

# **APPENDIX C**

# Exeter City Council – Licensing Act 2003

## REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name	[REDACTED]	
The name of the organisation / body you represent (if appropriate)	CARDENS	
Postal address	[REDACTED]	
Email address	Student lettings @ cardensestateagents.co.uk	
Contact telephone number	01392 433866	
Name of the premises you are making a representation about	The Duke of York,	
Address of the premises you are making a representation about	58 Sidwell St, Exeter, EX4 6PH	

Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	YES	Please see accompanying email
Public safety	YES	..
To prevent public nuisance	YES	..
To protect children from harm		

If you are making a representation against a new application or full variation, please suggest any 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).	Existing license left unaltered
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Signed:

Date: 26.2.25

Please see notes on reverse



To Whom It May Concern,

I write as the Managing Agent of a property, 3 York Road EX4 6PQ. This property immediately abuts The Duke of York, 58 Sidwell Street, Exeter, EX4 6PH.

I am aware that the pub has applied to an extension of their licensing hours and I write to object to their proposal.

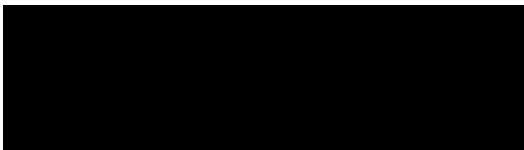
The area in question already suffers from well publicised antisocial behaviour issues and the increase in alcohol sales at extended hours will only exacerbate this. We have faced issues in the past with the pub, so the prospect of increased hours does cause a feeling of dread. The owner of our property previously had to go into the pub to ask them to stop their customers throwing bottles over their wall into our garden and causing broken glass hazards. We have also had tables and other furniture from the pub appearing on top of the lean-to area boundary, as well as patrons climbing on top that lean to roof thinking they could climb over into the pub. This has already caused negative reactions from residents and will only worsen if the proposal is accepted.

The extended hours proposed solely relate to late night alcohol sales in an area already experiencing issues with drunkenness during daytime hours. I feel this proposal will have a clear adverse effect on behaviour and crime rates that cannot even be controlled at present. There are already nightclub options available in Exeter that offer late night hours, and I fail to see what The Duke of York can offer that will be of substantial improvement to this.

Whilst Sidwell Street is a largely commercial area, there is a significant amount of housing in York Road, Oxford Road and Well Street and more, that will suffer if this proposal is accepted.

If the licensing objectives are the prevention of crime and disorder, public safety, the prevention of public nuisance and the protection of children from harm then the first 3 of these cannot be anything other than worsened through this application.

Kind Regards



Senior Student Lettings Manager

Hampton House, 23 Longbrook Street, Exeter, EX4 6AB

Telephone 01392 433866

Email: [studentlettings@cardensestateagents.co.uk](mailto:studentlettings@cardensestateagents.co.uk)

Cardens Estate Agents Limited Registered Office: Michael House, Castle Street, Exeter, EX4 3LQ  
Registered in England and Wales No. 04708867 VAT Registered: 585 5623 07



**From:** [REDACTED]  
**Sent:** 28 February 2025 07:00  
**To:** Licensing Team <licensing.team@exeter.gov.uk>  
**Subject:** Application for a variation to a premises licence, Duke of York

Re:

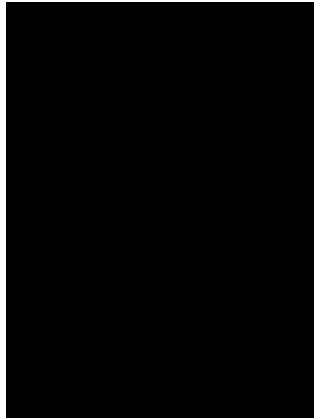
**Application for a variation to a premises licence**

**Craft Union Pub Company Ltd** has applied for a variation for the opening hours and licensable activities to a premises licence in respect of **The Duke of York, 58 Sidwell Street, Exeter, EX4 6PH.**

As a local resident I object to this change in licensing hours. I am already occasionally woken up in the early hours of the morning by drunk people shouting on Sidwell Street and King William Street, and I believe that extending these licensing hours would further reduce my peaceful enjoyment of my home.

I am also aware that a licence was recently granted for a 24hr gambling business nearby on Sidwell Street, and I don't believe that the combination of alcohol and gambling in such close proximity is a good thing for those addicted to either or both.

Yours



**From:** [REDACTED]

**Sent:** 22 February 2025 18:53

**To:** Licensing Team <licensing.team@exeter.gov.uk>

**Subject:** Regarding the proposed extended opening of the Duke of York Exeter.

Dear Sir/Madam,

I have just read the news article regarding the Duke of York in Exeter.

The Duke of York requesting to extend their opening hours Sunday - Thursday 10 - 1:30 and Friday - 10 - 2:30.

I live in Acland Terrace and have done so for 32 years. Over the last several years, the noise of surrounding businesses has severely affected my mental health and sleep. It's caused a huge impact.

We have been in constant liaison with the council, environmental health and the police, regarding the noise levels. The Duke of York is already loud when they have their Karaoke nights. We are a working family that have to be up at 6 am and this noise level surrounding us already affects our sleep massively.

Please can you seriously consider this, when looking at the proposed plan to allow them to open later. If they open until 2:30 on weekdays, this will be detrimental to my health (which is already suffering).

The amount of trouble and drunks in the area is already at the highest level we've known it. We are also trying to buy our house and this could really affect a sale in the future.

Allowing the Duke of York to extend its opening hours will cause so much more trouble in the area. We already have drunks leaving the pub singing and fighting and urinating across the road, in front of our house. We witness this often.

Your serious consideration to not allow this to go ahead would be massively appreciated.

Kind regards,

[REDACTED]

# Exeter City Council – Licensing Act 2003

## REPRESENTATION FORM

This representation is made about the premises to be licensed as detailed below:

Your full name		
The name of the organisation / body you represent (if appropriate)		
Postal address		
Email address		
Contact telephone number		

Name of the premises you are making a representation about	The Duke of York Pub
Address of the premises you are making a representation about	58 Sidwell Street Exeter EX4 6PH

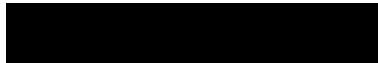
Your representation must relate to one of the four Licensing Objectives

Licensing Objective	Yes Or No	<i>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</i>
To prevent crime and disorder	Yes	The area in question already suffers from well-publicised anti-social behaviour issues and the increase in alcohol sales at extended hours will certainly make this worse. I have had to go into the pub in recent years to ask the bar staff to stop their customers throwing beer bottles etc over the wall into our courtyard. One flew over while I was in the courtyard inspecting the property. This is dangerous. There is no need to further put at risk this area of town, by making it a virtual pub nightclub. There are already nightclubs in Exeter offering late night hours. There are other private dwellings nearby in York Road, Oxford Street, Well Street etc that will be impacted by further anti-social behaviour. This is not even a student pub. It serves no benefit to the student community. It has always been a local pub that spills over anti-social behaviours, drunkenness, and harassment of passers-by.
Public safety	Yes	The walkway outside our property is very narrow and, as my dad experienced, not easy to get away from a drunk person asking for money. I have been frightened when approached by drunk men outside this pub. If later drinking hours are allowed, there is more chance of people throwing bottles over and trying to climb the wall into our courtyard. Our letting agents have also reported furniture from the pub appearing on top of our lean-to roof area – our passageway that leads to our courtyard. I had to organise to get furniture down from there a few years ago. It has also been reported by our letting agents of patrons climbing on top of our passageway roof to get into the pub!
To prevent public nuisance	Yes	This property – [REDACTED] – has been in our family for decades; it was previously owned by my grandparents, then my parents, from whom I inherited it. All through my childhood, while visiting my nan and grandad, up to the current day I remember problems at this pub. My dad got threatened to give money to someone coming out the pub, and as he had us two young girls with him, he gave them

	<p>money quickly, so he could get into my grandparent's house safely with us. I have been accosted a few times outside the pub, as I have been making deliveries and repairs to the property. I have personally felt intimidated. There is often vomit and rubbish outside our house from the pub. And our bins filled with patrons, rubbish. Extended licensing will only make these problems worse.</p>
<b>To protect children from harm</b>	<p>I rent the property on short-term lets to young students. I have previously rented to a group of 3 female students. The anti-social behaviour from the pub was especially intimidating for them, when items come over the wall into their courtyard. Due to the Government rental reform bill and the abolition of fixed term student contracts, new students will likely give notice within a couple months of living there for safety reasons, making it an untenable let. Cardens student lettings have expressed real concerns about this happening and have concerns it will be harder to let generally to students, as well as families with children.</p> <p>I have been researching leasing it long term direct to social housing providers for the benefit of vulnerable people and refugees/children. However, I would not be able to guarantee their safety, with all day and nightly opening hours to either 1.30am or 2.30am every night of the week.</p> <p>Our property has always previously been popular with students and sadly this extension could lose our student market. It would also make it unlettable to families/professionals. It would also be unsuitable for vulnerable people/refugees needing rehoming. I have been advised by Cardens estate agents and Students@Cardens that they have concerns that this extension will reduce what I could sell the property for or make it very hard to sell. It would leave me with our family property unattractive to students or tenants, and very difficult to sell/seriously devalued. I am a member of the National Residents &amp; Landlords Association and strive to present safe, legal and good standard accommodation. I think this is more important than a late drinking licence to further accelerate anti-social behaviour that is not well managed in the history I have known the pub – since the late 1970s.</p>

<b>If you are making a representation against a new application or full variation, please suggest any 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).</b>	<p>I would suggest the licensing hours are reviewed and reduced due to the anti-social behaviour, safety issues and daytime drunkenness to lunchtime hours only 11am-2pm, and normal current evening pub hours kept to 10.00pm Sundays and 11pm latest as is now.</p> <p>I would also submit that the licensing extension, if granted can only be subject to residential properties in the near vicinity having current market offers made to them by the Brewery, who I believe to be The Craft Union Pub Company. This is not an unreasonable condition, considering the impact it will have on those residential properties nearby.</p>
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Signed:



Date: 10/03/2025

Please see notes on reverse

## NOTES

**If you are making a representation in relation to a ‘new’ premises or a ‘full variation’ please read the following notes:**

1. If you do make a representation you will be able to attend a meeting of the Licensing Authority’s Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made in your absence.
2. This form must be returned within the statutory period of 28 days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.
5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing Committee, which will be publicly available.
6. Please return this form when completed to:

Licensing, Exeter City Council, Civic Centre, Paris Street, Exeter EX1 1JN

Alternatively, you can email it to [licensing.team@exeter.gov.uk](mailto:licensing.team@exeter.gov.uk).

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**If you are making a representation in relation to a ‘minor variation’ please read the following notes:**

1. If you do make a representation, you should be aware that the application will be determined by an Officer. There will be no hearing and there is no right of appeal.
2. This form must be returned within the statutory period of 10 working days following submission of a valid application to the Licensing Authority.
3. You may make a representation wherever you live in relation to the premises but your representation must be relevant.
4. Representations can only relate to the four licensing objectives.
5. Please return this form when completed to:

Licensing, Exeter City Council, Civic Centre, Paris Street, Exeter EX1 1JN

Alternatively, you can email it to [licensing.team@exeter.gov.uk](mailto:licensing.team@exeter.gov.uk).