

Representations received in respect of Premises Licence application The Bay Café - Totland

Objection 1 Mr Ratcliff

[REDACTED]

This application could add considerably to light, noise, traffic pollution and safety concerns in an area recognized for its peaceful and outstanding natural beauty. An area difficult to police by its very nature.

[REDACTED]

From: Ken Ratcliff
Sent: 14 September 2023 13:29
To: Batchelor, Shane
Subject: Re: Premises licence application - The Bay Cafe, Totland - Mr Ratcliff

Good afternoon Shane and thank you for your email.
I feel strongly that the local community can best be served by a family-orientated cafe and that any alcohol sales associated with such a venture be seriously and appropriately curtailed to that function. Consequently I would confirm that I wish my initial representations to stand alongside those additional comments made to Andrea Bull.
Kind regards,
Ken

Objection 2 Mr & Mrs Taft

My wife and I are lessees of Aman Court, [REDACTED] and our apartment overlooks Totland Pier.

We strongly object to the Licensing Application for the sale of alcohol, both on and off premises.

To be selling alcohol from 9.00 am in the morning until 11.00 pm at night, both for consumption on the premises and on a take away off-license basis will inevitably cause antisocial behavioural problems in the vicinity of the pier head and the sea front. It will be a magnet for serious drinkers and quickly establish an undesirable fraternity in this area.

Whilst the applicant, The Wooldridge Partnership, is vowing to install CCTV cameras and discourage clientele from noisy or disruptive behaviour, in practice there is no way that they can control what clientele do once they've left the premises. Granting this license will, without doubt, destroy the peaceful and sociable atmosphere that defines Totland Bay.

From: Andrew Taft
Sent: 14 September 2023 12:48

To: Batchelor, Shane
Subject: RE: Premises licence application - The Bay Cafe, Totland - Mr Taft

Dear Mr Shane,

I've read and noted the contents of your email.

My wife and I both wish the representation we made in our previous email to yourselves to be applied in its entirety without exception. We are wholly against the licensing request that has been submitted for The Bay Cafe.

Sincerely,

Andrew Taft.

Objection 3 Ms Pearson

Isle of Wight Council
Licensing Section
County Hall
High Street, Newport
PO30 1UD

25 AUG 2023

24th August 2023

TOTLAND PIER CAFE - Sale of alcohol (on and off premises) - Monday to Sunday - 09.00 - 23.00 hours

Dear Sirs,

I would like to object to this objection on many accounts

Parking is becoming more of a problem in the area and should the restaurant at the end of the pier ever open, there would be a major problem for the Waterfront, residents and visitors alike anyway. I live at Aman Court and we are very concerned about people coming in to our carpark and how we could protect our privacy.

Added to which, there are no temporary and unchargeable spots down by the sea for visits to the Pier Cafe and people will just park anywhere.

When the cafe was opened a few years ago, and with the formula it had, it really worked well is greatly missed and was in keeping with Totland Bay. Being open in the daytime, people generally walked down there or to there along by the sea.

Also, you may be aware that there is a gang of youths in Freshwater behaving in an antisocial way to say the least and the authorities seem unable to put a stop to this. Licenced off sales down by the sea is just asking for trouble. Groups of youths do gather on the turf walk as it is and leave their litter everywhere.

Noise could be a major problem, especially when leaving the premises late in the evening. In Aman Court, we actually have paths on three sides of the building. Totland is a busy residential area and a great many people could be adversely affected.

Locals are all very worried about this application, so please do not contribute to the ruination of the bay as a place of peaceful recreation and residence. The company concerned will only be concerned about money and will have no worries at all about the effect of their actions on our lovely Totland Bay.

Yours faithfully,

From: Julia Pearson
Sent: 15 September 2023 15:22
To: Batchelor, Shane
Subject: Re: Premises licence application - The Bay Cafe, Totland - Mrs Pearson

Dear Shane
Yes I do please.
Regards
Julia Pearson

Objection 4 Mr Walbank



Totland would definitely benefit from a family friendly cafe at the land end of the pier, possibly with a licence allowing alcohol to be served only with meals. It would provide a service to the people using the beach and coast path during the day. It is completely unnecessary and detrimental to Totland to sell alcohol all day from 09:00 until 23:00 and the potential risk of inebriated people on the pier or using the unlit coastal path to Colwell is real and present.

From: Bill Walbank
Sent: 18 September 2023 11:29
To: Batchelor, Shane
Subject: Re: Premises licence application - The Bay Cafe, Totland - Mr Walbank

Mr Batchelor

Thank you for your e-mail.

My objection still stands and I am prepared to attend a meeting of the Licensing Subcommittee to amplify my concerns.

Are there any conditions I would need to meet at the meeting - time of representation etc., and would you please give me a rough idea of when that meeting could take place?

Thanks again.

Bill Walbank

Objection 5 Ms Proles

I wish the following representations to be put on record.



2. There could be increased litter from cans, bottles, and other associated rubbish and the danger of broken glass in the area.

3. It will no doubt increase the high level of anti-social behaviour that Freshwater & Totland is experiencing
4. The police do not appear to be coping with the levels of crime in the area now and this is a really quiet location that would invite increased criminal activity and require regular policing.
5. Turf Walk, Stokes Green, the void under the pier café plus many other nooks and crannies would be used for drinking and potentially drug taking which is also a problem in the area.

I welcome the re-opening of the café. I often frequented it and enjoyed the lovely building and beautiful location. However, to grant this licence will only create problems and ruin what has been an ideal café for local residents, walkers, cyclists, holidaymakers, beachgoers etc. For many, many years.

Heather Proles

From: Heather Proles
Sent: 03 October 2023 11:18
To: Batchelor, Shane
Subject: Re: Totland Pier Café - Alcohol Licensing Application - Ms Proles

Good Morning,

Re: Bay Café - Totland - Licensing application ref: 23/01235/LAPNEW

I most certainly wish to have my objection to the licensing application for "off sales" at The Bay Café at Totland to be taken into consideration.

I would also like to point out that the notices on the pier have been corrected as previously mentioned however, it would be most useful if the Licensing Application reference was also included in any documentation available to the public as I had to phone your department to ask for this information. All this costs time and money on both sides as it's basic common sense to include it!

Regards

Heather Proles

Objection 6 Mr McCredie

From: Michael McCredie
Sent: 04 October 2023 15:56
To: Licensing
Subject: Licence application - Bay Cafe, Totland Bay ref. 23/01235/LAPNEW

I object to the grant of an off licence to this business. I appreciate the need for a restaurant/cafe to be able to serve alcoholic beverages as part of their business but that a grant of an off licence would have a seriously deleterious affect on the Totland Bay area. Principally for the following reasons:-

1. Increased litter

2. Anti social behaviour fuelled by the availability of alcohol for drinking off the premises throughout the day.

A with food type licence for consumption on the premises is suitable but not a blanket ability to sell off the premises.

Michael McCredie

Objection 7 Mr & Mrs Metcalfe

From: Sandra Metcalfe
Sent: 05 October 2023 17:16
To: Licensing
Subject: Bay Cafe

Hi

After reading this application myself and my husband are somewhat concerned about it. We used to frequent the Cafe previously it was an asset to the area for locals , offering good quality food in pleasant surroundings.

However , this venture appears inappropriate , why would people be encouraged to purchase alcohol to consume off site on the beach front.

We object to this application , the litter , broken glass , lack of parking and noise created from late service would do little to enhance Totland Bay

Kind regards

Sandra and Tom Metcalfe

Objection 8 Trudy Inge & Nigel Hammett

From: Trudy Inge
Sent: 09 October 2023 20:14
To: Licensing <licensing@iow.gov.uk>
Subject: Totland Bay Café ref: 23/01235/LAPNEW

Ref : 23/01235/LAPNEW

Dear Counsellors,

We're writing to object, in part, to the application for alcohol to be sold from the Totland Bay Café for consumption off the premises.

Whilst we agree that a café will enhance the amenities of the area, we are objecting to the granting of this license as it will have a detrimental effect on the local community. There is the potential for increased litter (Including broken glass) and anti-social behaviour with people drinking and drug-taking under the pier and the surrounding green spaces.

Totland bay has been classed as one of the best beaches in England for it's beauty and safety for swimmers, paddle-boarders and canoeists. The area is very special and many families, children, walkers, joggers and dog walkers currently enjoy the beauty of Totland Bay which is currently under threat of being spoilt.

We therefore urge you to consider turning down this application.

Regards,

Nigel Hammett and Trudy Inge

Objection 9 Ms Sale

From: Madeleine Sale
Sent: 10 October 2023 20:02
To: Bull, Andrea <Andrea.Bull@iow.gov.uk>
Subject: Licence Application at The Bay Cafe Totland by Wooldridge Group

Dear Ms Bull,

I have submitted an objection via the portal but would like to expand on my objection as follows:

of am writing in relation to the Premises Licence application by Wooldridge Group at The Bay Café, Totland.

I wish to object to this application.

I believe an application for the sale of alcohol seven days per week between 9am and 11pm, all year round i.e. fourteen hours per day, every day of the year, should be refused.

I am aware that the applicant has agreed to accept the Police Conditions relating to the sale of alcohol viz training, ID checks, CCTV etc.

Nevertheless the application should be rejected for the following reasons:

Prevention of crime and disorder

The Police conditions act only as a deterrent to crime and anti-social behaviour, but cannot fully prevent it. The applicant has stated that any alcohol sold which will be 'removed from the premises' will not be sold in glass containers. This means such alcohol will be sold in cans or plastic containers. These may then be left scattered along the length of Totland Bay causing littering and pollution.

I assume the CCTV will be installed in the immediate vicinity of the Pier. It will therefore have no deterrent effect on disorderly behaviours over customers drinking 'Take-away' alcohol. This 'take away' alcohol could then be consumed either all the way along Totland Bay (and as far as Colwell Bay), and also on Stokes Green or on Turf walk.

Anti-social behaviour is frequently associated with alcohol and may therefore arise in any of these locations.

Public safety

There are two main points here:

Increase in traffic

The Bay Café is positioned at the bottom of a steep section of Madeira Road, just beyond Granville Road. The road is narrow and it is very difficult for cars to pass. There is no pavement. There is no verge. It is overhung by trees and at night is extremely dark.

Walking down this road is hazardous at the best of times without increased traffic making the road extremely dangerous particularly for families with young children.

Lack of parking and shuttle service

There is very limited parking by the Pier Café or along the front. The parking is chargeable.

The applicant's statement says

“Guests will be directed to the nearest car parks/ facilities and we will arrange for collection and drop off in order to stop any potential congestion going down towards The Bay Café.”

There are no other car parks in the vicinity of Madeira Road (other than those on the front). The only parking is on the roads around the area which is already congested particular in the summer period.

So this this statement is misleading because:

- a) It is not clear where these car parks/facilities which the applicant refers to are located
- b) How will collection and drop off will operate? This in itself will cause additional traffic and greater danger for visitors to the bay if there is some form of shuttle service.

The prevention of Public nuisance

The Bay Café will have little or no control over the actions of patrons using the ‘take-away’ drinks service once they have left the immediate area around the café.

Potential nuisance will include:

- Litter
- Congestion (from cars)
- Noise. Noise from the beach front is currently clearly audible along Granville Road and on Cliff Road. This will become much worse, particularly in the late evening, if the Café is open for 14 hours per day and attracts a significant number of customers.
- Anti-social behaviour. This is not unusual in situations where alcohol is consumed

Retention of Totland Bay as a family resort (and prevention of harm to children)

In the late nineties and the noughties the pier provided a useful and popular service: café plus a kiosk selling ice creams, fish and chips etc and beach equipment. This amenity has been missed and would be welcomed if it were to return.

The application for the Bay Café to be licenced for the sale of alcohol for 14 hours a day is not compatible with Totland Bay as a family resort. I understand the Licencing Act refers not only to physical harm but should be interpreted in the widest possible sense when granting an application

Furthermore there are the dangers associated with increased traffic as described above.

Further observations regarding their Statement

[REDACTED]

“Being seasoned hospitality experts, we are well versed in the importance of abiding by the regulations put in place within our license”

[REDACTED] <https://wooldridgegroup.co.uk/> [REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Madeleine Sale