

From: Lisa Bainbridge <LisaBainbridge@Gateshead.Gov.UK>

Sent: 03 July 2020 14:52

To: mfooster@mincoffs.co.uk

Cc: Laura Kirton <LauraKirton@Gateshead.Gov.UK>

Subject: Woodmans Arms - license application

Good afternoon Matt, I hope you are well.

I wanted to get in touch with you prior to the deadline date with regards to this application, to let you know in advance of my concerns about the proposed use of the external spaces. Noise from external music and patrons are likely to impact greatly on the residents who live close by to the premises (50-60 metres away), particularly due to low background noise levels on an evening within this quiet rural location.

As you will know, It is important to focus when considering the promotion of the prevention of public nuisance licensing objective, on the effect of the licensable activities on persons living and working in the area.

Firstly, to discuss your proposed conditions. I am in favour of your suggested condition no.6, the 'operations policy', particularly for when guests leave the premises. I would suggest a slight tweak to wording to read:- 'An operation policy shall be implemented and adhered to in respect of the management of the outside area to include staffing, monitoring, dispersal of customers/ guests and general management of the area on a daily basis. The operations policy shall be submitted to the Local Authority for prior consideration and agreement'.

I agree with condition no.7 regarding noise from glass bottles, however I am unable to agree to point 10 regarding external music.

In the interests of local residents of Gateshead, we do not wish for any external music/ entertainment, as residents particularly close by are likely to be unduly affected by this. We would want all entertainment (including films) to take place in the confines of the building. Noise from inside the venue will be much easier to control by the operator.

In addition, noise from patrons standing/ sitting with drinks/ food in the external areas is a concern. You propose that people can be outside until closing time 00:30, which I find unreasonable. This is likely to impact greatly on residents due to noise disturbance. A suitable time for patrons to return inside the building would be 21:00, to protect residents from public nuisance.

The plans for the new extension show a large proportion of oversized glazing, which will be an attractive feature for the use of the room. However, glazing is the weakest part of a building in terms of noise leakage (regardless if it is double glazed or not). I have concerns that low frequency noise from the bass of live bands playing at weddings/ functions will cause issue in terms of potential audibility to residents. 'Mass' e.g brickwork is the only thing that could stop low frequency noise, therefore by having a large amount of oversized glazing will weaken the structure in terms of noise escape. This being said, I am not against the venue from having live entertainment/ recorded music inside as long as it can be effectively controlled and its impact mitigated.

I would like to suggest the following conditions in addition to your no.6 & 7, to protect residents and promote the prevention of public nuisance licensing objective:-

1. No live or recorded music shall be played externally. All entertainment to be indoors only.

2. No open vessels to be permitted in any external areas after 21:00.

3. During performances of live music and all other regulated entertainment, all windows and doors must remain closed.

4. A Noise management plan shall be implemented and adhered to, to include all noise sources associated with the premises, noise reduction/mitigation, noise monitoring by competent staff, complaints procedure, staff training and review. The noise management plan shall be submitted to the Local Authority for prior consideration and agreement.

5. Noise from within the premises associated with live entertainment or any other regulated entertainment, shall not be audible beyond the boundary of the premises, so as to cause a nuisance to residents or other noise sensitive receptors within the vicinity of the premises.

(This last one is a trigger condition given the proposed structure of the new extension)..

6. In the event of justified noise complaints received from residents due to entertainment noise, a noise limiter shall be fitted and set on instruction by an Environmental Health Officer. The noise limiter shall be fitted by a competent noise engineer and maintained annually. All amplified music shall be played through the noise limiter.

My concerns are simply related to context of the rural environment and the close distance residents are to the premises. This area has extremely low background noise at night, therefore sound carries very easily. We have received complaints in the past from residents (2019) from external music from the premises, therefore a greater understanding of its impact is already known.

I would be grateful to hear your comments with regards to our suggested conditions and wording.

I look forward to hearing back from you soon.

Kind Regards

Lisa Bainbridge
Environmental Health Officer
Environmental Protection Team

From: Matt Foster <mfoster@mincoffs.co.uk>
Sent: Tuesday, July 7, 2020 4:46 pm
To: Lisa Bainbridge
Cc: Laura Kirton; ivana.draper.6544@northumbria.pnn.police.uk
Subject: RE: Woodmans Arms - license application - Agreed Conditions

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Hi Lisa,

Further to our conversation and your email, I have taken my clients instructions and they agree the four points below.

1. Condition 10 is to be removed and there is to be no live or recorded music in any outside area. (Comment: *This will not prevent my client from playing background music, which we discussed, and which will form part of the Noise Management Plan (to be agreed later).*)
2. Condition 6 is to now read as follows: An operation policy shall be implemented and adhered to in respect of the management of the outside area to include staffing, monitoring, dispersal of customers / guests and general management of the area on a daily basis. The operations policy shall be submitted to the Local Authority for prior consideration and agreement’;
3. We agree that customers in the outside area abutting the function suite will not be permitted to leave the function area, and take an open vessel into the outside area after 21:00;
4. During performances of live music, and all other regulated entertainment, all windows and doors must remain closed except for access and egress.

I will revert to you on the remaining issues once we have had the opportunity to take advice from our acoustics expert. This includes the Noise Management plan, and details of that, the possibility of a noise limiter or a condition dealing with noise nuisance and the residents. I understand that this means you need to submit a holding representation to protect your position.

I have copied in Ivana Draper, who raised some concerns regarding outside entertainment, just so that she knows that has been dealt with.

Regards,

Matt

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Matt Foster
Partner

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