

The Highland Licensing Board

Meeting – 3 February 2015

Agenda Item	8.5
Report No	HLB/016/15

Application for a major variation of Premises Licence under the Licensing (Scotland) Act 2005

Corriearth, 5 - 7 Heathmount Road, Inverness IV2 3JU

Report by the Clerk to the Licensing Board

Summary

This Report relates to an application for a major variation of a Premises Licence by Punch Partnership Limited, Jubilee House, Second Avenue, Burton upon Trent, DE14 2WF, per TLT LLP, 140 West George Street, Glasgow, G2 2HG.

1.0 Description of Premises

Hotel, with restaurant, large public bar and sports bar with letting rooms and outdoor drinking area.

2.0 Current Operating Hours

On Sale

Monday 1100 hours to 2400 hours
Tuesday to Friday 1100 hours to 0100 hours
Saturday 1100 hours to 0030 hours
Sunday 1230 hours to 2400 hours

Off Sale

Monday to Saturday 1100 hours to 2200 hours
Sunday 1230 hours to 2200 hours

3.0 Summary of Variation Application

3.1 The applicant seeks to vary the premises licence as follows:-

Operating Plan:

Amend On Sale hours to: 1100 hours to 0100 hours Monday to Sunday.
Amend Off Sale hours to: 1100 hours to 2200 hours Monday to Sunday.

Amend seasonal variations.

Allow conferences as an activity during and outwith core hours.
Allow films, gaming, indoor/outdoor sports, televised sports outwith core hours.

Other activities amend wording.

Amend children and young persons' access: Children permitted access at all times, however, after 2200 hours must be accompanied by an adult when in a room with a bar counter, when attending a private function, viewing live entertainment or consuming a meal. Young persons permitted access unaccompanied at all times.

Premises Licence:

Amend description to read: Hotel with restaurant and public bar with letting rooms and outdoor drinking area.

4.0 Background

4.1 On 24 November 2014 the Licensing Board received an application for a major variation of a Premises Licence from the applicant's solicitors TLT LLP, 140 West George Street, Glasgow, G2 2HG.

4.2 The application was publicised during the period 1 December 2014 to 22 December 2014 and confirmation that the site notice was displayed has been received.

4.3 The following six timeous notices of objection to the application and representations have been received, copies of which are appended:-

1. Charity Webb, 9 Southside, Inverness IV2 3JF
2. Hugh and Lydia Black, 10 Southside, Inverness IV2 3JF
3. Greg Youngson 8 Southside, Inverness IV2 3JF
4. Ken Philip, 1 Southside Place, Inverness IV2 3JF
5. Dinah Philip, 1 Southside Place, Inverness IV2 3JF
6. Sergio Serafini, 2 Southside Place, Inverness IV2 3JF

4.4 In accordance with standard procedure, Police Scotland, Highlands and Islands Fire and Rescue Service, the Council's Community Services (Environmental Health), Planning, Building Standards were consulted on the application.

No objections or representations have been received from these consultees.

4.5 Notification of the application was also sent to NHS Highland and the local Community Council.

3.6 The applicant and the objectors have been invited to attend the Hearing. Both have been advised of the procedure which will be followed at the meeting.

5.0 Legislation

5.1 The Licensing Board must in considering and determining the application, consider whether any grounds of refusal apply and if none of them applies, the Board must grant the application.

Relevant grounds of refusal may be: -

1. the grant of the application will be inconsistent with one or more of the licensing objectives;
2. having regard to; (i) the nature of the activities carried on or proposed to be carried on in the subject premises, (ii) the location character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation;
3. having regard to the number and capacity of (i) licensed premises of the same or similar description as the subject premises (taking account of the proposed variation), in the locality in which the subject premises are situated, the Board considers that, if the application were to be granted, there would, as a result, be over provision of licensed premises or licensed premises of that description in the locality.

5.2 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

6.0 Licensing Standards Officer

The LSO has provided the following comments:-

The Corriegarh Hotel is a long established licensed premises within the Crown District of Inverness. This area, whilst having several commercial premises, has a large proportion of residential property neighbouring these licensed premises. The premises licence holder is Punch Partnership Ltd who lease out the premises to tenants. The recent history of the premises is that it has not been the source of Police and neighbourhood complaint. The premises are sited very near to the Heathmount Hotel. Both premises are popular and draw a substantial amount of custom to this area, which is probably one of the busiest corners of licensing activity outwith the City Centre of Inverness.

Recently the premises have been transferred to a new tenant - Rory Munro, who is also the responsible person for the Gellions Bar in Inverness. Mr Munro has managed the Gellions well and compliance visits there have shown that he has a very good grasp of the requirements of the Licensing (Scotland) Act 2005.

Application has been made to adjust the core on –sales hours to Monday to Sunday, 11.00hrs to 01.00hrs in line with the current Board policy hours. Also off sales are requested to be allowed from 11.00hrs until 22.00hrs daily.

Seasonal variations are amended to take account of an allowance to trade according to any period of extended hours offered by the Highland Licensing Board, such as the traditional Festive Policy hours without having to make an

individual extended hours application on each and every occasion. The local condition requiring notification to Police Scotland and the Highland Licensing Board is acceptable to the applicant.

Section 5 of the operating plan is requested to be amended to allow conferences as an approved activity both within and outwith core hours. The premises have a suitable estate for this and this is seen as reasonable by the LSO. Other activities of films, gaming, indoor and outdoor sports, and televised sports are requested to be allowed outwith licensed hours. This reflects that the Premises is also a Hotel and these are activities in which guests may legitimately enjoyed prior to or post licensed hours.

Amendment is also proposed to the children and young persons section at Section 6 of the operating plan. The LSO has some reservations in terms of what is proposed as the lounge/sports bar can be a lively local bar and at times is more suited to an adult environment. In this respect with the interests of the fifth licensing objective the LSO would propose that young persons are permitted access unaccompanied for the purposes of a meal up till 22.00hrs. After which time they will require to be supervised by a responsible adult. Children require to be supervised by an adult when on the premises. The LSO agrees with the proposed terms that after 22.00hrs if a child is present in any room with a bar counter that this is solely for the purposes of a meal, viewing live entertainment or attending a private function.

Following the statutory neighbour notifications, at the time of compiling this report six objections have been received alluding to traffic problems, damage to property, litter, anti-social behaviour and noise. A successful and busy premises will undoubtedly put pressure on the limited public parking but this is not a matter which can be related to the sale of alcohol and resolution is within the remit of other forms of legal regulation. In terms of noise the proximity of residential property is such that if the likes of live and recorded music are not properly controlled there will undoubtedly be disturbance to neighbouring addresses, particularly 1 and 2 Southside Place, who are direct neighbours of the premises and have submitted objections. The occupants of 1 and 2 Southside Place, Ken Philip and Sergio Serafini were spoken to by the LSO on 9th January, 2015. In fairness neither had experienced any undue issues over the festive period and if the premises continued to be properly managed with due respect for the needs of neighbouring property owners given consideration, they would potentially not have an issue. Mr Philip stated he would endeavour to attend the Board and present his views in person.

Having spoken to Mr Philip, the occupant of 1 Southside Place, the LSO found that whilst his complaints are undoubtedly genuine, he did state that under the stewardship of the last tenant the premises were run as a "tight ship" and some of his concerns came from previous tenancies. The LSO has also spoken with the new tenant Rory Munro who is keen to work with his neighbours to ensure as far as possible his premises fits in well to the local community.

Liaison between the LSO and Police (Scotland) has been carried out in respect of how the premises performed over the festive period. No incidents were recorded at the Corriegarth. Further research from the beginning of 2014 was carried out and only four calls of a minor nature were linked to the premises. The premises are not demanding on Police resources and were visited by the Police three times over the festive season for routine licensed premises checks with no incidents or issues being recorded. The Police did receive a complaint from Mr K. Philip on 8th December, 2014 concerning noise caused the previous evening between 23.30 and 00.30hrs by music. As the issue was not on-going at the time of the complaint the premises were not visited, none of the other calls connected to the premises during 2014 concerned noise.

7.0 HLB Local Policies

The following policies are relevant to the application:-

- (i) Highland Licensing Board Policy Statement 2013-16
- (ii) Highland Licensing Board Equality Strategy

8.0 Conditions

8.1 Mandatory Conditions

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

8.2 Local Conditions

Existing local conditions will continue to apply and the following additional local and specific conditions are now recommended:

Existing:

Condition B -

Whilst in any room with a bar counter all children must be in the company of, or supervised by an appropriate responsible adult. This condition does not apply to children of the licence holder or children who are resident on the premises.

Condition C -

Notwithstanding conditions (a) and (b) children must not sit or remain at the bar counter at any time.

Condition E -

After (2100) hours alcoholic or non-alcoholic drinks shall not be consumed in an outdoor drinking area.

Condition H -

Dartboards and any pool table will be situated in a location to be approved by the Licensing Standards Officer.

Additional:

Condition A- Children under the age of 16 are excluded from any room where there is a bar counter after 2200 hours except during private functions or for the purpose of viewing live entertainment or where the child is in the room for the purpose of taking a meal. This condition does not apply to any child who is in the bar solely for the purpose of passing to or from some other part of the premises being a part to or from which there is no other convenient means of access or egress.

Condition Q- On any day for which the terminal hour specified in this licence is later than 0100 hours the following day, alcohol may be sold on the premises after 0100 hours only while entertainment as detailed in the operating plan is being provided and has been provided continuously from no later than 2200 hours.

8.3 Specific Conditions

- During the playing of any live or recorded music all windows and doors should be kept shut. (Licensing Objective 3).
- All glass disposal should cease by 23.00hrs (Licensing Objective 3).

Recommendation

The Board is invited to determine the above application and the local and specific conditions recommended at paragraphs 8.2 and 8.3.

If the Board are minded to refuse the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

Reference: HC/INBS/90

Date: 15 January 2015

Author: Wendy Grosvenor

Background Papers: The Licensing (Scotland) Act 2005/Application Form.

Appendices:

1. Letter of objection dated 10/12/14 from Mr G Youngson;
2. Letter of objection dated 15/12/14 from Mr AND Mrs H Black;
3. Letter of objection received 18/12/14 from Mrs C Webb
4. Letter of objection dated 17/12/14 from Mr K Philip
5. Letter of objection dated 19/12/14 from Mr S Serafini
6. Letter of objection received 22/12/14 from Mrs D Philip

REPRESENTATIONS OR OBJECTIONS IN RELATION TO A PREMISES LICENCE APPLICATION UNDER THE LICENSING (SCOTLAND) ACT 2005

Please read the Board's Guidance Notes on How to Object or make Representations in relation to a Premises Licence Application before completing this form. This form when completed should be returned to the nearest office of the Licensing Board using the contact details in the guidance notes. Remember, if an objection is rejected by the Board as frivolous or vexatious, the Board may seek to recover expenses from the objector or person making representations

1. Full Name and Address of person making objection/representation:

GREG YOUNGSON, [REDACTED]	
Telephone Number:	[REDACTED]
Email Address:	[REDACTED]

2. Address of Premises in respect of which objection / representation is made:

THE CORRIEGARTH HOTEL
5-6 HEATHMOUNT ROAD, INVERNESS IV2 3JU

3. Details of any OBJECTION: (complete only if you consider one of the ground for refusal apply)

State ground of objection (refer to ground of objection by number, see guidance notes, and give details): (Continue on separate sheet if necessary)	
1. Excluded Premises	- see attached sheet - see attached sheet.
2. Off-Sales Hours/24 hour drinking	
3. Licensing Objectives	
4. Activities/Premises/Customers	
5. Over Provision	

4. Details of any REPRESENTATION: (complete only if you wish to make a representation in respect of the application)

State details of any representation (refer to representation by number, see guidance notes, and give details): (Continue on separate sheet if necessary)	
1. in support of application	
2. seeking an amendment to the operating plan, or	
3. seeking to add additional conditions to the licence	

Signature

[REDACTED SIGNATURE]

Date..... 10/12/2014

OBJECTION TO AMENDMENT TO CORRIGARTH HOTELS LICENCE;
ON THE FOLLOWING GROUNDS.

3/ LICENSING GROUNDS/OBJECTIVES

On the grounds of (i) preventing public nuisance and (ii) securing public safety I object because the increase in customers (both during the current and proposed opening hours) will have an impact on traffic volume in Southside Place and increase parking pressures in the street.

In turn this reduces the value + benefit of the parking permits which Southside Place residents currently have to pay for.

Of particular concern in relation to public safety are:

- (i) Illegally parked vehicles on double yellow lines at Heathmont Road / Southside Place make it difficult to access Southside Place from time to time, especially given the design of the pavement opposite the Corrigarth.
- (ii) Customers exiting the Corrigarth car park regularly take a 'short cut' to Southside Road, ignoring the one-way street. As a regular cyclist in Southside Place, I find this especially concerning.

Whilst I appreciate the Corrigarth management aren't in direct control of their customers actions, I feel the increase in activity at the pub will only exacerbate these problems

4/ ACTIVITIES/PREMISES/CUSTOMERS

The amended licence will increase the pedestrian + vehicle traffic in the early hours of the morning, which in a residential area will detrimental to the amenity of the residents.

8 SOUTHSIDE PLACE
INVERNESS

RECEIVED
17 DEC 2014

10 Southside Place
Inverness
IV2 3JF

15th December 2014

Clerk of the Licensing Board
Alasdair Mackenzie
Chief Executive's Office
The Town House
Inverness
IV1 1JJ

Dear Mr Mackenzie

**HIGHLAND LICENSING BOARD
THE LICENSING (SCOTLAND) ACT 2005
APPLICATION FOR MAJOR VARIATION OF PREMISES LICENCE
PREMISES: THE CORRIEGARTH, 5-6 HEATHMOUNT ROAD, INVERNESS, IV2 3JU**

It has come to our attention that an application under the above Act has been made by The Corriegarth for major variation in its operation which we have looked at and which, if granted, is clearly intended to result in an increase in non-local customers and an extension of opening hours for these customers and which, as local residents, we would find unacceptable and to which we therefore wish to submit this objection.

In the letter which we have seen that was sent to local residents from the Clerk to the Board it is recommended that legal advice is sought if it is wished to make an objection or representation to the Board but, since we believe that we have reasonable grounds for objection, we are unsure why, as part of the Licensing process, we should not submit our objection freely without seeking legal advice and incurring associated costs.

Therefore we wish to object to this application for major variation by The Corriegarth because we think that it may be inconsistent with the Licensing Objectives of **securing public safety, preventing public nuisance, preventing crime and disorder** and that, if the proposed major variation is granted, it would likely constitute an **over provision of local capacity** of licensed premises in the locality.

Securing Public Safety

An increase in opening hours and/or in number of and/or type of customers and/or in the activities provided for customers should be of concern regarding public safety since it increases the potential for accidents and incidents either within or outside the premises concerned, particularly when it is being applied to permit children access at all times and only accompanied after 2200 hours and to permit young persons (who are presumably 16-18 years) unaccompanied access at all times.

Preventing Public Nuisance

The Corriegarth already contributes to public nuisance because of limited off-street parking available at the premises and, although on-street parking outside these premises is not permitted at all on double yellows at any time nor indeed is it permitted elsewhere on Southside Place for non-residents during the day, Monday-Saturday except with a visitor's permit, such restrictions do not seem to prevent illegal parking by The Corriegarth's customers and by other people on double yellows or in residents' parking at restricted times and at other times which can cause access difficulties.

If the proposed major variation is granted including hosting events, increased illegal parking by The Corriegarth's non-local customers seems inevitable and would worsen the existing difficulties and public nuisance for road users who can only just squeeze past vehicles if parked outside The Corriegarth on the double yellows and for local residents of Southside Place who already suffer the inconvenience of illegal on-street parking outside their homes by The Corriegarth customers and by other people.

Preventing Crime and Disorder

Related to the parking issue at The Corriegarth, as already noted, its existing off-street parking is limited and, with no potential to increase this parking, if the proposed major variation is granted, not only would illegal on-street parking seem likely to increase but also, because some customers exit the car park and turn right (rather than left) dangerously the wrong way into the one-way system, the incidence of this traffic offence, unless prevented, would likely increase if more customers use the car park.

As indicated above, some regular customers of any such establishment are not actually local to its immediate area and, because these non-local customers are not within walking distance of their homes, they seem to drive to and from the premises. Therefore, if driving when leaving the premises, some customers may be at risk of breaching the new drink-drive limit, the incidence of which may increase because, if major variation is granted as proposed, more non-local customers will be attracted.

Over Provision of Local Capacity

Just opposite and a few metres from The Corriegarth is the Heathmount Hotel and, both premises together, without any extension of hours or increase in activities of The Corriegarth, already have more than enough local capacity to service the immediate locality. As mentioned above, they also have existing capacity for regular customers who are not actually local to the immediate area therefore a further increase in capacity for non-local customers would inherently constitute an over provision of local capacity.

In addition, within easy walking distance of The Corriegarth and the Heathmount Hotel and, excluding any premises in the city centre which are also only 10-15 minutes walk away, there is similar provision only 5-10 minutes walk away which serves the local area, particularly the Craigmonie Hotel, the Crown Court Hotel, the Redcliffe Hotel and the Kingmills Hotel therefore major variation in the operation of The Corriegarth as proposed, if granted, would clearly constitute an over provision of local capacity.

Yours sincerely



Hugh & Lydia Black

3 February 2015

Dear Sir / Madam,

I would like to object to the proposal.

We live on Southside Place near by & there is already substantial noise from this premises as it is, as people drink outside and walk up the South Side place, singing and shouting at the top of their voices in a quiet residential area late at night and into the early hours many weekends. Extending the hours will only make this worse and there are many young families and elderly people living in the area.

We do not agree with allowing children into public bars at all times ~ this seems very irresponsible indeed.

Yours sincerely

RECEIVED

18 DEC 2014

MRS CHARITY WEBB.

9 Southside Road, Inverness, IV2 3BG

Liquor licence applications - Inverness Corriegarth Hotel 5-6 Heathmount Road, Major Variation

Applicant

Punch Partnership Ltd, Jubilee House, Second Avenue, Burton on Trent DE14 2WF

Type

Major Variation

Variation

Operating Plan:

Amend On Sale hours to: 1100 hours to 0100 hours Monday to Sunday.

Amend Off Sale hours to: 1100 hours to 2200 hours Monday to Sunday.

Amend seasonal variations.

Allow conferences as an activity during and outwith core hours.

Allow films, gaming, indoor/outdoor sports, televised sports
outwith core hours.

Other activities amend wording.

Amend children and young persons access: Children permitted
access at all times, however, after 2200 hours must be
accompanied by an adult when in a room with a bar counter, when
attending a private function, viewing live entertainment or
consuming a meal. Young persons permitted access
unaccompanied at all times.

Premises Licence:

amend description to read: Hotel with restaurant and public bar
with letting rooms and outdoor drinking area.

Premises

The Corriegarth Hotel, 5-6 Heathmount Road, Inverness IV2 3JU

Date published

01/12/2014

Deadline for objections

22/12/2014

Meeting

Alasdair MacKenzie
Clerk of Licensing Board
Chief Executives Office
The Town House
INVERNESS
IV1 1JJ

Ken Philip
1 Southside Place
INVERNESS
IV2 3JF

17 December 2014

Dear Sir

Application for major variation of premises licence at The Corriearth, 5-6 Heathmount Road, Inverness, IV2 3JU

I have received your notification dated 25 November 2014 informing me of major variations proposed to the licence of the above establishment.

Your letter did not provide details of current or proposed changes to the licence and whilst I managed to glean some information from the website page provided as a reference it is by no means as comprehensive as I would have expected given the nature of changes and potential impact on the areas general amenity.

It would appear that I am the only resident who received such notification which I find surprising as I think the changes being put forward are likely to significantly impact in many ways on the lives of many people in the immediate area/vicinity.

In your communication you recommend that anyone wishing to object should seek legal advice but I am extremely reluctant to incur costs and therefore trust that The Board will be willing to consider the representations made on my own behalf.

As the owner of the neighbouring property to the licenced premises involved I have major concerns over the significant changes which are being proposed and therefore must object in the strongest possible terms for the following reasons

Extension to opening hours

Overprovision: -The Heathmount currently has authority to open till 2.00 am over the festive period and 1 am normally and in what is predominantly a residential area the fact one establishment has such late opening hours should be more than sufficient .Anyone visiting either of the licensed premises who is looking for live entertainment, late drinking etc. out with the present opening hours can within a short space of time walk in to the town centre where a large number of establishments offer such choice. I would also respectfully suggest that from a stance of **preventing crime and disorder, preventing public nuisance &securing public safety** that the police will find it much easier to implement effective control within the environs of the centre of town and not see their resources stretched even further than is currently the situation by requiring to monitor what is happening in the Southside Place area as well.

Securing public safety/preventing public nuisance:-Southside Place is a narrow Street and difficult to access from the end where the licenced premises are both located. Double yellow lines are in place at the corner and full length of street on the right as you enter .Permit parking is also a feature

operating Monday to Saturday inclusive between the hours of 8am and 6 pm .Residents have to pay £50 annually for a visitors permit The Heathmount and Corriegarth offer parking to their patrons in their small car parks which are quite frankly insufficient for the number of people currently visiting never mind any increased numbers being proposed. The Heathmount for example regularly leaves polite notes asking non patrons to refrain from using the allocated spaces .As a direct result the area already suffers from a major parking problem which comprises a combination of both dangerous and illegal activities. Cars are regularly parked on the double yellow lines and quite frankly if say a fire engine required access to the street a major problem would arise as they wouldn't gain access. Non permit parking is also a regular occurrence and causes considerable problems with access for residents of both Southside Place and Road (when entering or leaving rear of their premises).

The position is of course not helped by lack of effective control whereby the city only now has two traffic wardens.

I have assembled a catalogue of photographs which are enclosed which clearly show problem. These have been taken on an ad hoc basis over period of two weeks.

I reported the continuing problem to the police on 12 December 2014 and two officers called at my home to discuss issues and matter apparently being passed on to the local community police officer.

As the neighbour of the "Corriegarth" our sleep is regularly disturbed by people leaving the premises making a noise and slamming doors as they get in to cars to drive off and therefore the last thing we need is any more disturbance at the weekend up to 1am in the morning.

Since the new tenants of the Corriegarth moved in a few weeks ago we have already experienced some early problems with noise and disturbance. On Wednesday 3 December 2014 our sleep was interrupted at approximately 11.30pm by loud music and noise from the establishment which lasted for over an hour. I have serious doubts that any noise pollution can be effectively contained within premises thereby preventing further disturbance. The incident was reported to the police the following day.

Hopefully you will appreciate that our amenity is being sorely tested already and consequently have no desire to suffer any further and only wish to have a peaceful existence.

Allow Conferences as an activity during & out with core hours

Overprovision:- within immediate vicinity the following establishments offer a similar facility, Crown Court Hotel, Redcliffe Hotel ,Craigmonie Hotel ,Kingsmills Hotel which is considered more than adequate in such a small geographic area.

Securing Public Safety /preventing public nuisance; - See earlier comments all of which would be relevant to this part of amendment to licence. I would also wish to make the following comments

The tenant states in latest website that they can cater for up to 200 people and that a suitable marquee for events can be provided. This raises a number of and implies that the applicant has been told that permission will be forthcoming or alternatively "has jumped the gun "in offering this service without approval. In any event where would the applicant erect the marquee? As the only place to accommodate same would be in the car park!!!!Given the concerns already expressed over the lack of parking in area it would in my view be totally inappropriate to site object in this area. Furthermore it would not be in keeping with a residential area to have large tent on display from a visual amenity perspective .Functions of the type being proposed regularly involve live

entertainment /music etc. and given the level of noise and disturbance already highlighted earlier in this communication any additional disturbance would be totally unjustifiable.

Young People permitted access unaccompanied at all times

Protecting children from harm /preventing crime and disorder:-

Like every other citizen I can't fail to be concerned over this proposed change to the licence. The shops in the area are regularly visited by pupils from Millburn Academy at lunchtime and the thought of any of these young people being allowed to enter licensed premises without supervision is in my view incredible and probably at direct odds with current Scottish Government policy.

It is a concern in the past the premises were frequented regularly by a younger clientele and allegedly drugs were a problem in the establishment (no doubt the former Northern Constabulary will have evidence of this serious problem) and clearly everyone involved would not wish to see any recurrence of this type of criminal activity and rowdy behaviour.

Allow Films, gaming, indoor /outdoor sports, and televised sports out with core hours

Preventing public nuisance: - Given that most of the people visiting the premises are from outwith the area any increase beyond core hours will inevitably lead to more people, noise and general disturbance .Think that if Board allows television outside premises would be totally inappropriate in residential area.

I hope my reasons for objecting to major variations have been set out clearly and will be carefully considered by The Board in reaching a decision.

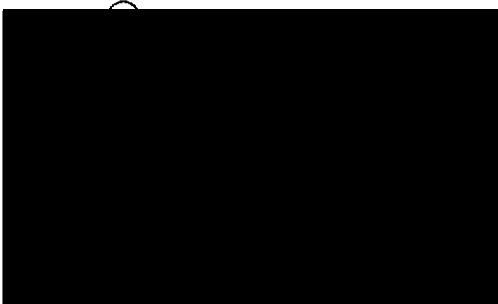
There is in my view clearly an overprovision in the immediate locale and close surrounding area.

A number of particular problems already exist in relation to public safety and public nuisance and will clearly only be exacerbated by these proposals

We are talking about a prime residential area where amenity is paramount

As a family we believe that approval of these proposals would see under further siege in our own home.

Many of the people frequenting establishment are not crown residents and have to leave the area adding to noise & general nuisance



Licencing Board

Chief Executive Office

The Town House

Inverness RECEIVED

IV1 1JJ

Sergio Serafini

2 Southside Place

Inverness

IV2 3JF

19 December 2014

I live at 2 Southside Place and operate a small bed and breakfast business ,with two letting bedrooms and have over the years had a number of issues with The Corriegarth which is very close to my house.

On previous occasions I have had guest who were staying with me complain of the noise from The Corriegarth and from people who have been drinking as they leave late at night.This is clearly not good for my business and does nothing for the reputation of Inverness.

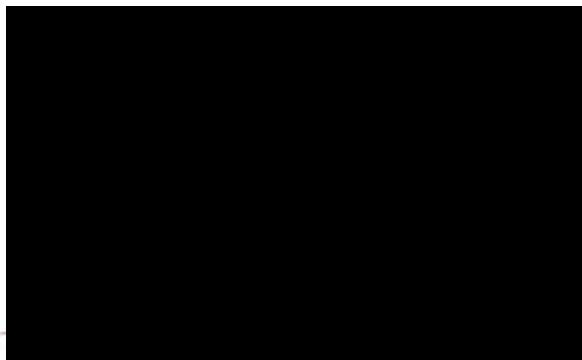
Personally I have had damaged caused to my vehicle over the years with some six incidents where wing mirrors have been broken pulled off or been damaged .The incidents were reported to the police at the time.

.Also there has been problems with rubbish empty beer cans etc. discarded in the street along with broken glass which I have required to clear up.

The parking in the street is also a major concern with people not observing the permit parking only signs.

Although I wasn't notified personally I understand that The Corriegarth is looking to extend its opening hours.

I wish to object to any extension to opening for the reasons mentioned and also think the residents put up with enough disturbance already.



RECEIVED

12/03/20

To whom it may concern

I am writing this as supportive information provided by my husband Ken Philip. The reason for making this addition is that I am concerned that insufficient people have been notified who may be affected by the change in the licensing terms for the Corriegarth and who may be unaware of the potential impact that these changes may have in our community.

In speaking with neighbours over recent weeks, (who had not been notified and would not have been aware of the proposed changes unless we had spoken to them), many of them were concerned regarding these proposed changes

We have only lived at Number 1 Southside place for just under 5 years and have had some issues with the Corriegarth, however, according to our neighbours, under different management there were major concerns, these included:

Attendance by police officers at the Corriegarth in relation to alleged drug concerns and rowdy behaviour.

Attendance by police officers at the pub following complaints of noise

Cars being damaged at night when people were leaving the pub, cars were scratched, had wing mirrors and wind screen wipers broken off

People were disturbed by the noise of music and people shouting in the streets

People urinating in gardens

One neighbour reported that she witnessed a couple having sex in her front garden

I have asked the people who have raised these issues to write directly to you, however, if for whatever reason they have been unable to do so I think these matters should be brought to your attention as this is the potential impact that a change in licence may have on our lives as well as those in the neighbourhood.

Having endured issues relating to parking, noise, general litter from the pub whilst living in Southside place I do not wish to have what is generally a pleasant neighbourhood spoilt further due to the activities of a public house, I am confident that those who live in the area will feel the same way.

My husband has already outlined the issues relating to parking, general nuisance, risk to safety for all residents with limited access to emergency services due to issues of parking, as well as reference to government policy with regard reducing alcohol intake throughout Scotland so I will not add further to those points.

Sincerely,



Dinah Philip