

Clifton Road  
Exeter  
EX1 1BJ

19 June 2019

Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter  
EX1 1RQ

Dear sir

**Reference; Review of Liquor Licence the Globe Inn, 39 Clifton Road, Exeter**

I refer to the review of the above license and would like to express my concerns regarding the noise to neighbours, below are some of noise experienced from the premises:

Date	Start Time	Finish time	Description of noise	How it affects me
02 June 2018	20.00	23.04	Live band with very loud music could be heard even through new double glazing, tried to call Globe to request turn down music and there was no answer.	Could not hear the TV and had a headache as result of the noise, lost a train ticket to London booked for Sunday at 8.30
09 Jun 18	19.30	00.50	Hen party in the Globe upstairs, with drinkers and smokers on the pavement, very loud music which finished at 24.00 hours party goes outside making a lot of noise until 01.50 hours. Highlight of evening was a drunken middle-aged woman trying to sing I 'am a dancing queen (certainly did not sound like it) at 22.05 hours out of tune	Drinkers on the pavement with smokers at various point of the evening could not hear the TV, could even sleep until party goes left had a severe headache
10 Jun 18	22.15	22.40	Noisy customers leaving and smoking outside	Trying to sleep and being disturbed
12 Jun 18	21.45	22.30	Music disturbing the peace	Trying to sleep and being disturbed

Date	Start Time	Finish time	Description of noise	How it affects me
30 June 2018			Respect Festival lots of very loud music in the garden	Could not hear a telephone call
01 July 2018			As above requested at 17.30 hours, it to be turned down to the licensee, did it begrudgingly, but had it louder within ten minutes	Had a major headache
03 June 2019	22.00	23.00	Loud voices in the area of the stairs to upstairs room.	Disturbed sleep
10 June 2019	2.30	23.15	Loud voices in the area of the stairs to upstairs room.	Disturbed sleep
14 June 2019	21.56	22.01	Loud voices in the area of the stairs to upstairs room.	Disturbed sleep
14 June 2019	22.06	22.11	Very loud music	Disturbed sleep

**Note: I have misplaced my logs for the last year, but I am trying to recover them.**

There was an event in late May 2019 on a Saturday when we had a 12 to 14-year-old kicking a football on the road, at 22.00 hours when I placed out the window and said that some of us are trying to sleep it stopped.

From the above you can see there is little consideration made for the neighbours as I live opposite I take a lot of the noise, whilst I do appreciate it is a business we have the right to a peaceful night, during football season on a Saturday the foul language coming from the garden and the base of stairs is not acceptable ( there are children walking down the road) as there appears to be **NO MANAGEMENT CONTROL** over noise levels or language.

If this license is to be renewed, I would appreciate if there was available a direct contact number for the manager and it must be publicly displayed (outside the premises) and that there are some convents restricting events held and that drinkers are not allowed to stand outstand the side gate or front door drinking and smoking in loud voices, **management control must be evident.**

I trust my views considered as since the current licensee has run the Globe there has been increased noise levels with no due consideration for the neighbours.

Your sincerely



GOSSCHALKS  
SOLICITORS

BY EMAIL AND FIRST CLASS POST  
The Licensing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter Devon EX1 1RQ

Please ask for: Richard Taylor  
Direct Tel: 01482 590216  
Email: rjt@gosschalks.co.uk  
Our ref: RJT / MJM / 098454.25766  
#GS2644933  
Your ref:  
Date: 20 June 2019

Dear Sirs,

**Re: Licensing Act 2003 – Review Proceedings  
The Globe Inn, 39 Clifton Road, Newtown, Exeter**

We act on behalf of Ei Group Plc. Our client is the freeholder owner of the premises and has received a copy of the application for review issued by a local resident.

We would be grateful if you would accept this letter as a formal representation to the review on behalf of our client.

Ei Group Plc owns around 4000 public houses in England and Wales. Around 90% of these premises are the subject of lease/tenancy agreements by which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lies with the tenant. The tenant at The Globe is Ann Spence who is also the premises licence holder and DPS. Ms Spence has been in occupation of these premises since March 2018.

Please note that as our client our client has no operational responsibility for these premises, then it takes a wholly neutral stance with regard to the allegations made. It will be a matter for the Committee to determine whether or not there is real evidence (as required by the case law) to support the allegations made with within the letter of representation and therefore whether or not it is appropriate to take action. We are certain that the Committee will also take into account whether the application for review is supported by the responsible authorities who (according to paragraph 9.12 of the April 2018 Home Office Guidance) are the experts in their respective field. This is particularly important given that the applicant for review raises issues pertaining to all four licensing objectives. The position is that none of the experts in their respective fields have felt the need to lodge review proceedings.

The application for review states "*the pub has changed landlords several times in the last year*" This is incorrect as the current tenant has been in occupation of these premises since March 2018.

Thereafter, there are a number of other matters raised in the review application which need to be subject to scrutiny.

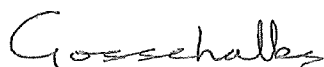
It is asserted that the current licensee is unsuitable. This is not a relevant representation when made by an "other person" and must be disregarded. Similarly, assertions with regard to breaches of the law (drinking outside) and conditions must be subject to scrutiny and borne out by the evidence. We are certain that the Committee will do this.

If it appears that the representations have foundation then the most appropriate and proportionate determination to promote the licensing objectives would be the attachment of conditions. These must be relevant to the issues raised in the review and must be proportionate. The "wish list" of conditions provided within the review application must not be taken as the starting point for any discussion with regard to the attachment of conditions.

At this stage, we would be grateful if you could acknowledge receipt of this representation and advise as to the date of the hearing as our client may seek to expand upon the issues raised within this letter of representation at the hearing.

We look forward to hearing from you.

Yours faithfully



**GOSSCHALKS**