

Sean OMeara

Subject: FW: MicroPub/neighbourhood Bar 65-67 Lodge rd

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

From: ,
Sent: 24 January 2022 12:21
To: LicensingUnit CCDC <LicensingUnit@cannockchasedc.gov.uk>
Subject: MicroPub/neighbourhood Bar 65-67 Lodge rd

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Objecting to planning due to lack of parking and noise as I live on Lodge rd

Sent from my iPad

Sean OMeara

Subject: FW: Licence application for the Micro pub/ Neighbourhood Bar, 65 - 67 Lodge Road Rugeley, WS15 1HR

From: [redacted]
Sent: 20 January 2022 21:10
To: LicensingUnit CCDC <LicensingUnit@cannockchasedc.gov.uk>
Subject: Licence application for the Micro pub/ Neighbourhood Bar, 65 - 67 Lodge Road Rugeley, WS15 1HR

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good evening,

I would like to request further information regarding the licence application for the Micro pub/ Neighbourhood Bar, 65 - 67 Lodge Road Rugeley, WS15 1HR.

And also express my deepest concerns around the suitability around this application's opening hours.

I live [redacted] the proposed location in my home with 2 young children and I am appalled that my first knowledge of this was through a post on facebook, which includes residents from Rugeley already making arrangements for drunken nights opposite our home.

My children, and also myself and my husband wake up early each morning to go to school and work and I have huge concerns about the noise and people within a stone throw of our home 7 days a week. We moved to this area as it is a quiet residential area and were looking forward to raising our children in a peaceful home, we would never have expected a pub to be opened outside, this is going to have significant impact to our daily lives and I do not feel that it is reasonable to be subjected to this until 11:00pm at night Monday - Saturday and 10:00pm on a Sunday. It seems that this proposal has given no thought to the residents of our area. Each resident is going to be negatively affected by increased traffic, noise from customers, and increased activity around our homes.

I would like to formally oppose this proposal and suggest that more thought is given to the people who live in this area and the impact that these opening hours will have on their daily lives.

I support new businesses and wish any person the best in their professional ventures but I also encourage any person to empathise with a young family who will be negatively impacted in their family home due to unreasonable opening hours from a micro-pub which is due to be open 7 days a week and would like to propose more understanding conditions inline with other micro-pubs in the area such as the rusty barrel which is open 5 days a week and which close at 10:00pm each evening.

Please could you advise me on the next steps.

Kindest Regards

[redacted]

Sean OMeara

Subject: FW: 65-67 lodge road application

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

From: _____
Sent: 21 January 2022 07:34
To: LicensingUnit CCDC <LicensingUnit@cannockchasedc.gov.uk>
Subject: 65-67 lodge road application

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am writing with deep concern about the application for a drinking establishment licence to be opened in the residential area of 65-67 lodge road, brereton WS15 1HR.

I would like to point out that I have only been made aware of this via Facebook - had I not have stumbled across that post I would be completely unaware of this massively impacting decision that is about to be made. I do find it shocking that the local neighbours like myself who will be affected the most have not been formally notified of this.

Researching online has shown large numbers of 'micro pub' applications being commonly rejected in much less habituated locations on the grounds of being too close to residential buildings - I would assume with this applications location being in the middle of a residential zone that common sense will prevail and get rejected on location grounds alone.

Firstly I question the description of 'Micro pub/neighbourhood bar' the size of the unit is much bigger than any micro pub I have visited and larger than many traditional bars, coupled with the late opening times I see more parallels with a traditional public house (just in a very odd location...). There has never been a presence of restaurants, cafes or pubs/bars in this location - this is not a high street, town centre or leisure complex but a small row of shops surrounded by many homes of many elderly and young families.

Regardless of what name/category it falls under - an establishment serving alcohol until 11pm at night can guarantee many things, 2 examples are; an increase in noise (both during opening hours and long after closure).
an increase in nuisance and anti-social behaviour.

There seems to be some very vocal support for this application (likely to be acquaintances of the applicant) - it must be noted that this support is definitely not shared by any of the neighbouring local residents who will be negatively impacted the most. The noise associated with this change of use would be simply unacceptable and undoubtedly this development will have a huge negative impact on those living closest.

I have seen Brereton/rugeley residents drawing comparisons with a similar drinking establishment - 'the rusty barrel', there is very little in common with the 2 locations. This is not a separated shopping centre like the 'fernwood shopping centre' where the rusty barrel is located.

The unit in question is on Lodge Road, a peaceful street surrounded by residential property - directly to the front, side, rear and even above. The current and previous retail units have caused minimal disruption and nuisance to local residents - not even a fraction of the problems a pub will bring.

The clientele of micro-pubs is often falsely perceived to be more sensible and civilised- how is that policed? how is it managed? It isn't at all - there is nothing stopping a large group of rowdy drinkers adding this place to their regular pub crawl, with zero regard for the local neighbourhood.

The retail units have only ever been Class A1 retail use - nobody in the local area would have expected the council to be considering dumping a pub in the heart of the quiet residential area that they were attracted to for these very reasons.

Aside from the obvious noise complaints of entering and leaving, drinking establishment of any size/format will need to accommodate smokers, or alternatively they can scatter themselves around the property - how will it be possible to eliminate the noise from an intoxicated group of smokers congregating outside the venue all through the night? particularly at childrens bedtimes. Which family garden are the clouds of second hand smoke going to travel to? Take your pick - the unit is surrounded by them (id assume mine at number 69 will get the most of it).

Judging by the size of the establishment there will easily be 20 drinkers in there at peak times - with closure at 11pm this is when nuisance will also peak, and won't disappear quickly. Do we honestly expect dozens of drinkers who have been in there for many hours until closure to whisper their goodbyes and walk in silence past the hundreds of residential properties. The smell of fresh urine from the night before will become a regular fragrance for those who leave their house first in the morning.

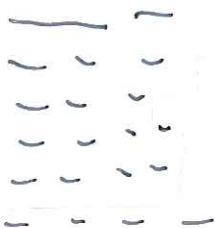
Whilst we are all aware and often reminded of the dangers of drink driving - it would be extremely naive to assume it doesn't still happen at every drinking establishment to some extent. By opening an all day drinking establishment in the middle of a residential area, you are essentially attracting drink drivers to roads often occupied by young children crossing them or riding their bikes/scooters. Parking is currently very limited with just a single shop in operation - local residents can now look forward to driveways and junctions being blocked/obstructed with cars dumped overnight as drinkers opt to have more than 'just the one'

I'm sure the fact that these units have stood empty for some time will work in the applicants favour - however, the well-being of local residents should be a much greater consideration than a wealthy landlord not being able to let out one of his/her properties or Mr James Brown himself choosing against one of the many empty units in the town centre which are much better suited for this type of business venture.

With all this considered and should it somehow still be accepted, I hope that the Council and Local police have the resources to deal with the bombardment of complaints and disorder surrounding the new drinking establishment.

As an owner of a neighbouring property, I (and many others like me) will be unable to ignore the inevitable nuisance and disturbance that this establishment will cause - and will make the local council representatives and police (if required) aware of every single instance of nuisance caused should this completely unsuitable application go ahead.

Kind Regards,

A handwritten signature consisting of several horizontal strokes of varying lengths and thicknesses, arranged in a cursive-like pattern.

Sean OMeara

From: _____
Sent: 24 January 2022 15:11
To: LicensingUnit CCDC
Subject: Objection to Micro Pub/Bar

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir or Madam,

I am emailing you to object to the application for a premises License for 65/67 Lodge Road.

As a resident of nearly 41 years living here i do not think that this appropriate in a residential housing estate for several reasons.

- 1 Increase in traffic volume,
- 2 Increase noise.
- 3Inadequate parking,
- 4Loss of peace in garden,
- 5Disturbance from pub fallout.

I can appreciate that the shops in Lodge have remained empty for a considerable time but that is what they are and always have been .As regards turning them into a micro pub and neighbourhood bar i do feel that this is not what i want to see shop premises used for.Pubs should not be allowed to disrupt residents lives with all what comes with them.

Yours Faithfully.

Sean OMeara

From: _____
Sent: 25 January 2022 12:53
To: LicensingUnit CCDC
Subject: 65/67 Lodge Road WS15 1HR

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

I would like to express my concern of the recent application for a Micro pub on Lodge Road WS15 1HR.

Myself and my family live _____ meters away. My childrens bedrooms _____

I'm worried about any disruption a pub could have on them. One is _____ and starting University in September. She's currently at _____ 2 year. My youngest daughter is _____ and goes to bed at 7pm. My middle daughter is at the back of the house _____
Where will the smoking area be? Delivery times of alcohol? Emptying of the bottle bins? Parking when the shops are busy or when the other shops or flats above are occupied. The noise from the cooler fans? I shouldn't have to close my childrens windows in the warmer weather so they can sleep.

I would love to see the shops succeed, I grew up on Lodge Road. It's just the fact it's a pub, that will make noise and disrupt my family.

When we moved here we spent ample time and different times of the day to see how the Premier shop would affect us. They open at 7am and shut at 8pm. My children have never been disturbed by it.

I would never of moved next to a pub by choice.

Sean OMeara

Subject: FW: issues

From: [redacted]

Sent: 31 January 2022 08:52

To: Development Control CCDC <DevelopmentControl@cannockchasedc.gov.uk>

Subject: issues

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Sent via BT Email App. We would like to raise our concerned regarding the micro pub being near our grandchildren there will be loud noise and bad language fights and drunks and extra cars and don't want our grandchildren seeing or hearing any of that , being woken up on school nights so please reject their application go by the castle pub that's a eye sore and not not on estate thank you

Sean OMeara

From: _____
Sent: 29 January 2022 19:12
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi

I would like to register my positive interest in the above named micro brewery. I think it will be a valuable service to the local area, especially since losing local pubs such as the castle. I think it will be a nicer environment than The Red Lion.

Regards

Sean OMeara

Subject: FW: Objection to planning on Lodge Road

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

From: -----
Sent: 30 January 2022 19:54
To: Development Control CCDC <DevelopmentControl@cannockchasedc.gov.uk>
Subject: Objection to planning on Lodge Road

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi, i am strongly against the planning for the 'micro pub' I live ----- to the premises, with two small children, therefore the noise worry's me, the lack of parking is going to be a major issue, as I'm sure your aware that one of the major causes of RTA in children is parked cars on the street. The fact that the premises effects my front and my back garden, I do not want to be outside playing with the children and all we can smell is smoke coming from the smokers outside that bar. We have worked hard to make our house a home and have spent a lot of money and time in our property, for some man to potentially down value our home, as I'm an estate agent I know this will have a massive effect on our property, we didn't choose to live next to a pub, and we still do not wish to be living next door to a pub. This whole situation has been really stressing myself and other residents out.

I am not very good at writing my thoughts on paper, so if you need or would like to contact me please don't hesitate to do so - my number is -----

Many thanks

Sent from my iPhone

Sean OMeara

From: _____
Sent: 31 January 2022 08:58
To: LicensingUnit CCDC
Subject: 65-67 lodge road micro pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi All,

I'm emailing to give you some positive feedback For the proposed new micro pub in lodge road , Brereton. I would welcome the new micro pub to Give local residents a meeting place to enjoy nice ales in pleasant surroundings. The state of the Unused units has been an eyesore for years now.

I think this business will give the estate a real boost and would be great for community spirit.

Kind Regards

Sent from my iPhone

Sean OMeara

From: _____
Sent: 29 January 2022 15:22
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear sirs

In reference to The above application for a license. I would be pleased to have this facility here. I do live close by at _____

I know of a similar establishment off Green Lane Rugeley which is successful with no problems to the local area.

This would be an asset to the local area.

I have lived in Lodge road for over 40 years and at the moment this group of shops/ outlets are an eyesore therefore somebody making use of them would be an improvement.

Regards

Sent from my iPad

Sean OMeara

From: _____
Sent: 29 January 2022 15:23
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub Feedback

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

With regards to the recent application for a micro pub on Lodge Road, Brereton.

I would like to express my positive feedback on this matter, bringing a new lease of life to not only Brereton but all of Rugeley. The current shops are an eye sore and a key business opportunity to those willing. I live directly off Lodge Road and I am very excited to see the back of those awful empty spaces.

I wish the owner all the best on this venture and can't wait to have a new local. Kind regards,

Sean OMeara

Subject: FW:

From: _____

Sent: 31 January 2022 10:29

To: Development Control CCDC <DevelopmentControl@cannockchasedc.gov.uk>

Subject:

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom this may concern,

I am emailing to express my concerns regarding the proposed micro-pub at 65-67 lodge road, brereton.

Firstly i would like to start with saying how shocked i was when i recently became aware of this proposed business venture at this address as this particular estate is a quiet, built up, residential area. I can not imagine how a 'micro-pub' would have a place there.

I wholeheartedly feel this particular venture would be a poor choice for this estate. I predict it to have an exceedingly negative impact on the immediate neighbouring community in which many are families with young children.

Additionally i just do not feel it would be the right fit at this particular address as there are only a small number of parking spaces available which are shared with the other shops there leaving me to question how many customers will resort to parking along the street causing problems for the neighbouring residents not to mention the unfortunate noise that comes with this type of establishment which would also have to be tolerated by said residents.

I would also like to add that from my knowledge i believe this estate to have attained a reputation of having a low crime rate over the years matched with generally being a family friendly, quiet location in which has appealed to many families on buying houses in this particular area. Furthermore leaving me to question what impact a 'micro-pub' would have for these families. I feel certain the last thing they would expect is to be living next to a micro-pub.

I sincerely hope all aspects of this proposed venture are truly taking into consideration when making the decision on this venture.

Thank you.

Regards,

Sent from my Galaxy

Sean OMeara

From: _____
Sent: 29 January 2022 15:28
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Brereton Micro pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I live not far from the proposed pub, _____. The units, as they currently are, are an eyesore. There have recently been break ins at the other two empty units.

As far as I can see this is only going to benefit the area. There is a shortage of nice drinking & meeting places in Brereton. I believe that this will be similar to The Rusty Barrel in Rugeley which draws in a well behaved clientele. I would imagine most of the people visiting will be local so there should be little in the way of parking issues. I hope this is allowed to go ahead as this part of Lodge Road really does need some TLC.

Regards

[Sent from Yahoo Mail on Android](#)

Sean OMeara

From: _____
Sent: 29 January 2022 15:42
To: LicensingUnit CCDC
Subject: REF 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would just like to say I think it is a fantastic idea for our estate to have a micro pub on lodge road Rugeley, there are 4 shops that have stood empty for years which were a complete eyesore, I think it will be great for the community, and as there won't be music I can't see there being a problem, it will be a place for locals to have a quiet drink and a chat, I really think this will make a big difference to our community,

Sean OMeara

From: _____
Sent: 29 January 2022 15:39
To: LicensingUnit CCDC
Subject: 65 - 67 Lodge Road

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon, I believe that granting a license for the micropub for the subject premises will be a very good idea. It will be a great use of what are abandoned premises & as the other micro pubs have proved to be successful. There has been a reduction in the number of licensed premises over the last 10 years & the quirky micro pubs seem to be a hit with the patrons. Having seen photos of what the proposed interior will look like I think this would be an asset to the neighbourhood.

Regards

Sean OMeara

From: _____
Sent: 29 January 2022 16:05
To: LicensingUnit CCDC
Subject: reference the 65-67 Lodge Road Micro Pub.

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern.

I'm writing with reference to proposed micro pub at 65-67 Lodge Road, I think this will be a fantastic addition to our village, and will make a huge improvement to the now very run down shops in lodge road, as well as being of a massive benefit to the community.

Regards

Sean OMeara

From: _____
Sent: 29 January 2022 16:29
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I am writing in reference to the above proposed business and would like to give my feedback.

I live on Lodge Road and walk passed these units on a daily basis on the school run and welcome that they will no longer be the eyesore they currently are. I also think the area is in need of a small independently run place for local residents to meet and socialise (and love that they will also be selling hot beverages as well as alcohol)

Although I understand that having a pub in a residential area may be a worry to some and, having previously lived doors away from another local pub (The Miners Arms), I know that they can be noisy especially when you have a young family however, from the proposal I have seen, this will not be a usual pub playing loud music etc. and so shouldn't be disruptive to the local area.

Personally I wholly welcome the idea and can't wait to visit with family and friends once they open.

Kind Regards,

Sean OMeara

From: _____
Sent: 29 January 2022 17:33
To: LicensingUnit CCDC
Subject: Application micropub 65-67 Lodge Road Brereton

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good afternoon,

I am writing to you to voice my concerns about the application for a micropub licence located at 65-67 Lodge Road, Brereton. I currently live on the estate of this proposed business and this is a quiet area.

I am concerned that the proposed micropub will lead to disturbance for the local residents from noise from the business directly and also people leaving the business while under the influence of alcohol.

Furthermore, there are limited parking spaces outside the location and I am concerned this will lead to cars being left inconsiderately parked outside residents homes.

Kind regards

Sean OMeara

From: _____
Sent: 29 January 2022 18:40
To: LicensingUnit CCDC
Subject: Micro public house at 65-67 lodge rd Rugeley.

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs

We wish to record our objection to the application for the micro pub to be made at the above address in Brereton .

We feel this is not a suitable venue for this type of business in the middle of a housing estate, and this is not even a purpose built building but retail shops.

Far be it for us to de-neighbor anyone a chance to earn a living but when we purchased our homes we did not expect to be signing up to have a pub nearly next door to us with all the problems that these places bring.

We therefore wish to have our names added to any objection list that is produced on this matter.

Yours respectfully

Sean OMeara

From: -----
Sent: 29 January 2022 20:05
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Concerns -

Where will smoking area be. I will feel uneasy with my teenage daughter walking past with drunk people out front smoking.

Parking, where are all the cars going to park as there is hardly enough spaces for shop now & Lodge road can be dangerous at best of times with people speeding around park cars.

House prices, will this pub devalue our house prices?

Crime rate, it's a well known fact that crime rate is increased around drinking, should we worried for our property's & ourself?

Will people allowed to drink outside the front when weather is warmer?

Hours, will people be coming out late as children will be asleep on school nights & if they have a drink will be shouting & loud.

Will live football be on there, as noise will be an issue & over drinking.

Sent from my iPhone

Sean OMeara

From: _____
Sent: 29 January 2022 22:02
To: LicensingUnit CCDC
Subject: 65 - 67 Lodge Road, Brereton, Rugeley - Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Good Evening,

As residents of Brereton our initial thoughts of converting the two empty units, next to Premier, into a micro-brewery were well received. They have been empty for a lengthy period of time and, we imagine, are a bit of an eye sore for the residents who live opposite.

There are however some questionable grey areas that we would like a little clarification on;

1. It states that the proposal is to serve drinks from 11:00 - 23:00 (Mon-Sat) and 11:00 - 22:00 (Sun). Will the premises have a license for music / TV meaning that this will also be played during these times?
2. Will the users of the micro-brewery be permitted to remove drinks from the premises? Children, of different ages, walk past this area for a range of purposes - there is a slight concern that there may be unwanted interaction between children and the users, should alcohol be allowed to be consumed outside;
3. Will the micro-brewery have allocated parking and where will this be? We assume that the level of traffic will increase to this area and what with it being a thoroughfare for children walking home from school, will this not increase the risk posed to them?
4. Will the micro-brewery have an external shelter for smoking? Will this be at the rear of the premises or the front?
5. Whilst work on the premises is underway where will the contractor vehicles / skips be sited?
6. How long would the refurbishment works take? When would they look to start and would any pavement / road closures be required?
7. Is the proposal a family friendly venue or is it over 18's only?

As mentioned before the initial idea, we feel, is a good one. However certain points need to be addressed and made clear to the residents of Brereton so we understand the proposal in its entirety.

Thank you for taking time to read this email and we would be very grateful if someone got back to us.

Kind Regards,

Sean OMeara

From: _____
Sent: 30 January 2022 10:15
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir / Madam

I am very much in favour of this proposed venture and sincerely hope you will give it your approval. Firstly it is great that someone has the willingness and initiative to want to invest in Brereton with a facility that is needed. The shop has been an eyesore for years and it is fantastic that it will look good and maybe bring trade and footfall to other local businesses too. I have visited numerous micro pubs both locally and much further afield and without exception they are of high quality in terms of clientele, etiquette and expectations and bring none of the problems sometimes associated with town centre pubs. It is such a shame that some people feel the need to object and complain but I hope you will realise these are a tiny minority and the vast, vast majority of people in the area are like me and greatly in favour. I hope they take the time to let you know this too. If you would like any further clarifications of the above don't hesitate to get in touch.
Regards

Sean OMeara

From: -----
Sent: 30 January 2022 13:27
To: LicensingUnit CCDC
Subject: 65/67 lodge road, micro brewery/bar

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I am in full support of the proposed generation on the unused shop/units on lodge road, a micro brewery and bar is a excellent idea and it's position is good for all the 5 oaks estate residents!

Regards

Sent from my iPad

Sean OMeara

From: _____
Sent: 30 January 2022 14:48
To: LicensingUnit CCDC
Subject: 65-67 Lodge Road Micro Pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

To whom it may concern,

I am keen to contact you on behalf of both myself (as a frequent visitor to the lodge road area) and my mother Ms _____ currently resident at _____ Brereton, Rugeley WS15 _____ about the proposed neighborhood bar licensing application for Lodge Road, Brereton. (My mother doesn't use email very often).

She would like me to express her view as one of the closer neighbours to the proposed venue, that she would be welcoming of a small business owner redeveloping one of the commercial units into a licensed premises.

Although my mother has evaluated a minor concern over the potential noise introduced by such a venue, she feels that this would easily be addressed by limiting the sale of alcohol post 11pm, and by the owner behaving in a considerate manner (- such as emptying of bottle bins in a morning rather than late at night for instance) - which we are confident that they will do.

As a retiree and recent widow, my mother feels that the opportunity to socialise locally would be a great asset both to her individually, and to the local community as a whole. I'm personally supportive of my mother's view on this matter.

On a more general note, a recent study has indicated that there is a strong positive benefit of pubs on house prices (Cabras 2020), so there is an argument that not only would an investment in lodge road shopping precinct have an important community impact, but also it may prove to be economically favourable to local residents (more so than the vacant properties currently in situ).

We hope that you will kindly take our views into consideration when making a decision on the licensing application for the premises, and we look forward to visiting the venue in future should the licensing be granted.

Kind regards, _____

Sean OMeara

Subject: FW: Application; Mr James Brown - Micro Pub / Neighbourhood Bar, 67 Lodge Road, WS15 1HR

From: _____
Sent: 30 January 2022 21:00
To: LicensingUnit CCDC <LicensingUnit@cannockchasedc.gov.uk>
Subject: FW: Application; Mr James Brown - Micro Pub / Neighbourhood Bar, 67 Lodge Road, WS15 1HR

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

From: _____
Sent: 27 January 2022 18:24
To: 'licensingunit@cannockchasedc.gov.uk/'
Subject: Application; Mr James Brown - Micro Pub / Neighbourhood Bar, 67 Lodge Road, WS15 1HR

Dear Sir/Madam,

I would like to register my objection to the above application for the following reasons;

The proposed premises are on a quiet residential road on a mature estate which already has parking problems without more vehicles having to park outside houses to access a pub.

There would be extra traffic from delivery vehicles negotiating the narrow estate roads.

Wherever alcohol is sold and consumed there is always an increase in noise, particularly at closing time, after 23.00hrs.

I have asked residents in the vicinity and no-one has expressed a desire for a pub so this suggests that customers will come from outside the neighbourhood. I doubt if they will have any regard inconvenience caused to local residents.

Local estate agents have indicated that house values will suffer considerably as a consequence of this application if it is approved.

Many residents that I have spoken to will want to see a reduction in council tax because of the degradation this will cause.

More than 2000 pubs closed in England during 2020. There must be lots of purpose built premises, with parking available, to buy or rent.

I did not choose to buy a house and live next door to a pub, if I had, I could have saved myself a lot of money. Now it looks like someone wants to make money at my expense.

The application for a pub is entirely wrong for this location and I will do all I can to oppose it.

Yours sincerely

Sean OMeara

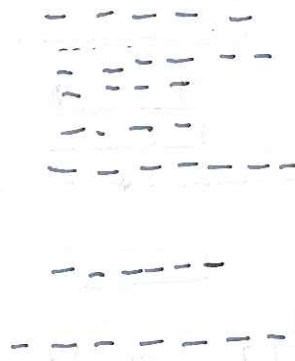
Subject: FW: Licensed Micro Pub at 65/67 Lodge Road Brereton,

From: _____
Sent: 31 January 2022 10:18
To: LicensingUnit CCDC <LicensingUnit@cannockchasedc.gov.uk>
Subject: Licensed Micro Pub at 65/67 Lodge Road Brereton,

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Licensing Unit,
Cannock Chase District Council,
Civic Centre,
Beecroft Road,
Cannock,

Staffordshire,
1HR
WS11 1BG



Reference, Licensed Micro pub / Neighbourhood bar at the premises of 65-67 Lodge Road Brereton WS15 1HR.

Dear Sir or Madam.

Please accept this letter as confirmation to oppose the above planning application.

Having lived at _____ for 51 years, which is a quiet neighbourhood, I can see a micro pub on these premises will generate an increase in traffic resulting in reduced road safety and also increased noise disturbance, (car doors slamming and loud voices (due to alcohol consumption), from 11.00AM to very late in the evening, every day of the week.

There is limited parking at the site also shared by a mini supermarket (Premier Stores), many elderly people with limited mobility use their local shop and rely on being able to park near the shop.

The residents opposite the shops already suffer having vehicles parked outside their homes half on pavements at busy times, this would only make things worse. We would also have to suffer groups of people smoking outside in front of our homes causing litter from cigarette packaging /ends, and noise late at night. The above location is not suitable for this kind of premises and i believe would not benefit the local area.

Our local area will also suffer reduced property valuation due to the disturbances.

Yours Sincerely

A SIGNED COPY OF THIS LETTER HAS ALSO BEEN POSTED TO THE LICENSING UNIT

Regards _____

Sean OMeara

From: _____
Sent: 01 February 2022 10:04
To: LicensingUnit CCDC
Subject: 65-67 Lodge Rd Brereton Micro pub

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi,

With regards to the above I really hope you approve the license. This is a great idea to turn an eyesore into a community hub. The Rusty Barrel in Rugeley is a great example of this, no "lager louts" just local people of a slightly older age who can meet up without having to drive and have a quiet drink and chat.

Regards, _____

Sent from my iPad

Emailed to AK 27/1/22.

ENCLOSURE 4.59
ANNEX 5

C C D C

AH 26 JAN 2022

POST ROOM

24-1-22

To whom it may concern,

My wife & I wish to object in the strongest possible terms concerning the application of a micro pub/ neighbourhood bar, at 65-67 Lodge Rd Breerton. The bar would be situated in the middle of a quiet residential estate. There would be very limited parking, which would cause customers to use surrounding streets to park which could cause no end of problems. There is no need for this bar as there are two local pubs less than a $\frac{1}{4}$ mile away, another bar is not therefore needed.

For the above reasons I hope the Council refuse this application.

Yours Sincerely

Sean O'Meara

From: [redacted]
Sent: 02 February 2022 23:03
To: LicensingUnit CCDC
Subject: Fw: Failure Notice

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

----- Forwarded message -----

From: MAILER-DAEMON@yahoo.com <mailer-daemon@yahoo.com>
To: [redacted]
Sent: Wednesday, 2 February 2022, 22:55:10 GMT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<licensingunit@cannockdc.gov.uk>:
No mx record found for domain=cannockdc.gov.uk

----- Forwarded message -----

Dear sir/madam

I would like to object to the above micro pub being granted a licence, as I live [redacted] to 65/67 Loge Road, the location is not suitable for a micro pub.

Lodge Road is a quiet location during the evening and at weekends and a micro pub would end our peace and quiet. Customers would be outside smoking and creating noise. When residents have to be up early to go to work.

It would also have a detrimental effect on our house prices. We have worked hard all our lives to pay our mortgage.

Many thanks

[redacted]