





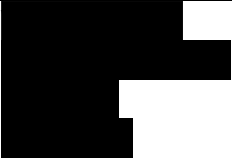
Representations Objecting

Name and contact	Date Received	Comments
	<p>20.03.2026</p>	<p>Object to the following assessment "Opening Hours Public Nuisance Description: No further risks have been identified which need to be addressed, save as follows 12. Noise shall not emanate from the premises so as to cause a nuisance to nearby noise sensitive properties".</p> <p>Nuffield Road is directly opposite the premises and are already facing noise nuisance from the current construction which is limited to Mon to Sat 8am to 6pm.</p> <p>The proposed times are guaranteed to cause further noise disturbance throughout the night until 1am. A late night premises that provides live music, entertainment and alcohol is not what residents accepted in the initial application.</p> <p>An earlier closing time would like to be considered.</p>
	<p>22.03.2026</p>	<p>Dear Licensing Authority, Re: Premises Licence Variation – Licence ID 300273</p> <p>I am writing to make a formal representation objecting to the proposed variation of the premises licence. I am a resident of Nuffield Road ( ), and my home is located ( ) the premises.</p> <p>My objection is based on the licensing objectives of the prevention of public nuisance and the protection of children from harm.</p>

	<p>Due to my property being directly opposite the entrance, I am in extremely close proximity to the primary point of arrival and dispersal for patrons. This places my household at particular risk of disturbance from:</p> <ul style="list-style-type: none"><li>* People arriving and leaving the premises late at night</li><li>* Raised voices, conversations, and general activity outside the entrance</li><li>* Vehicles, doors slamming, and engine noise</li><li>* Any queuing or congregation associated with events</li></ul> <p>In addition, [REDACTED] located at the front of the property and [REDACTED] the premises. As such, [REDACTED] is especially vulnerable to disturbance from both noise and light late into the evening.</p> <p>The proposal to extend operating hours until 23:30 daily, combined with live music and events, is likely to significantly increase noise levels. Amplified music, particularly bass frequencies, is well known to travel and penetrate residential properties, even when windows are closed. Given the direct facing relationship and very close proximity, even moderate increases in activity are likely to result in regular sleep disturbance.</p> <p>This is a residential area, and the proposed intensification of use is not compatible with the reasonable expectation of a quiet living environment, particularly for families with young children.</p> <p>The cumulative impact of late-night use on a daily basis is also a significant concern, as it would result in ongoing disturbance rather than occasional events.</p> <p>Should the Licensing Authority be minded to grant the application, I strongly request that conditions are imposed, including:</p> <ul style="list-style-type: none"><li>* Earlier closing times appropriate for a residential setting</li><li>* No outdoor use or congregation late at night</li><li>* Strict limits on live and amplified music</li></ul>
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		<ul style="list-style-type: none"> <li>* A detailed and enforceable noise management plan</li> <li>* Measures to control dispersal noise at the entrance (staff supervision, signage)</li> <li>* Controls on external lighting to prevent light intrusion into nearby homes</li> </ul> <p>Without such conditions, I believe the application would lead to a clear and ongoing public nuisance. I respectfully request that this representation is taken fully into account in the determination of the application.</p>
	28.03.2026	<p>Dear Sir or Madam, Re: Premises Licence Variation – Licence ID 300273</p> <p>I write to make a formal representation in respect of the above application. I am a resident of Nuffield Road ( ), and my property is ( ) to the premises. Owing to this very close proximity, my household would be particularly affected by any increase in activity associated with the use of the premises.</p> <p>This representation is made on the basis of the licensing objective of the prevention of public nuisance.</p> <p>The position of my home places us ( ) to the principal point of arrival and dispersal for patrons. In practical terms, this is likely to result in disturbance arising from people arriving and leaving the premises during the evening, raised voices and general congregation outside the entrance, as well as noise from vehicles, including engines idling and doors closing.</p> <p>Of particular concern is that our ( ) ( ), directly facing the premises. As such, we would be especially susceptible to disturbance from both noise and light intrusion during the later hours. The proposed extension of hours to 23:30 daily is, in itself, a significant concern.</p> <p>However, the proposal to permit operation until 01:00 on Fridays and Saturdays for up to 18 weeks of the year represents a substantial intensification of late-night use. Activity at this time is far more likely to give rise to elevated noise levels,</p>

	<p>particularly associated with patrons leaving the premises, and is incompatible with the reasonable expectation of rest during night-time hours.</p> <p>Furthermore, the proposed sale and consumption of alcohol late into the night, especially in any external areas, gives rise to additional concern. Experience shows that alcohol-related activity is more likely to result in raised voices, prolonged congregation, and difficulty in controlling dispersal. The use of external areas at such hours would significantly increase the likelihood of noise breakout directly affecting neighbouring residential properties.</p> <p>It is well recognised that amplified music, and in particular low-frequency bass, can travel beyond the premises and into neighbouring residential properties, even where windows are closed. Given the proximity involved, it is difficult to see how regular disturbance could be avoided.</p> <p>Nuffield Road is a residential area, and residents are entitled to a reasonable degree of peace and quiet, particularly during the evening and night-time. The cumulative effect of extended hours, late-night alcohol use, and external activity is likely to result in ongoing disturbance. This would have a direct and detrimental impact on my ability to sleep.</p> <p>██████████ adequate rest is essential, and regular disturbance during late hours would have a clear effect on my wellbeing and ability to carry out my professional responsibilities.</p> <p>In the event that the Licensing Authority is minded to grant the application, I would respectfully request that appropriate and proportionate conditions are imposed, including:</p> <ul style="list-style-type: none"><li>• earlier closing hours suitable for a residential setting, with no operation beyond 22:00 on weekdays and 23:00 on weekends.</li><li>• no use of external areas during the evening and night-time hours;</li></ul>
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		<ul style="list-style-type: none"> <li>•no sale or consumption of alcohol in external areas;</li> <li>•strict controls on live and amplified music;</li> <li>•a robust and enforceable noise management plan;</li> <li>•effective management of dispersal, including staff supervision; and</li> <li>•measures to prevent light spill affecting neighbouring properties.</li> </ul> <p>However, as presently proposed, the application does not satisfactorily demonstrate how the licensing objective will be promoted, nor how the impact on neighbouring residents will be adequately mitigated. In those circumstances, I respectfully submit that the application should be refused.</p>
	29.03.2026	This is too late at night being in a residential area. This is a family area with a school and should be treated as such, without disruption until 1am in the morning on Friday and Saturdays. Generally there is noise limits until 10pm at night
	14.04.2026	<p>This representation relates chiefly to the third licensing objective - The Prevention of Public Nuisance. However, there are concerns under all four licensing objections relating to this application.</p> <p><u>We live directly across the road from the opening to</u> the car park of the David Lloyd Leisure Site and we have concerns about it essentially operating as a late night entertainment venue.</p> <p>We initially supported the application of the site to become a David Lloyd Leisure Centre, however this was on the understanding that it would simply be a leisure centre. Allowing visitors to exercise, work out, and use other facilities between reasonable opening hours.</p>

		<p>These extended hours are seeking to turn it into a night-life venue which comes with a high risk of public nuisance from drunk and disorderly patrons leaving the site late at night/early in the morning.</p> <p>This could also lead to increased traffic from taxis and cars at these late hours, increased littering, and potentially anti-social behaviour.</p> <p>There are many homes along Nuffield Road that will be affected by this, many of which contain new families and young children, as well as shift workers, commuters, and others who would be acutely affected by late night noise and the lack of sleep it would bring.</p> <p>When we bought our home we understood that we were moving to a residential area, albeit with some business premises that would operate reasonable hours. We do not want to be disturbed every weekend by late-night drinkers when the site is supposed to be a leisure centre.</p>
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