

APPENDIX 3

Batch 6

Residents L - M

Jason Kirkwood

From: [REDACTED]
Sent: 17 March 2020 11:20
To: Internet - Licensing
Subject: Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

Dear sir/madam,

I am writing to register my objection to the new premises licence application ref 20/00454/PRMA. The basis for opposition is that granting a licence will not promote the licensing objectives, in particular the prevention of public nuisance.

The premises is within 15 meters of a church and is less than 100 meters from a primary school and a nursery. The granting of the license which includes music and serving of alcohol across long and late opening hours will cause a considerable public nuisance for both church and school in terms of noise, littering (in particular unpleasant rubbish such as alcohol containers) and anti-social behaviour from patrons entering and exiting the club.

I am a frequent attendee at St Gregory the Great RC Church and in my capacity as a long standing member of the parish would urge the licence application to be rejected as it is not a suitable location for this type of business.

Kind regards,

[REDACTED]
29 Galileo Gardens, Cheltenham GL51 0GA
[REDACTED]

Jason Kirkwood

From: [REDACTED]
Sent: 17 March 2020 15:23
To: Internet - Licensing
Cc: St Gregory the Great Cheltenham
Subject: Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

Sir/Madam

1. The noise and antisocial behaviour likely from the opening of Chemistry will contravene rules on public nuisance: I object to the application.
2. The intoxication of customers using Chemistry will almost certainly lead to discarding of drug needles and packaging: St Gregory's Catholic School has suffered from this disposal on school grounds putting children at risk: I object to the application.
3. There is a direct conflict to the religious celebrations that take place at the Church of Saint Gregory the Great that will emanate from Chemistry; this tension is likely to lead to a minimum of public order offenses on occasions of religious festival such as Christmas Eve and the Easter Vigil: I object to the application.

Your faithfully

[REDACTED]
Parishioner of the Church of Saint Gregory the Great
[REDACTED]

**197 Bath Road
Cheltenham
Gloucestershire
GL53 7LZ**



Virus-free. www.avg.com

Jason Kirkwood

From: [REDACTED]
Sent: 14 March 2020 12:41
To: Internet - Licensing
Subject: Notice of representations to application for new premises licence: ref.no: 20/000454/PRMA

Follow Up Flag: Follow up
Flag Status: Flagged

Notice of representations to application for new premises licence: ref.no: 20/000454/PRMA

By: [REDACTED] 6, Sandhurst Place, London Road, Charlton Kings, Cheltenham GL52 6YN

[REDACTED]

[REDACTED]

Parishioner of St Gregory's Church, St James' Square, Cheltenham.

I lived at 3, St James' Square, Cheltenham from 2000 until 2016 and therefore have experienced the noise, conduct of the members and guests exiting the previous clubs on this site.

The prevention of crime and disorder:

The members and their guests trespassed on to church property, urinating and broken glass was left on the ground.

The Council's CCTV previously put up on the mini roundabout by the car park faced towards the club but the misconduct and unsociable behaviour continued round the corner out of its sight. The club members and guests realised the direction pointed by the CCTV and their behaviour deteriorated accordingly.

Because of the noise we frequently had to phone the police who took our complaints seriously, responding as best they could.

The prevention of public nuisance:

I have already mentioned the noise and misconduct that would come about, affecting people living nearby and what St Gregory's has experienced.

The Old Priory (St Gregory's church hall) is very close and hosts many church related events, not least a club for older members.

Also town events of a sensitive nature use the hall weekly as well. It is also let out regularly in the evenings.

The prevention of children from harm:

nearby St Gregory's school has suffered nuisance with trespass.

Needles, condoms and broken glass have been left indiscriminately around their playground. This is obviously very dangerous for the children on many fronts.

The suggested smoking area for the club is very small and will be difficult to monitor.

Parents and their children should not be exposed either to cigarette smoke or seeing adults smoking.

The effects of alcohol must be very seriously considered.

I am very concerned the that another premises license may be granted to premises so near a school or church and a residential area for the reasons shown above.


14TH March 2020.



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Jason Kirkwood

From: [REDACTED]
Sent: 09 March 2020 16:59
To: Internet - Licensing
Subject: Re: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemitry

Dear Mr. Jason Kirkwood,

Thank you for your response to my representation. My postal address is: 10 Overton Park Road, Cheltenham, GL50 3BW.

Before we bought this place at 10 Overton Park Road, I used stay in a flat at 89 St Georges Place GL50 3QB, so I know what exactly what it is like at nights in the neighbourhood. I can only see it will get worse when putting one more pub in the very same area.

Your kind consideration will be greatly appreciated.

Warm regards

[REDACTED]

[REDACTED]

Thank you for your email. I am the case officer for this application.

I just wanted to give you some feedback on your objection.

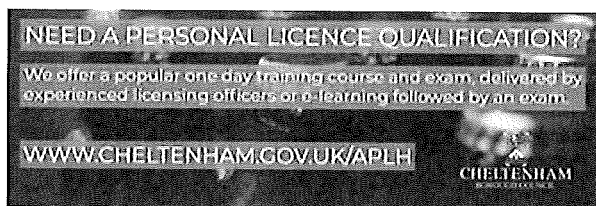
Unfortunately, your email will not be accepted as a relevant representation until you have provided your postal address.

If you can confirm your postal address, the objection will be duly made to us and considered by councillors hearing the application in due course.

Best regards

Jason

Jason Kirkwood
Senior Licensing Officer
Public Protection
Cheltenham Borough Council
Municipal Offices, Promenade, Cheltenham
External: 01242 262626 Internal: 4163



www.cheltenham.gov.uk/APLH



Stay up to date with licensing in Cheltenham on twitter: <http://twitter.com/#!/CBCLicensing>

This email may contain information which is privileged and confidential. Please do not forward to anyone else without my consent.

Sent: 08 March 2020 14:26

To: Internet - Licensing <Licensing@cheltenham.gov.uk>

Subject: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemitry

Dear staff at Licensing office,

I am so shocked to learn that there was an application made to Cheltenham Borough Council for a New Premises Licence to open a night club at Gibson House, St James Square.

I really hope this application will not be granted, due to the following grounds:

1. The prevention of crime and disorder: There are already a few pubs nearby, we have heard enough swearing and frighten by the drunk people wondering between those pubs at nights. Adding one more here can only adding the risk of crime rate.
2. Public Safety: There is a primary school nearby, which is less than 1 minute of walk!! Having one more pubs in the very same area, just put the children and their families in a high risk of meeting drunk people every day. In other words putting them in a higher risk of getting hurt or sword at.
3. The prevention of public nuisance: With the current amount of pubs in the same area, we already see many drunk people wondering about and between those pubs at nights and even during early mornings. Adding one more would encourage more people visiting the pubs and get more drunk and more public nuisance!

So I strongly against the proposal of having one more pub in the very same area!

Your sensible consideration will be greatly appreciated by the public.

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REP 007①

Flat 14, Somerset House, Knapp Road,
Cheltenham. Glos. GL50 3QQ.

February 26th 2020

ref. 20/00454/PRMA

for: Jason Kirkwood - Case Officer:

Licensing Committee

Cheltenham Borough Council,

Municipal Offices,

Promenade, Cheltenham. Glos. GL50 1PP

Please note I am
not on-line.

Sir -

Dismayed to learn (unofficially) of the further
planning application for redevelopment of Gibbon House
(formally: Chemistry night club) as an 'all singing, all
drinking, all dancing LARGE venue 'open all hours',
and certainly until late at night. Work has already been
proceeding at Gibbon & Burton House - I spoke to the workmen
" Oh, it's going to be a needle exchange"
" Flats" " Don't ask us - we're bottom of the food chain"

I last wrote in 2017 in opposition for the
unsympathetic plans, inappropriate and uninspiring plans for
flats. Nothing has happened in the interim - Now this:
an application for a premises licence, far more ambitious
than anything previously seen.

Cheltenham's reputation is already tarnished by its
history as the venue for stag nights & hen parties - noisy,
rowdy affairs with drunken punters lurching around the streets
late at night, taxi doors slamming in the early hours,
half drunk beer bottles & cans tossed over railings, piles of
vomit, cigarette butts, take-away litter, urinating against walls.

'The Festival Town' - maybe, but the benefits are thinly spread & don't improve the lives of the majority of the population. These proposals certainly don't & I oppose on the basis of ^{Please note I am} preventing ~~not on time~~ public nuisance (see above).

We already have to endure the unsalubrious. Bottle of Sauce (take a look at the back area where the rubbish is stored - check the disgusting fluid that runs over the pavement into the gutter of Clarence Street - listen to the relentless "thump-thump" of the loud borse when they hold a late night live music session) - why another venue in a town already overful with dubious drinking & eating places?

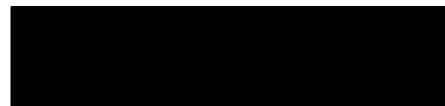
Somerset House where I live is a residential home for the elderly. We have come here in retirement to spend our last few years in tranquillity. We can't cope with the sleep disturbance & rowdiness engendered by a large venue like this - quite different from a modest pub -, & we worry about disorder & crime. - the area already sees drug-dealing in the alley-ways & a recent stabbing. There is concern about the proximity of the two infant nurseries and St. Gregory's school & church, especially with opening hours 10.00am - 12.30. Our children need to be protected from harmful influences & there are public safety issues (no safe parking areas - taxis coming & going)

I beg those of you on the licensing committee to reject this application. Yours faithfully. [REDACTED]

Notice of representations to application for new premises licence: ref.no: 20/000454/PRMA

[REDACTED] 6, Sandhurst Place, London Road, Charlton Kings. Glos GL52 6YN.
Correspondence address: 10, St James' Square, Cheltenham. GL50 3PR.

Member of the Clergy serving the Roman Catholic Parish and Church of St Gregory the Great, St James Square, Cheltenham.



These representations are on behalf of myself and in support of those made by Rev. David Mills, the Parish priest and Parishioners of St Gregory's. I was a resident of 3 St James Square, Cheltenham, GL50 3PR, during the time when the application premises were open as a nightclub.

The Parish premises comprise not only the Church building itself, directly opposite the applicant's site, but also The Presbytery and Parish Office at 10, St James Square, and the Old Priory (Church Hall), Clarence Street; these latter are both respectively diagonally opposite the application premises.

The applicant site has a history of previous licensed clubs and cause for Licensing Representations, with associated planning problems, clearly showing the premises are not compatible with leisure activities.

Referring to the Licensing Objectives:

1. The prevention of crime and disorder:

1. Experience from the previous licensed clubs on this site show that patrons when arriving, but particularly when leaving, loiter noisily around the site, with vehicle doors opening and closing, without regard to the time or nearby existing residents.
2. We have experienced patrons exiting the club, crossing the road and trespassing on to Church premises to trespass and urinate within the Church premises, leaving behind a range of litter including drug related and other items, beyond the range of Security CCTV and staff.
3. St Gregory's Primary School, and other adjoining premises, have experienced trespass and nuisance from previous club patrons.

2. Public safety:

This is an issue for the statutory authorities. There are concerns to be addressed by the Police and Fire authorities including their comments and advice as to

(a) the permitted number of members and guests in the restaurant and club area, taking into account the suggested fire exits will be relevant.

(b) Likewise, the enforceability of yellow line enforcement.

I am not confident that sufficient provision has been made by the applicant for the anticipated numbers in the separate areas within the site.

3. The prevention of public nuisance:

1. Twice daily during term time, the pupils of nearby St Gregory's Primary School, with and/or without parent, some with vehicles, use the adjoining road for access. From time to time at other times of the day, the pupils will also pass, going to and returning from the Church. This is an obvious serious hazard.
2. Certainly, pedestrian pupils and others would pass well within the effect of the smoking area, and be affected by second-hand smoke and the conduct of the patrons.

3. The proposed smoking area adjoins the public footpath and would be difficult to supervise from within the premises. Indeed, previously, the exterior doors at this site were alarmed and sounded when inadvertently pressed or leant against.
4. It is unrealistic and impracticable to envisage security staff supervising the smoking area whenever the premises are open.
5. There will be a repetition of the noise of car doors, opening and being carelessly closed by patrons and members on leaving the premises late at night. Indeed, some may be walking noisily to and from the St James car park and the Church premises, as already mentioned.
6. Depending on the opening and closing or extended hours, particularly at weekends or during Race Week, there would be a flow of patrons between the nearby licensed premises including, St Georges Vaults, The Bottle of Sauce, The Fire Station and, indeed, from the restaurants in St George's Street.
7. Previously, during the Easter midnight service, I have personally needed to instruct a colleague to go over the road to the predecessor of the Bottle of Sauce to request their entertainment system be adjusted, so that it did not interfere with our own. We still feel at risk at Christmas and Easter, although steps have been taken so that the problem with the Bottle of Sauce should not reoccur. However, it could easily be (as in the past) that a problem such as this will arise from the application premises.
8. Certainly, not only during our own use, but also regular and weekend users to whom we have let the Old Priory, both parochial and secular, including children, families, and elderly, have expressed concern and anxiety about disturbance late in the evening.
9. Obviously, the to and fro of patrons of the proposed club to anywhere in the vicinity would be a public nuisance, particularly if there were extended opening hours.
10. The proposed operating schedule proposes: *"Unless otherwise specified on this licence no licensable activities shall take place at the premises with the exception of pre-booked and/or ticketed events."* Within the framework of the applicant's intent this does not make sense.
11. Nearby residents, myself included, have complained about the significant noise of the arrival of bottles to the site, in delivery vehicles, and, even more so, the regular emptying of bins of the glass empties, about 8am-10.am or so.

4. The protection of children from harm:

I have outlined my grave concerns about the pupils of St Gregory's Primary School unavoidably passing so close to the smoking area twice a day during term time, sometimes also when attending St Gregory's church and increased traffic flow to and from the school premises. The atmosphere of smoke and alcohol and, indeed, should any of the patrons be adversely affected by alcohol, would be a significant risk or threat to passing children and, indeed, other passersby. Licensed premises should not be permitted so close to a Primary School.

The applicants' site notice has not been available as required. At times, within the statutory period, it has not been visible at all. At other times it has been effectively hidden, because the door on which it was posted has been folded inwardly, whilst work was being undertaken inside the building. It has also moved from one point to another and back again. Others have told me of this difficulty

I am concerned that the applicant company will have difficulty complying with the four objectives of the Licensing Act 2003.

Date: 12th March 2020.

11
Jason Kirkwood

From: [REDACTED]
Sent: 13 March 2020 11:07
To: Internet - Licensing
Subject: Reference: 20/00454/PRMA. New Premises Licence: St JamesClub Ltd t/a Chemistry

[REDACTED]
Flat 2, 13 Royal Parade
Cheltenham
GL50 3AY

Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

Regarding the above licence application, I would like to lodge an objection.

I live locally (as above), and I attend the Church of St Gregory the Great, St James Square, Cheltenham. I note that the proposed club licence for 'Chemistry' is for a premises located directly over the road from the Church.

My concern is that the very near location of the club will cause a **public nuisance**.

Services at the Church are held into the evenings on many occasions throughout the year and the arrival and departure of people attending the club will be a great nuisance. There will be noise (music plus raised voices), rowdiness, and occasionally intrusions into the Church itself by club-goers. If other 'club-environments' are anything to go by, we could also expect the club to be a cause of **crime and disorder**, such as an increase in vandalism to Church property and the grounds, urinating around the building and disagreements turning into fights. The life of the Church will be severely affected as the very possibility of such activity will deter many parishioners from attending, especially the elderly and the frail.

Such an entertainment facility should be located elsewhere in the town, not so close to the focal Church in Cheltenham for Catholic worshippers and a building of great historical significance – the two are entirely incompatible.

I hope the Council will take these concerns into account as to go ahead with the proposed licence would seriously and detrimentally affect the ongoing life of the Church.

Yours faithfully,
[REDACTED]

.....

[REDACTED]

12

[REDACTED]
Apartment 16
St James South
1 Jessop Avenue
Cheltenham
Gloucestershire GL50 3SP
[REDACTED]

Sunday, 15 March 2020

REF: 20/00454/PRMA

Mr Jason Kirkwood
Licensing Department
Municipal Offices
The Promenade
Cheltenham
GL50 9SA

Dear Sir,

New Premises Licence, St James Club Ltd, Gibson House, St James Square. (Formerly Chemistry/Gas Night Club)

As local residents we should like to object to the above application on the following grounds:

1. Prevention of crime and disorder;
2. Public safety;
3. Prevention of public nuisance;
4. Protection of children from harm, as these premises are on a walking route to the nearby St Gregory's School.

Councillor Diggory Seacome has pointed out that any comments would need to relate to problems which occurred when the building was last a late-night entertainment venue, as it has now been closed for several years.

Well, we moved to Cheltenham seven years ago from another county. It is worth noting that this venue had acquired such notoriety at the time, that we were actually warned about it and advised to avoid the neighbourhood!! We think this speaks volumes.

(PTD)

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at was then and this is now, and in the meantime this area has become a nice, quiet, residential and business area. No-one would wish this to change.

Yours sincerely,

[Redacted signature block]

Copies to: Cllr Seacome
Fr David, Parish Priest, St Gregory's, Cheltenham

From: [REDACTED]
Sent: 18 March 2020 15:22
To: Internet - Licensing; the truth
Subject: Re: 20/00454/PRMA NEW PREMISES LICENSE : ST JAMES CLUB NLTD. T/A CHEMISTRY

Dear Licensing Team

Re: 20/00454/PRMA NEW PREMISES LICENSE : ST JAMES CLUB NLTD. T/A CHEMISTRY
GIBSON HOUSE, ST JAMES SQUARE

My name: [REDACTED]

FLAT 20 ST JAMES NORTH, 1 ST JAMES SQUARE, CHELTENHAM GLOUCESTERSHIRE GL50 3PY

I have serious objections to a license being granted to provide a facility to sell alcohol and provide entertainments at the above address and my reasons are outlined below:

1. St James Square and its surrounding roads are narrow and short roads which are already congested by cabs and taxis finding it a convenient place as a mini depot/hob to pick up customers from nearby locations. parents flood the very small road to drop off and pick up their children. We also have large coaches doing the same with schoolchildren. Also, St James House already creates significant, unberable noise and congestion at times. Their workmen have woken me up on more than 70 ocassions over the last few years. Dumping rubbish and dragging equipment on ashphalt on their grounds from 4-7 am and at weekends. Roofing, noise and nuisance from work men whilst placing scaffolds aroound the building, etc.

The alarms for St James House used to go off regularly and frequently for up to 15 min. at a time at 4 am at times and it took them a very long time to deactivate it. St James House Building and their offices routinely generate a disporportionate amount of noise in the area from all sources of noise and not just alarms. They had not paid for the repair of their alarm system and neither had they paid for the maintenance of their alarm systems for a long time according to a workman there!

St James House is constantly and gradually being refurbished and maintained. Too much noise and hassle all the time.

St James House also creates traffic on the road whilst their groundsmen make so much excessive noise for several hours at a time with their lawn mowers.

We can not afford any more congestion and noise!

2. I have already seen arguments, shouting, harrassment and intimidation from parents, St James House employees, van drivers, etc, sounding horns for several minutes at a time. The roads nearby are going to get busier and much noisier with delivery trucks, taxis and people descending upon a new premise.

I have already witnessed fuming arguments over car parking spaces among parents and St James House Building office employees and the need for parents to gain quick access to the school.

3. We already get disturbance, noise, shouting, swearing, beer spillages, etc.from drunk and disorderly people coming out of existing adjacement pubs and clubs nearby every week and more so during festivals.

4. We already have joy riders esp. during summer periods using the roads to feel even "higher" by speeding and making massive noise with their altered exhaust pipes and larger engines as well as powerful motorbikes.
 5. The lovely, peaceful, elegant Catholic Church and its parishioners their would also be in danger from drunk, disorderly, abusive people.
 6. There would be a greater risk to the health and wellbeing of children in the neareby school with adults also suffering noise, violence, assaults, burglaries and vandalism.
 7. There would be more drug use closer to our residence, curb crawling, increased traffic from taxis and cabs, suspect individuals loitering about, gambling etc.
 8. With a new premise, there is very likely going to be abandoned, used contaminated needles found on the roads and pavements with drug dealers hovering about looking for customers.
 9. There would be increasing costs and hassle for the council, police, fire and other emergency services and hospital clinical staff to deal with drunks, violent and abusive, threatening people.
- There would be inconvenience and threats against us too decreasing safety and increasing danger for us residents.
10. I personally have poor sleep and little peace and quiet because of noise from parents sounding their horns, as well as from workmen at St James House. At times it is a 24 hour duration noise.
 11. The location and functionality of this new premise does not match and is totally inappropriate to the requirements of local residents or the Catholic Church or the schools nearby. Our area is already saturated with pubs and clubs on both sides with the centre of town with those already satisfying certain people's demands for such services.
 12. We residents do not wish to get even more disturbance, nuisance, crime or more disorder, less safety, and more potential harm coming our way.

Kind regards



Jason Kirkwood

16

From: [REDACTED]
Sent: 08 March 2020 13:25
To: Internet - Licensing
Subject: Chemistry Premises license.

Reference 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry.

Dear Sir/Madam,

As members of St Gregory's Catholic Church we are aware that the granting of a license to **Chemistry** will ensure there will be noisy activities that will cause a nuisance to parishioners and other worshipers, as the said premises is directly opposite the church.

This would be particularly noticeable at early morning and evening masses and especially at Christmas time. And therefore would certainly constitute a public nuisance.

We therefore would like to register our objection to the granting of this license.

Yours Truly

[REDACTED]
1, Desert Orchid Rd
Prestbury
Cheltenham Glos
GL52 5FD
[REDACTED]

Jason Kirkwood

From: [REDACTED]
Sent: 17 March 2020 14:34
To: Alexander Hamblin
Subject: Re: St James club license application

Hi Alex,

The full address is as follows
Cornerways,
Daisy Bank Road,
Cheltenham
GL53 9QQ

Many Thanks

On Tuesday, 17 March 2020, 12:03:04 GMT, <alexander.hamblin@cheltenham.gov.uk> wrote:

Good morning,

I am sorry we can only accept your email as an objection if you provide your full postal address.

I look forward to hearing from you so I can add your objection to the license application.

Kind regards,

Alex Hamblin

Business Support Officer

Cheltenham Borough Council

Public Protection

Place and Growth

01242 264300

www.cheltenham.gov.uk/report-it

From: [REDACTED]
Sent: 15 March 2020 13:00
To: Internet - Licensing
Subject: St James club license application

Dear sir/Madam,

I wish to object to the proposed new license for Gibson House, St James Square, Cheltenham **Ref 20/00454/PRMA**

The reasons for my objections are as follows

1) The prevention of public nuisance. Nightclubs are noisy and will omit unacceptable levels of noise pollution to local residents. The constant sound of the bass drum beat

and the noise of intoxicated clientele leaving the premise will have a detrimental effect on local residents. The unfortunate individuals who live nearby will see a drastic

reduction in the value of there property if this license is granted. Very unfair.

2) The protection of children. St Gregory's primary school is located very close to the premises. Last time this building was a nightclub needles, smashed bottles, vomit

and urine were often to be found in the vicinity. All of which are potentially harmful to young children.

3) The prevention of crime and disorder. I believe having a large number of potentially intoxicated people in this locality will cause a rise in petty crime such vandalism, fighting,

drug usage, urinating in public and general antisocial behaviour. When put together this is an unacceptable level of nuisance to local residents.

4) Public Safety- The capacity of this venue will no doubt run into the many hundreds. Such a large number of people will inevitably led to public safety concerns such as fighting

outside the premises and large numbers of people spilling out onto the public highway.

When all these concerns are put together they represent a significant threat to the wellbeing of local residents and for this reason I urge you not to grant a license to this premises.

The town center would be a more appropriate site for a nightclub not a semi residential area like St James's Square. Surely with all the vacant premises in the town center a better

location could be found.

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10/3

16th March 2020

Licensing Team,
Public Protection Team,
Cheltenham Borough
Council,

Municipal Offices,
Promenade,
Cheltenham.

GL50-1PP

11, OXFORD WAY,
WARDEN HILL,
CHELTENHAM,
GLOUCESTERSHIRE.
GL51 3HH.

Reference:- 20/00454/PRMA. NEW PREMISES
LICENCE: ST JAMES CLUB LTD t/a CHEMISTRY

Dear Sir or Madam

My wife and I would like to raise
our objection to the GIBSON HOUSE, ST JAMES
SQUARE. OVER THE ROAD FROM THE CHURCH.

becoming a place of entertainment again.
The entertainment will be a
major nuisance from discarded
take-away meals, beer bottles and beer
cans. Many of these will find their way
into the church yard opposite the
venue.

The venue will attract illegal drugs, alcohol and drug-taking will lead to trouble which will involve the police and medical services. Loud music during church services will be a major nuisance to the church congregation.

The venue noise will be a major nuisance to the priests living in the presbytery attached to the church particularly during the hours of rest from 8 PM to 8 AM.

There is a St Gregory's Junior School just up the road from the proposed new venue. The children from this school regularly visit the church in large groups and the presence of this open venue during these visits will have a bad influence on them.

Parking of the patrons of this new venue will cause a dangerous situation at

school pick-up time. The situation at present is potentially dangerous to parents and pupils and the additional new parking and traffic will further increase the danger.

A health hazard will be caused by patrons urinating up against the church wall, vomiting over the wall and leaving unsanitary objects in the church yard.

The above objections are the result of hard and bad experiences when the proposed venue was known as GAS and subsequently the EMBASSY in the past.

Yours faithfully,



Jason Kirkwood

From: [REDACTED]
Sent: 18 March 2020 23:44
To: Internet - Licensing
Subject: Ref:20/00454/PRMA.New Premises licence:st James club Ltd t/a Chemistry

[REDACTED]

78-80 London Road
Cheltenham
GL52 6eq

Dear sir/Madam,

I'm writing in connection with the above planning application,I wish to object to this application for the following reasons;

1:Protection of children from harm;This club is situated around the school (St.Gregory primary and Nursery school)so children will be exposed by some object left behind.

2:The prevention of crime and disorder;Due to the nature of this business our church property and the property near by will suffer from vandalism and littering problems .

This are my foremost objection for this application.

Kind regards

[REDACTED]

Sent from Yahoo Mail for iPhone

Jason Kirkwood

From: pa@cheltenham.gov.uk
Sent: 07 March 2020 12:35
To: Jason Kirkwood
Subject: Comments for Licensing Application 20/00454/PRMA

Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:34 PM on 07 Mar 2020 from [REDACTED]

Application Summary

Address: Gibson House St James Square Cheltenham
Gloucestershire GL50 3QG
Proposal: Application for New Premises Licence
Case Officer: Mr Jason Kirkwood
[Click for further information](#)

Customer Details

Name: [REDACTED]
Email: [REDACTED]
Address: 15 Springbank Way, Cheltenham, Gloucestershire GL51
OLH

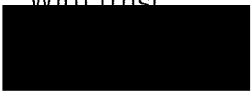
Comments Details

Commenter Type: Neighbour
Stance: Customer objects to the Licensing Application
Reasons for comment:
Comments: 12:34 PM on 07 Mar 2020 Dear Sir/Madam,
I would like to rise objection against the above application.
1/ The property is in very close neighbourhood with the primary school. The facilities of such a type will have negative impact on pupils. The school staff and children may be exposed to massive disturbance finding stuff like alcohol bottles (some semi empty), drug leftovers, condoms etc which is common in places around the pubs and clubs. Not talking about urine smell.
2/ There is also main church right next to the property. One of the dominants of Cheltenham. The noise and activities related to clubbing will cause massive disturbance to services and visitors, increase the risk of historical building damage.
3/ It is area where many retired and disabled people live. I think they deserve their peace in the night too especially in thin wall houses like they are around.
4/ as being one of the Street Pastors I know it is outside of our walking periphery. Those vulnerable who may need our help will be then left out of reach.

I don't think it is good idea to use Gibson House for that

purpose. I am sure there are other properties in town center which can be used instead.

With trust

A solid black rectangular redaction box covering several lines of text.

Jason Kirkwood

From: [REDACTED]
Sent: 16 March 2020 17:48
To: Internet - Licensing
Subject: St James' Club Ltd

From [REDACTED] 35 Keynsham Rd, Cheltenham GL53 7PU, UK

Reference: 20/00454/PRMA.

New Premises License: St James Club Ltd t/a Chemistry

I am a parishioner of St Gregory's church. Bearing in mind the experience of parishioners when the club was open before, I have the following concerns:

Chemistry played very loud music and will want to do so again. This noise was, and would be again, a nuisance to residents and parishioners alike.

Chemistry would almost certainly be asking for extended hours at times like Christmas and Easter, when late night services are conducted in St Gregory's church.

Unruly behaviour, often associated with night clubs, can be quite threatening to local residents, many of whom are elderly who would be easily intimidated. Parishioners attending an evening Mass, particularly in winter, could also be intimidated.

The interests of the primary schoolchildren at St Gregory's School nearby has to be paramount. The detritus left by patrons on the pavement such as broken glass and needles poses a significant potential hazard to them.

Jason Kirkwood

From: [REDACTED]
Sent: 15 March 2020 20:42
To: Internet - Licensing
Subject: Proposed Chemistry nightclub.

Reference: 20/00454/PRMA.
New Premises License: St James Club Ltd t/a Chemistry

I am a parishioner of St Gregory's church. Remembering when the club operated previously my concerns are:

Noise. Very loud music, noisy and disorderly behaviour of patrons which was and again would be, a nuisance to residents and parishioners alike.

Concern about the possibility of extended hours at times like Christmas and Easter, when late night services are conducted in St Gregory's church.

Further real concern is for the primary schoolchildren attending St Gregory's School nearby, as previously when a night club operated on this site needles were lying about, which is a potential harm.

With night clubs, disorderly behaviour is quite threatening to those needing to use the area. There are many elderly residents who would be easily intimidated. I personally would be so intimidated when attending the church later in the evening.

[REDACTED]
35 Keynsham Rd, Cheltenham GL53 7PU, UK

From: [REDACTED]
Sent: 16 March 2020 18:40
To: Internet - Licensing
Subject: Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry OBJECT

Dear Sirs,

I OBJECT to this application for the following reasons:

1. couple of times I reprimanded people trying to find place to urinate nearby St Gregory's church because they were drunk and thrown out from the pub (some more sober spotted there is a CCTV camera);
2. in school and church premises there are frequently children dedicated events and such a neighbourhood will expose children for traumatic harm;
3. in the exhibition centre and the church premises there are also cultural events and projects that were already disturbed by accidental drunk passers-by so the night club will be a cause of guaranteed public nuisance;
4. in this area there are: a school, a day nursery, an exhibition centre, a church, offices and one pub on the corner (its managers directed their profile in more ambitious customers), this is one of few places where is a normal activity and silence and serenity during whole weeks. Adding to this a night club will be a nuisance for all participants and sooner than later will cause antisocial behaviour and crime.

Yours faithfully [REDACTED]

14 Robins Close

Cheltenham GL52 5LU

Jason Kirkwood

From: Internet - Licensing
Sent: 09 March 2020 11:40
To: Jason Kirkwood
Subject: FW: Ref.no: 20/000454/PRMA. Notice of Objection to application for new premises licence St James Club Ltd t/a Chemistry:

From: [REDACTED]
Sent: 09 March 2020 11:31
To: Internet - Licensing <Licensing@cheltenham.gov.uk>
Subject: Ref.no: 20/000454/PRMA. Notice of Objection to application for new premises licence St James Club Ltd t/a Chemistry:

From: [REDACTED]
[REDACTED] priest to the Roman Catholic Parish and Church of St Gregory the Great, St James Square, Cheltenham GL50 3PR
[REDACTED]

I am making these objection representations on behalf of:

1. The Parish and Congregation of St Gregory the Great, St James Square, Cheltenham GL50 3PR, which uses the church and adjoining Old Priory Hall (used by a number of secular organisations, as well as the parish), both of which are directly opposite and in very close proximity to the application premises; and
2. Myself, as resident of 10, St James Square, diagonally opposite and in close proximity to the application premises.

My representations refer to the Licensing Objectives.

1. The prevention of crime and disorder:

Previous experience from a club on the same premises operating over a period of time showed patrons engaging in anti-social conduct including leaving litter and objects (including drug paraphernalia) in the church grounds and in the street, urinating against and within the Church boundary walls, noise and disruption to nearby premises.

I, and my predecessors, have been consulted by St Gregory's Primary School, which also adjoins the application site, in relation to anti-social behaviour, trespass and articles left on the school premises by past users of the former club premises.

2. Public safety:

This is an issue for the statutory authorities.

3. The prevention of public nuisance:

We have already experienced noise and disruption to Church services from the proximity of The Bottle and Sauce, Ambrose Street, as, indeed, have users of St Gregory's church hall, the Old Priory. In the past, the nuisance has been intolerable on occasions. One of my predecessors at St Gregory's, [REDACTED], contacted me to remind me of some of the difficulties he had experienced. He said *"I read with dismay that the club "Chemistry" is attempting to reopen. In addition to the problems you highlight in the newsletter was the emergency exit double doorway which opens out at the front (to the left of the entry doors – I think the panels are somewhat boarded rather than glass filled) These were alarmed but were constantly pushed open by patrons exiting the club at the end of the night (2-3am) when everyone was spilling out, setting off the alarm. This noise was worse than the whooping and shouting in the street. In other words staff/management did not ensure that emergency exits were not abused. As my rooms were the 3rd floor front the club was a real nuisance and the alarm sounded, it seemed, every night the club opened. Another thing - Patrons were not allowed park on the roadway leading to the school. This caused a problem one Christmas Eve when parishioners attempting to enter to park in the school grounds (as was the custom on Christmas Eve/Easter Vigil) were turned away by the bouncers. I had to call the police."*

Another predecessor here was forced to sleep in the basement of the house due to noise.

The fact that the premises applying for a licence is in a listed building with single glazing raises real questions about its suitability as a venue to play music, and have dancing etc. There are real issues about noise pollution which the Council has a duty to address as it would almost certainly be within the parameters of a statutory nuisance.

I have no reason to believe that control of the premises would be any more successful in the future. It is inevitable that there will be noise and anti-social behaviour because it is in the nature of licensed premises that the consumption of alcohol by patrons leads to loss of inhibition.

4. The protection of children from harm:

The proposed operating hours include periods when the children will be leaving St Gregory's school. I am particularly concerned that advertising material which is age-inappropriate for the children will be exhibited at the premises, that the children will be exposed to the dangers of passive smoking because of smoke emanating from the outdoor smoking area, and that patrons may act inappropriately towards the children by their language or conduct. I question whether it is appropriate for licensed premises to be in such close proximity to a school.

I will also be forwarding a copy of this objection via post

[REDACTED]
St Gregory's Presbytery
10 St James Square
GL50 3PR

Clifton Diocese Registered Charity No: 1170168

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25 Pittville Court,
Albert Road,
Cheltenham,
GL52 3JA.

"Ref: 20/00454/PRMA. New premises licence: St. James Club Ltd/a Chemistry"

With reference to the above I wish to put forward my objection to having a night club in this area.

- 1/ Crime and disorder. During church services as in past years when there was a night club here, the amount of disruption and disturbances were very bad and upsetting not alone to the congregation and children but to the clergy.
- 2/ Public safety can be compromised when several people are drunk and disorderly.
- 3/ Public nuisance and distressing when church goers have to come along in the mornings before service and clean up the foul mess and the area of the church grounds, the place is used as a public lavatory.
- 4/ It is harmful to the children to see the mess as they approach and attend services from the mess of the night before and during the Easter and Christmas services.

I do hope you will please take some of these considerations on board as you deliberate your verdicts. Thank you.

Yours Sincerely,

A large black rectangular redaction box covering the signature area.

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Jason Kirkwood

From: [REDACTED]
Sent: 16 March 2020 11:07
To: Internet - Licensing
Subject: RE: Objection to License Application No. 20/00454/PRMA - For the attention of: Mr [REDACTED]

Dear Jason,

Sorry for the confusion. My objection is for the licensing application.

Thanks and regards
[REDACTED]

From: Licensing@cheltenham.gov.uk [mailto:Licensing@cheltenham.gov.uk]
Sent: 13 March 2020 20:17
To: [REDACTED]
Subject: FW: Objection to License Application No. 20/00454/PRMA - For the attention of [REDACTED]

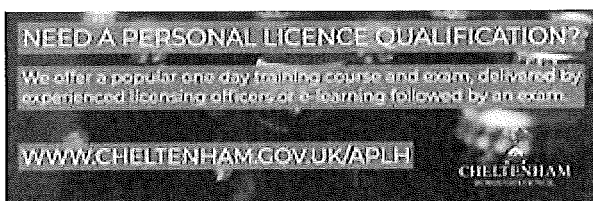
Dear [REDACTED]

We are currently in consultation for an application for a premises licence under the Licensing Act 2003 to sell alcohol and provide entertainment. Please confirm whether your objection is in respect of a planning matter or the licensing application, as your comments were sent to the Planning Team.

Best regards

Jason Kirkwood

Senior Licensing Officer
Public Protection
Cheltenham Borough Council
Municipal Offices, Promenade, Cheltenham
External: 01242 262626 Internal: 4163



www.cheltenham.gov.uk/APLH



Stay up to date with licensing in Cheltenham on twitter: <http://twitter.com/#!/CBCLicensing>

From: Internet - Planning Comments <Internet-PlanningComments@cheltenham.gov.uk>

Sent: 13 March 2020 15:59

To: Jason Kirkwood <Jason.Kirkwood@cheltenham.gov.uk>

Subject: FW: Objection to License Application No. 20/00454/PRMA - For the attention of: Mr Chris Morris

From: [REDACTED]

Sent: 13 March 2020 14:02

To: Internet - Planning Comments

Cc: [REDACTED]

Subject: Objection to License Application No. 20/00454/PRMA - For the attention of: Mr [REDACTED]

For the attention of: Mr. Chris Morris

Cheltenham Borough Council PO Box 12 Municipal Offices Promenade Cheltenham Gloucestershire GL50 1PP

13th March 2020

Dear Sirs

LETTER OF OBJECTION:

I am the owner of Flat 21, Shaftsbury Hall, close to Gibson House.

Gibson House - St. James' Square (opposite St Gregory's Church)

The owners of the above premises have applied to the Council for an Alcohol License (Refer to License Application No. 20/00454/PRMA) relating to an Events Venue site they wish to open in the Basement of the above building. The building has previously been a Nightclub which was detrimental to the area and since closing the owners have applied for various other uses – the only one which the residents of our surrounding area supported was to convert the building into residential flats – this did not go ahead.

The events would be held **7 days a week 10.00am to Midnight, extended to 2.00am on Christmas Eve, New Year's Day, all Bank Holidays and all races held at Cheltenham Racecourse.**

Events would cover **Live Music, Recorded Music, Films and Performance of Dance**

I wish to submit an objection as I feel such a venue would be detrimental to Chelsea Square and the surrounding area. Particularly:

- This area has evolved into a residential area over the last decade or more, with many families with school age children moving into the area
- The residents already experience anti-social behaviour late at night, into the early hours of the morning and another venue serving alcohol would increase this issue
- Increased traffic issues
- Increased parking issues

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We also feel that this will be just the start of converting the building back to a Nightclub which would be disastrous for our community.

Yours faithfully,



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https://www.cheltenham.gov.uk/info/81/how_we_use_your_data

Jason Kirkwood

From: [REDACTED]
Sent: 09 March 2020 13:17
To: Internet - Licensing
Subject: Reference;20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

Dear Sirs

I would like to make representation and express my concern of the likely effect of granting a licence or certificate for the above referenced premises under the prevention of public nuisance and prevention of crime and disorder. I object strongly to the issue of the Licence.

Regards

[REDACTED]
26 Wellington Lane
GL50 4JF
Cheltenham

Sent from my iPad

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Jason Kirkwood

From: [REDACTED]
Sent: 14 March 2020 10:06
To: Internet - Licensing
Subject: License for Chemistry premises, St James Square Cheltenham

Follow Up Flag: Follow up
Flag Status: Flagged

To The licensing team
Reference: 20/00454/PRMA

I am very concerned to hear about the application made to Cheltenham Bo Co. for yet another night club to open in St Jame's Square, opposite ST Gregory's church, in the old GAS building.

I remember when the Gas night club there, and the disruption, noise, and antisocial behaviour was horrendous.

There are late night services at St Gregory's church, especially at Christmas and Easter times, when parishioners who hold 'blue badge' permits attend the Masses will need to park and there would be no room for them if that club was there.

The services would be disrupted by the noise and often fighting outside the old club, which, no doubt recur if the club re opens.

On Sunday mornings, in 'Gas club' days there would be litter, beer cans, and often broken bottles thrown into the church grounds where children and families had to walk over to get to church. Often there was vomit on the surrounding pavements.

I feel it would be bad for Cheltenham to risk those problems returning if another club opens so near to our church.

I am 100% against this proposal which would create nuisance, and crime, and disorder. Public safety would be compromised, and I hate to think that parishioners, and local residents would have to be subjected to this anti social behaviour again.

I suggest the building would be better turned into LOW COST apartments, Starter homes, which would ease the housing shortage in Cheltenham.

SINCERELY,

[REDACTED]
12 All Saints Court
Cheltenham,
Glos GL52 2HE



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Jason Kirkwood

From: [REDACTED]
Sent: 15 March 2020 14:14
To: Internet - Licensing
Subject: Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

[REDACTED]
Apartment 14, St James North 1
St James' Square
Cheltenham
Gloucestershire
GL50 3PY

[REDACTED]
15th March 2020

Reference: 20/00454/PRMA. New Premises Licence: St James Club Ltd t/a Chemistry

Dear Sir / Madam, to whom it may concern,

I am writing to make a representation concerning a New Premises Licence application made for a late night drinking venue, "Chemistry", at Gibson House, St James' Square, Cheltenham (ref: 20/00454/PRMA).

As a local resident living on St James' Square, just around the corner from Gibson House, I wish to express my concerns about and objections to the New Premises Licence application based on the limited grounds of three of the Licensing Objectives.

Firstly, with reference to the Licensing Objective of the Prevention of Public Nuisance, I believe that the sale of alcohol and playing of regulated entertainment until 00:00 hours Monday-Saturday, and until 22:00 hours on Sundays, will cause unsociable noise nuisance both during the premises' opening hours and at unacceptably late times after closing as people leave the premises and pass through the neighbourhood. The apartments located in the middle of the building in which I reside, my apartment included, are fitted with full-length windows only on the side of the building closest to Gibson House, and do not have any other windows. This means that in order to get fresh air and an air flow, particularly in the summer months, there is no other option but to open these large windows which face the direction of Gibson House, meaning that any noise nuisance would most definitely affect residents.

Additionally, where alcohol is sold in bottles, it is likely that these will be left as litter around the premises. The premises are in very close proximity to a primary school, and glass bottles, whether broken or whole, may cause harm to young children as they make their way to and from school.

Secondly, with reference to the Licensing Objective of the Prevention of Crime and Disorder, people who have drunk large or excessive amounts of alcohol may be likely to act in a disorderly manor outside or when leaving the premises, disturbing others and making the neighbourhood a less-desirable place to live and visit. Street car parking is located immediately outside the premises, and vehicles may suffer damage from drunk and disorderly people leaving the premises.

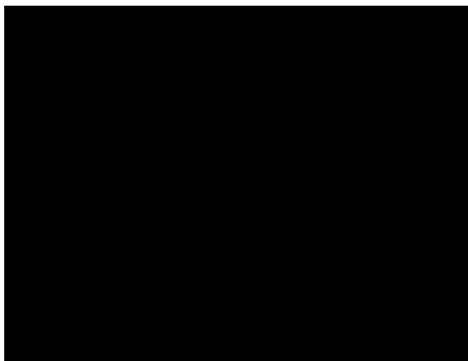
Finally, with reference to the Licensing Objective of Public Safety, if smokers crowd the area on the pavement outside of the entrance to the premises, pedestrians may be forced to step into the road when passing by.

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In conclusion, I would like to object to the establishment of a new late night drinking venue at Gibson House, St James' Square, on the basis that it will cause unsociable noise and litter nuisance, may cause crime and disorder, and may pose a risk to public safety, including children's safety.

Thank you for your time and consideration.

Yours faithfully,



Jason Kirkwood

From: [REDACTED]
Sent: 18 March 2020 20:04
To: Internet - Licensing
Subject: Reference: 20/00454/PRMA. New Premises licence: St James Club Ltd t/a Chemistry

To whom it may concern.

20/00454/PRMA. New Premises licence: St James Club Ltd t/a Chemistry

As a regular attender at St Gregorys I would like to make a strong objection to the granting of the above license on the following grounds:

- 1) It would lead, at times, to disorderly conduct, particularly noise, during times of worship
- 2) Disorderly conduct could also lead to unseemly items of a sexual and drug related nature being left around the church and priory grounds and in the school children's playing areas.

Yours faithfully,

[REDACTED] GL54 5NL, Brookfurlongs.

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Jason Kirkwood

From: [REDACTED]
Sent: 18 March 2020 20:48
To: Internet - Licensing
Subject: re:20/00454/PRMA. New Premises Licence:St James Club Ltd t/a Chemistry

To whom it may concern

As a regular attender at St Gregory's church I would like to make a strong objection to the granting of the above licence on the following grounds:

- 1) It would lead at times to disorderly conduct, particularly noise, during times of worship.
- 2) Disorderly conduct could lead to unseemly items of a sexual or drug related nature being left around the church and priory grounds and in the school play areas.

Yours faithfully,

[REDACTED]
Brookfurlongs
GL54 5NL