

Mark Bertram
31b South Street, Exeter, EX2 2EB

Exeter City Council
The Civic Centre
Paris Street
Exeter
EX1 1JN

10th July 2024

Dear Sirs

Re: New Premises Licence in respect of Stripes Pizza, 30 South Street, Exeter, EX2 9DR.

I would like to make a formal objection to the above application. I live directly above the premises, at 31b South Street. The four flats above the premises are residential, including one with two small children.

The café has always been a daytime café, closing at 5.00pm. There is a store a few doors up South Street which is open 24 hours a day, selling alcohol. There are several bars and restaurants in the immediate area, all selling alcohol, closing at about 11.00pm. If this application were to be successful, everyone would head to Stripes Pizza for alcohol when these other premises close, bringing with it the usual associated problems of noise and drunkenness. It will also increase the number of takeaway delivery drivers in the area. Having a licence to stay open until 3.00am is, in effect, changing the café into a nightclub.

There is a noisy extractor fan at the rear of the café in the enclosed entrance area to the flats above. The constant noise of this fan until 3am in the morning is unacceptable. It has also been noticed by one of the residents of the flats that the security door to the rear entrance is left open for delivery drivers. This is compromising the security of the flats, and again is totally unacceptable.

My daughter-in-law is a qualified AssocRICS surveyor and her job involves valuing residential property on behalf of mortgage lenders. She has commented:

“If planning is granted for the existing café to be licensed and stay open until 3am, this is likely to have a negative impact on the flats above. Not only would this be a nuisance to the current occupiers of the flats above, it is also likely to render them to be unsuitable security for mainstream mortgage lenders. The negative impact on the saleability and mortgageability would therefore reduce the value of the property.

Yours faithfully

Mark Bertram & Jenny Codling