music which would play until midnight or 1:30 am every night of the week, including Sundays, would be disruptive. In the past we have been disturbed by music from this restaurant as the loud music carries down the terrace and surrounding areas. In the past the fire doors were opened to let in fresh air during late night sessions which made the level of noise even greater. We have to be up very early in the morning to get to work, and late night music would disturb our sleep and interfere with our ability to do our jobs properly.

We are concerned that the increased sale of alcohol and late night refreshment proposed would change the nature of this residential area, including increased vandalism and disturbance that late night drinking would bring. The residents take a pride in their gardens and try and make this area a special place to live, but we regularly battle with petty vandalism to window boxes and hanging baskets. The same applies to our cars parked on Exe Street which have wing mirrors and paint work damaged. From time to time we are disturbed by people shouting and arguing on their way home from an evening out. These issues would increase with the late night drinking proposed by the owners of Little Havana.

Yours sincerely



