

Hi there

I'm writing as Cllr for the ward in which this premises operates to provide views of various residents with the hope of finding a positive solution.

This premises currently operates with a limited alcohol licence

It is a very small unit with limited outdoor space facing into a busy road

It is located within a residential area - old Tiverton Road, St James Close, St James Road,, Well Street and Oxford Road are all located very closely to this business.

The only other premises serving alcohol close by is the St Anne's Well pub on Well Street - this pub predominantly caters for football fans and students.

We have had a number of complaints from residents nearby with regards noise from this pub and it's clear that the mix of a pub with outdoor space is a challenge in a very heavily residential area.

Residents already have to deal with increased levels of anti social behaviour mainly from the student demographic- this is often in the evening after nights out in the city and can involve noise, littering and damage to property and vehicles. This business has predominantly aimed itself at the student demographic - it is not open outside of term time and the activities are aimed at students rather than the general local population, it supports a large student running group on Sunday which congregate outside and block the path and the road - my point here is that the owner seems to have little regard for the residents of St James and has done little to engage with them

We are also dealing with ongoing anti social behaviour from street attached individuals in Sidwell Street - we know that some of these individuals make their way up to Old Tiverton Road and onto Blackboy Road - directly opposite this business. I would like to see some clear plans in place around security for staff and patrons

We also have well documented issues with ongoing drug dealing at Stadium Way which is about 100 yards from this business.

We also have ongoing anti social behaviour issues at the Co-op in Old Tiverton Road.

A recent article in Devon live has only increased concerns and whilst Obama aware that this may not be an accurate representation of future plans it's important to note that

A former manager of Exeter nightclub TimePiece is now a partner

Both individuals clearly mention in the article that they want to target students, there is also mention of running events at the venue

<https://www.devonlive.com/whats-on/whats-on-news/exeter-caf-become-day-night-9464230.amp>

Some residents have expressed serious concerns about noise and the impact of students congregating in the evening in what is a totally residential area,

Residents are also concerned about events and noise that could relate to those events

Old Tiverton Road should be a road where people walk through to get home at the end of the evening not a place to continue to drink until late in the evening.

Residents should have the right to enjoy their homes in peace and quiet without being disturbed

The business owner has made no attempt to speak to local residents or engage them in future plans

He must be fully aware of the extreme sensitivity that exists in this community between permanent residents and transient student populations

Sadly for many this application shows once again the total disregard for those residents that have chosen to make St James their home and could be patrons of a local business if it were aimed at the whole community rather than one element.

I have also been asked by some residents to make a representation to support the application
Some residents feel strongly that we should support a local independent business - with which I agree

We welcome independent businesses to St James and would like to see more of them in the local area.

These residents do not live in the immediate vicinity but do not share the same concerns around noise

They feel it would not have a detrimental impact and would enhance the neighbourhood offering

They do however understand the hesitance of those that live more closely

But have asked that we try to find a resolution

I have attempted to contact the owner with no success - they have been closed all summer and I can find no contact information for them.

Ideally I would have preferred to have discussed concerns beforehand

However I am left with no option but to object and ask to speak about concerns raised at a licensing committee in the hope that we can find a suitable solution that is acceptable for both residents and the business.

With very best wishes

