

Representation On A Current Application For A Grant/Variation Of A Premises Licence Or Club Premises Certificate Under The Licensing Act 2003

It is essential that you provide your full residential address (or business address if you are objecting from a business). Without this information your representation may not be accepted.

Please note that a full copy of your representation (including your personal details) will be sent to the applicant and will be a public document at any hearing of this matter. Summaries of the comments received will also be displayed on our website. You may wish to keep a copy of the completed form for your records.

Section 1 – Licence Application Details

Premises Name and Address	The Keys, Yarm High Street, Yarm TS15 9BH
Please indicate as appropriate:	
<input checked="" type="checkbox"/> I wish to object to the application	
<input type="checkbox"/> I wish to support the application	

Section 2 – Your Personal Details

If you are acting as a representative, please go to Section 3	
Title	Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ward Councillor <input type="checkbox"/> Other: (please state)
Surname	HARDING
First Name(s)	LUKE
Address (including Postcode)	10 HIGH CHURCH WYND, YARM, STOCKTON ON TEES TS15 9BQQ
E-mail Address	[REDACTED]
Telephone Number	[REDACTED]

Section 3 – Representative Details

If you represent residents or businesses in the vicinity please complete details below:	
Name of Representative or Organisation	
Address (including Postcode)	

Please indicate capacity:

- Representative of Residents Association
- Ward Councillor
- Parish Council
- MP
- Trade Association
- Other (please specify)

Please supply details of those you represent e.g. residents of The Avenue, TS21 8BP
(please continue on a separate sheet if necessary)

Section 4 – Representation Grounds

The representation is relevant to one or more of the following licensing objectives:

Please tick relevant box(es)

- Prevention of Crime and Disorder
- Prevention of Public Nuisance
- Protection of Children from Harm
- Public Safety

Please Select:

- I object to the application being granted at all
- I object to the application being granted in its current form*

*If you choose this option remember to tell us what changes you would prefer to see.

You need to complete the box below as fully as possible. If you do not the Licensing Authority may not be able to assess the relevance of your representation. Please continue on a separate sheet if necessary.

The grounds of the representation is based on the following:

(Try to be as specific as possible and give examples of any evidence you may have e.g. on 1 June I could hear loud music from the premises between 10pm and 1.am. I am concerned that if the premises open until after 2am this will cause a nuisance to me and other residents of the street)

I am severely affected by noise nuisance from The Keys nightclub and garden, and have had cause to make in the region of 500 representations including hundreds of calls to the nightclub in the early hours of the morning. The club has not generally made a considerate response to me when I have reported disturbance. My representations have included hundreds of emails to both the premises owners and managers, and to Stockton Borough Council Environmental Health/noise control (Cirous Asadi). I also made representations to the government inspector a couple of years ago when The Keys made a bogus application to install a children's play area in the furthest reaches of their garden, an area, which was about 100 yards from their existing licensed terrace - which they made in order to establish commercial use of the land, and newly acquired extension to their garden. They did this whilst denying that they had any intention of extending their beer garden. At the hearing I was able to play a recording of the shockingly loud revelry; shouting, laughing and screaming that is generated by people drinking en masse directly behind my bedroom window. At the hearing the managers and legal representatives of the club made statements that they had absolutely no intention of attempting to expand their beer garden operation and that they'd "be mad" to even try it. Since the "children's play area" was granted on appeal, there has been little sign of such a development - but increased use of the whole garden, by people using the extended garden to drink, both during the day and at night (which is not permitted), making a noise and also intruding on my privacy. I have photographic evidence of this. (My bedroom and bathroom windows (of traditional Georgian construction typical of this conservation area) begin at knee height and it has often been possible to make direct eye contact with drinkers in the Keys' garden. I have contacted Cirous Asadi on several further occasions recently to advise him that I am still often disturbed by the nightclub noise (dance music beats) until 2am, and I have been particularly disturbed by the noise from the pub's existing - licensed outdoor seating area terrace recently. I composed an email only last weekend on Saturday September 30th... as the revelry continued in the garden until 11.30pm - one and a half hours beyond the 10pm notice on display in their garden. This prevented me or my partner from being able to sleep until it ended and people eventually returned indoors to the pub.

This is something that we experience all too often, it causes us to feel stressed, angry and reduces our sleep. This is damaging to our health and to our economic productivity when we are tired for work the following day (and yes we do work on Sundays too - often beginning at 8am), regardless of whether we are getting up for work the next day we should be allowed to reside in our home, in peace. These problems frequently occur even with the existing licensable hours, and as discussed with Mr Asadi on a number of occasions, I am inclined to sue both the Keys and Stockton Borough Council for failing to protect my peaceful enjoyment of my home and thus allowing so much distress over so many years. Of course this would in itself be an expensive, time consuming and stressful process. There are some important life-affecting principles at stake here, however. I have experienced a tremendous amount of distress over a very long period of time, as well as the onerous, expensive tedium of making representations about this - as the Keys and SBC has relied on me to monitor, report and correspond about the often extreme noise nuisance they have generated, for over 15 years, whilst making relentless efforts to expand their operation and territory. (Whilst writing this representation I am not able to do the work I had hoped to do this afternoon for example, and I have had cause to make dozens of such representations over the years.) I will be seek compensation for the work involved in reporting breaches of disturbance, over many hundreds of nights as well as the unhappiness and damage I have experienced on top of this over so long a period.

I am aware that the Keys night club would now like to emulate The Black Bull in Yarm, who have managed to establish a disco in their garden in recent times. I cannot say if there are residential properties near the Bull are affected in the way that we are by the Keys, perhaps our experience is worse in part because of the structure of properties and the expended "courtyard arrangement" of properties surrounding the Keys land, either way it can be in no way legally acceptable for a licensed premises to extend their activities in a way that has such a profound affect upon residents such as myself. I have invested in my home, financially and emotionally for 25 years, predating the current ownership of the nightclub, which has more than doubled in size and exponentially increased its activity in this time. I and my family will be absolutely adversely affected by any decision to grant yet further extensions to the club, who have continually sought to take over the centre of Yarm since acquiring the club, without regard to residents. 11pm is already an unacceptably late hour for crowds of people to be drunkenly shouting outside, and it is unnecessary, The pub and nightclub has a huge indoor area which is designed to soundproof the surrounding environment.

On the subject of reducing the door staff at the Keys, I do not know how effective the existing door staff are and what difference this might make, however, when The Keys has made previous applications to expand its activities, it has made promises about contributing to policing costs in the town and working to reduce antisocial behaviour by its young customers who may be leaving (and returning to) the club. The club has not been achieving this one way and another, groups of young people often gather in High Church Wynd as they pass in and out of the club between 11pm and 2am, and make further noise. I swept the leaves from under the bushes at the front of my house last week and the litter included over 20 empty/or part empty bags which had contained drugs such as cocaine. For clarity the noise that we hear in the front street is nowhere near the levels of disturbance generated by the garden (and nightclub sometimes still) but does add to our experience of being woken unsettled and disturbed. I have previously been physically attacked by Keys door staff, on occasion when I have got out of my bed to come around to the club to complain about the noise. Perhaps reducing the number of staff employed there therefore would be better for public safety. I would however suggest that the club be required to provide staff to care for the surrounding environment during its hours of operation, and curb such antisocial behaviour.

Signed: **Luke Harding**

Dated: **6.10.2017**

When complete this form should be returned to:

Stockton on Tees Borough Council
 Licensing Service
 Municipal Buildings
 Church Road
 Stockton on Tees
 TS18 1LD

Email: licensing.administration@stockton.gov.uk

For Office Use Only

Date Received		Checked By	
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Section 1 – Licence Application Details

Premises Name and Address	NEW CROSS KEYS HIGH ST YARM	<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>LICENSING 13 OCT 2017 RECEIVED</p> </div>
Please indicate as appropriate:		
<input checked="" type="checkbox"/> I wish to object to the application <input type="checkbox"/> I wish to support the application		

Section 2 – Your Personal Details

If you are acting as a representative, please go to Section 3

Title	Mr <input checked="" type="checkbox"/> Mrs <input type="checkbox"/> Miss <input type="checkbox"/> Ward Councillor <input type="checkbox"/> Other: (please state)
Surname	MOFFAT
First Name(s)	THOMAS
Address (including Postcode)	8 HIGH CHURCH WYND YARM TS15 9BS
E-mail Address	
Telephone Number	[REDACTED]

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Address (including Postcode)	

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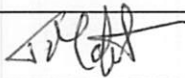
(Try to be as specific as possible and give examples of any evidence you may have e.g. on 1 June I could hear loud music from the premises between 10pm and 1.am. I am concerned that if the premises open until after 2am this will cause a nuisance to me and other residents of the street)

I WOULD LIKE TO STRONGLY OBJECT TO THE PROPOSAL THAT THE CROSS KEYS BEER GARDEN SHOULD BE ALLOWED TO STAY OPEN TILL MIDNIGHT. AT PRESENT WE HAVE TO KEEP OUR WINDOWS CLOSED BECAUSE OF THE NOISE THAT THE DRINKERS MAKE.

BECAUSE MY COPD CONDITION MEANS I CAN NOT SLEEP WITH THEM CLOSED I CANNOT GO TO BED UNTIL 11 O'CLOCK, ADDING ANOTHER HOUR WOULD BE INTOLERABLE.

AS FOR THE SUGGESTION THAT A COUPLE OF BOUNCERS ARE GOING TO KEEP A BEER GARDEN FULL OF DRUNKEN PEOPLE QUIET BY WALKING AROUND SAYING SHUSH, IT WOULD BE LAUGHABLE IF IT WAS NOT SUCH A SERIOUS MATTER FOR US

Signed:



Dated:

10-10-17

When complete this form should be returned to:

Stockton on Tees Borough Council
Trading Standards & Licensing
PO Box 232
16 Church Road
Stockton on Tees
TS18 1XD

Email: licensing.administration@stockton.gov.uk

For Office Use Only

Date Received		Checked By	
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