

Rep 1

-----Original Message-----

From: [REDACTED]
Sent: Friday, November 10, 2023 1:32 PM
To: Licensing [REDACTED]
Subject: Purbeck Plaza, 19 High Street, Swanage

Dear Sirs,

I wish to comment on the application by Bethany Louise Harrison, in respect of Purbeck Plaza, 19 High Street, Swanage, ("the Premises").

I am the owner of and reside at [REDACTED] which is in the building [REDACTED] to Purbeck Plaza (formerly the Purbeck Hotel).

I have no objection to the grant of a premises license to the Applicant, but I wish to express my concerns and seek some modifications or conditions to the licence.

While I acknowledge that the Premises are in a town centre location with a mix of commercial uses including pubs, restaurants and bars, the area also includes many residential properties in the immediate vicinity of the Premises, including flats above the Premises themselves.

My concerns stem from previous experience of behaviours of patrons of nearby licensed premises, particularly the Snack Bar, which is situated on the other side of the High Street opposite the Premises and my property.

My concerns are as follows:

1. Noise and rowdiness from people drinking, smoking and generally congregating on the pavement outside the Snack Bar and the Premises.

Prior to the Applicant's purchase of the Premises the Snack Bar had placed two tables and seats on the pavement immediately outside the Premises and people would use them to consume food and drink or just sit and talk. Invariably, as the evenings wore on, the noise made by these people would increase and at times would become very intrusive.

2. Noise from music being played within the Premises which would be audible outside the Premises. This is something which I have experienced with the Snack Bar. As the evening progresses, a cycle develops whereby customers talk louder, so the music volume gets turned up which leads to customers talking louder still and further increases in the music volume.

3. Anti-social behaviour.

In addition to the noise problem, there have been numerous incidents of drinkers at the Snack Bar using [REDACTED] as a urinal and also for taking drugs. I have complained about this several times to the licensee of the Snack Bar and, in fairness to him, he has tried to stop this behaviour, but it still occasionally happens. I wish to be assured that the Applicant will put measures in place to deter her customers from such behaviour and to monitor the areas at the side and back of the Premises.

4. Noise from disposal of trade waste.

It is not clear from the application how the Applicant intends to deal with this issue. I would object to the putting-out or emptying of trade waste, especially glass bottles, late at night after closing time.

Taking the above into account, I am concerned about the late finishing hours, especially at weekends, that the Applicant has applied for. If customers are served food and drink until 1 a.m. they will inevitably still be in or outside the Premises for up to an hour later. I would wish, therefore, the licence to contain a condition that no food or alcohol is to be served for consumption outside the Premises after 10 p.m. I have no objection to alcohol and food being served inside the Premises up to 10.30 p.m. on Sundays to Thursdays inclusive and 11 p.m. on Fridays and Saturdays. I would be happy for the licence to allow service of refreshments and alcohol up to, say, midnight on Fridays and Saturdays and bank holidays for a limited number of nights per year, say 15, to allow the Applicant to take advantage of events, such as New Year's Eve, Swanage Carnival Week, the blues festival, etc.

Yours sincerely

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Sent from my iPhone

Rep 2

From: █

Sent: Sunday, November 19, 2023 3:35 PM

To: Licensing █

Cc: █

Subject: Purbeck Plaza licensing application - 19 High Street, Swanage

Dear Sirs,

We wish to comment on the application by Bethany Louise Harrison, in respect of Purbeck Plaza, 19 High Street, Swanage, ("the Premises").

We are the owners of █ and reside there with our two children █. Our house is on a narrow pedestrian lane adjacent to the Premises.

We have no objection to the grant of a premises licence to the Applicant, but we have some concerns about the proposed hours of operation sought by the Applicant.

The area surrounding the Premises includes many residential properties, including ours. Our concerns stem from previous experience of behaviour of patrons of nearby licensed premises, particularly the Snack Bar, which is situated on the other side of the High Street opposite the Premises.

We are concerned about noise, rowdiness and anti-social behaviour from people drinking, smoking and generally congregating on the pavement outside the Premises and on our █. This is already a problem with patrons of the Snack Bar: at night we and our children are frequently kept awake by people who have left the Snack Bar sitting or gathering in the pedestrian lane under our window and shouting, singing and swearing. We also frequently encounter broken glass debris in the morning, evidently from people who have been drinking in our lane the night before. We are concerned that these problems will be made worse by the presence of another late-night drinking establishment even closer to

our home. We are additionally concerned about noise from music being played within the Premises which would be audible outside the Premises.

Consequently, we are very concerned about the Applicant's proposed late finishing hours, especially at weekends. If customers are served food and drink until 1 a.m. they will inevitably still be in or outside the Premises for up to an hour later. We would wish, therefore, for the licence to contain a condition that no food or alcohol is to be served for consumption outside the Premises after 10 p.m. We have no objection to alcohol and food being served inside the Premises up to 11 p.m during the week and at weekends. We would not object to extended hours for certain limited special occasions e.g. New Year's Eve.

Yours sincerely

[REDACTED]

Rep 3

From: [REDACTED]
Sent: Thursday, November 16, 2023 10:24 AM
To: Licensing [REDACTED]
Subject: Re. Purbeck Plaza - Premises Licence application

Re. Purbeck Plaza - Premises Licence application

Dear Sirs

Firstly I would like to commend the current owners of the Purbeck Plaza on renovating a disused and rundown property and restoring it back to its former glory that will, no doubt, encourage economic growth in Swanage. We hope to work together with the proprietors to offer solutions and allow their business to thrive alongside residents.

What we are about to outline are our concerns as residents of [REDACTED] as there is limited information provided regarding the preventions of the following:

Prevention of public nuisance

- I have deep concerns regarding patrons of the Purbeck Plaza congregating on the steps of [REDACTED] in and after hours. There appears to be no outline of how the proprietors will ensure that

customers will stay within the parameters of the bar and will not use [REDACTED] as an area to urinate, throw up or conduct drug deals as it has been used by the other late licenced bars and clubs on the high street.

- Providing a "respecting residents" sign seems to have little use to home owners of [REDACTED] based on the high street's other late licence holders, it appears to be a bureaucratic tick as nothing is ever done to ensure respect is demonstrated. What security measures are being put in place to limit the above mentioned anti social behaviour i.e the use of licenced Doorstaff, cameras, security lighting, a barrier/gate at the bottom of [REDACTED] etc.

Purbeck Plaza - Premises Licence application

- Having been a resident of [REDACTED] of five years with children - discarded bottles, cigarettes, drug paraphernalia, vomit and urine have been found outside our home. The alley has proven to be an attractive "hideaway" for those pouring out of the other late night bars and clubs from the high street. We have had many altercations when men have been found to be urinating at 2am against our house.

We have a property in [REDACTED] that is next to one of the most photographed and popular pubs in London. Their licence is to 11pm, the pub ensures that everyone has left quietly by 11.20pm. They work continuously to support and respect the residents of the dock ensuring harmony prevails. To have a licence until 1am at the weekend is a blatant disrespect to all residents in Swanage. If this licence is agreed, the council are making this part of Swanage a compounded area for late licences all in close proximity, with little governance or policing - this surely will only encourage and amplify more anti social behaviour.

We look forward to hearing your response.

Kind wishes

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]