

APPENDIX 4 – A copy of the representations received during the consultation period.

Objector #1

Dear Sir or Madam

As a resident of Montpellier for over 35 years I am opposing Aaron Maximen to open a late night wine bar with live music seven days a week up to 1 am in the morning. This is totally unacceptable and especially on a Sunday. There will be no quiet time for us.

I have lived through past situations with bars with live music in Montpellier and they have all been a problem for us residents. It is very much a residential area both sides of the potential bar in question. A notice should have been put on the other side too!! There are also children under 10 years of age living here. These places have all been trouble in the past, music far too loud, playing far too late, with flashing lights (dangerous for me), breaking their licensing agreements often by going over their licensing hours. Drug dealers frequented here before. Fights have happened on the streets. Broken glass left on the pavements, also customers drinking alcohol beyond their premises. Disabled people in wheelchairs struggling to get by and having to go on the road because they take up the whole of the pavement. (On the Courtyard side). I have watched one wine bar (from my bedroom window into their kitchen) pouring wine from glasses back into bottles to reuse. Police have been involved many a time with these bars because of disruptions. Police have used my property to record and watch events of these wine bars because of such disruptions and illegal drug dealings. I live opposite and have an advantage to see what is taking place. This is not a place for live music every night, attracting drug dealers etc. In the summer they have their windows wide open, so music blasts out, so can be heard a long way away. These places should be kept for the centre of town in one place! Even on a Sunday they are proposing late night live music which is definately not acceptable in a Christian country (supposedly!). I can go on and on with the disruption it will cause.

I live only a few yards from the place and on a personal level it is very detrimental to my health. As an epileptic, I need my sleep, and the vibration from the music (base especially) creates problems for me, Leaving me wanting to pass out and have seizures! I have to stay away from such places, yet to be in my home and have such noise and vibrations imposed on me on purpose again fills me with dread and upsets me greatly! To not be able to get away from a harmful vibration created by an outside noise (music and base) infiltrating into one's home is cruelty and dangerous, if you are sensitive to such issues. I would have no option but to have a formal investigation into the person who allows it to get through and sue them and the council if this gets passed and of course the wine bar. A situation like this is serious for me medically and is a form of abuse if imposed on me - hence I would be able to sue!! Every seizure is potentially life threatening and I have to live with the possibility of one daily, without having extra inflicted abuse on me from external influences.

Why cannot one be allowed to live in peace and quiet, and not have such loud noise imposed upon us and so late at night? I recorded the decibels last time and they were far greater than legally allowed. Thankfully the wine bar in question could not keep going. This commercial property should never have been allowed to change from a shop/cafe to a wine bar in the first place!

Speaking from experience this is such bad news for everyone concerned in Montpellier, especially for residents needing their sleep or if they want to sell their property, as no one will want to buy where there is noise. I would immediately request a reduction in council tax due

to the council knowing the situation, but still allowing it to go ahead. You supposedly serve us, are paid by us, so if unsatisfied with your decision making, we should not be paing for poor service!

I trust you have the sense not to allow this, if you don't want problems to arise for yourself in the future. You will be receiving many complaints and investigations from a higher level. I have to be direct because of the seriousness of problems it will cause, medically and otherwise. I have always had to take things further and much higher (always won) if there is something creating a medical issue for me and this will become a medical issue from experience. It is about one's contacts and ability and I have both!

Please have thought for the welfare of the residents in the vicinity and not just the money earned for the council! We have too many wine bars and restaurants here in Montpellier now. We residents feel unsafe when you have bars working like this so close to where we live. When I first came it was full of shops and banks! Remember there are very young toddlers living a few yards from the place!

I hope you decide wisely for our sake and ultimately yours! Would you want music blaring outside your home til 1 am seven nights a week making you ill?

Yours faithfully

Objector #2

Dear Sir / Madam,

As a resident of the lower part of Bayshill Road (near the junction of Fauconberg Road) I strongly object to the request for any sort of music being played / late opening hours past normal hours. As a mother with 2 children, both of whom are studying for academic exams now and over the next 2 years any interruption to their sleep would be hugely detrimental. My garden is in the direction of Montpellier Walk and so are my children's bedrooms. It is already noisy but as it currently stops at a reasonable time, we can manage. If the music were to extend through to the early hours of the morning, we would be forced to moved out of the house which has been my children's home for nearly 10 years.

I hope you will consider this objection and respond accordingly.

Kindest regards,

Hello,

Many thanks for sending your email and the corresponding attachments. After consideration of the attached documents, I uphold my objection to the closing hours of 1am on a Friday and Saturday. Not only will all music be hugely disruptive to all the local neighbours, so is the noise of people talking and leaving too late into the night. I have children and both their bedrooms are on the back of the house. All noise carries, as we can clearly hear the music and noise from 131 and any addition to that as well as such late opening hours will be hugely negative to our family. We are not the only family in the parade. I uphold my objection and would politely request that normal closing hours of 11pm be considered for Friday and Saturday night.

Kindest regards

Objector #3

It has come to my attention that the bar in Montpellier has applied for licensing to be open until 01.00!

I strongly disagree with these late opening times as it will have a severe impact on my ability to sleep at night at such late hours!!

Hope this will not be granted!

Representation #4

I don't feel that such late hours are desirable in this location, which is partly a residential neighbourhood, especially as there is likely to be outdoor seating. That said, the Montpellier Walk frontage is less of an issue than the Montpellier Street side which is not really suitable for outdoor seating anyway.

I can confirm that the submission is neither supporting nor objecting to the application.

Objector #5

Hello

I am writing to formally lodge an objection to a current licensing application from Aaron Maximen for a premises licence at 4 Montpellier Walk, Cheltenham, GL50 1SD for supply of alcohol, late night refreshments and live and recorded music.

My sister and I are now the owners of the adjoining property, No 5, which we lease out.

Our concern is around three aspects

1. **The noise.** The noise generated by a bar, especially one with music presents a significant nuisance to our tenant, who is the proprietor of an exclusive jewellery business. Experience from similar ventures at No 4 have made business very difficult at times when trying to deal with clients in what should be a calm and pleasant environment. The noise has been intrusive and not in keeping with the ambiance of his shop. In addition to this, there is a residential tenant occupying the upper floors and we fear the late night drinking and music will be intolerable for him. There is very little we can do to soundproof the property to any great extent given the listed status.

2. **The rubbish.** A cafe/bar generates a lot of rubbish and as has happened previously, we assume the bins will be stored on the pavement to the front of the shops, against the wall of the opposite building. This is unsightly, smelly and attracts rats. All of this is very unpleasant for the whole area.

3. **The disruption.** The location of properties of 4 and 5 is at a point where the street narrows and is more enclosed. The coming and going day and night combined with the noise this generates will without doubt be disruptive particularly for our tenant but also many of the surrounding neighbours

The proposal for the outside decking area in this contained space is also a concern for all the reasons above, noise, disruption and unsightly. I hope you can see that our objection is not based upon theoretical reasons but is founded in very real previous experience.

Montpellier has many bars already, it really doesn't need another one and we strongly believe that at this bottom end of the street in a tiny venue it is simply not suitable I strongly advocate that my longstanding tenant has the right to conduct his business without the inconvenience and nuisance that a music licence and late night alcohol/refreshments licence at No 4 will undoubtedly generate.

I would urge you to please decline this application

Kind regards

Objector #6

Dear Sir/Madam,

I am writing to formally object to the premises licence application submitted by Mr. Aaron Maximen for 4 Montpellier Walk, Cheltenham, GL50 1SD. The application includes the supply of alcohol, late night refreshments, and the provision of live and recorded music.

I am the long-term occupier of the adjacent property at No. 5 Montpellier Walk, where I operate a retail business on the ground floor and maintain a residential flat above. I have held this tenancy for over 20 years.

Noise Disturbance

Montpellier Walk is a mixed-use area comprising residential, retail, and hospitality premises. The introduction of further late-night activities, particularly live and recorded music, will result in unacceptable levels of noise pollution. The properties in this location are listed buildings with little to no acoustic insulation or double glazing. The U-shape of the area causes sound to reverberate and amplify, further exacerbating the noise impact. I believe this would severely compromise the quality of life of neighbouring residents, including our tenants, and would likely render our flat unlettable. It would also have a negative impact on the trading conditions of our retail business.

Antisocial Behaviour

There have previously been two bars operating at this location, and I can confirm that their presence resulted in regular incidents of antisocial behaviour. We were often left to clean vomit and other waste from the street, which was both distressing and detrimental to the area. Such behaviour typically worsens with extended opening hours and increased alcohol availability. Additionally, the noise and disruption at closing time further disturb local residents. For these reasons, I respectfully urge you to reject this application in the interests of preserving the wellbeing of local residents and maintaining the character and livability of Montpellier Walk.

Yours faithfully,

Objector #7

Re Premises Licence applied for on 17th April 2025 by Aaron Maximem

For

4 Montpellier Walk, Cheltenham, GL50 1SD

I would like to strongly object against:

1. The application for the performance of live music up until 00:30 hrs Mon-Sun

And

2. The application of recorded music up until 01:00 hours Mon-Sun

3. The sale of alcohol to 00:30 Mon-Sun

No 4 Montpellier Walk is a very small bar with limited internal space.

In the past as residents we have been subjected to extremely loud music being played after 23:00hrs which because of the size of the premises meant people spilled out onto the pavements and surrounding area adjoining the premises.

Added to that when one of the previous owners decided to advertise on social media the opportunity to purchase drinks at reduced prices the area was inundated with people behaving as if it were a rave event. This was exacerbated by a DJ at the premises playing incredibly loud music from a deck. (The decibel level being higher than that permitted).

As you can imagine the hostility from local residents was indeed great.

We really do not want a repeat performance of these incidents.

The sale of alcohol until 00:30 Monday-Sunday means that the premises would not close for at least another 30 mins

Surely sale of alcohol until Midnight is long enough ?

Montpellier Walk and surrounding streets are inhabited by many residents, who need to be able to adhere to a sensible sleep pattern in order undertake their daily jobs.

Recorded or live music being played up until 01:00 hours from Monday-Sunday

is just not viable. (this would mean premises would not close for a possible further 45 mins).

I would also like to object to the fact that as far as I know none of the residents in the surrounding premises to the bar were contacted by anyone about this proposal and in fact it was just sheer luck and the vigilance of one or two people that this notice was brought to our attention.

Surely pinning a piece of paper to a lamp post the outcome of which if the application is granted would inflict untold misery for quite a number of the residence surrounding the premises. Is there no other way that local residence could be informed of these applications when they arise? Leaflets through the door?

Having objected to the above licence application I wish Mr Maximem good luck in his future project and hope that we as residents together with Mr Maximem can work in a civilised manner rather than the antagonistic behaviour of some past owners shown to residents to procure the much needed footfall needed to ensure a profitable business.

Objector #8 (Withdrawn)

Objector #9

I have seen the notice on 4 Montpellier Walk about their application to you for a licence for the sale of alcohol in the late evening and for the performance of live and recorded music until 1 am in the morning seven days a week.

I hope you will reject this application. If approved the noise would be very disruptive to nearby residents. It is a very small venue and most of the noise would be coming from outside the premises which would be even more disruptive.

No thank you!

Objector #10

I am writing to object to part of the extraordinary licensing application for the above premises. In particular I want to draw to your attention the aspect relating to:

- live music to 00:30, 7 days a week and
- recorded music to 01:00 on Monday and Tuesday.

I have lived at 17, Montpellier Terrace for eight years. The area around Montpellier is a mixed retail, entertainment and residential area. I very much enjoy the fact it is a very social area and hosts the Jazz and other festivals with music playing till 22:30. The festivals are very welcome for this reason. The bars and restaurants are an excellent draw to the area and boon to the local economy. Music from the bars along Montpellier Walk has rarely been a problem as it also usually ends around 22:30. Music is clearly heard from the bars such as Harry Cooks, but the management restrict this to about 22:30 at weekends. When Door 4 and The Urban Fox (the previous bars at 4 Montpellier Walk) operated it seemed much louder than Harry Cooks and the sound seemed to travel to our terrace more; it appears to be funnelled out from that corner directly at the residential area of Montpellier Terrace. There were a few occasions when they did have an extended music licenses and I did have to complain about the impact of this: our bedroom faces their bar and sleeping became impossible with the booming base.

On occasions like Race Week there are exceptional extensions, but the standard is that all music ends around 22:30. As such I see no standard justification for music beyond 22:30 and certainly not 7 days per week. A similar issue arises from providing alcohol to 00:30 and 01:00 in an area where there is a lot of residential accommodation.

Regards,

Thank you for the response and other information. I appreciate the fuller picture and the fact the applicant has adjusted some of the more extreme aspects of the application and has clarified the business purpose and demonstrated a willingness to compromise.

However, I do not withdraw my objection. The reason for this is that as he describes it as a "primarily a restaurant" and :no intention of operating as a nightclub, bar or similar entertainment venue" yet the hours paradoxically follow those of the latter and not the

former. A simple review of the Restaurants in Montpellier and Nightclubs, Bars and Entertainment Venues makes this clear - see attached file.

As such I would only withdraw my objection if the opening hours were restricted to similar hours to other Restaurants. It would probably, given the views of all the other existing restaurant owners in the area, improve the profitability of the new restaurant. As I visit all of the other restaurants I am also confident that the demand for late night restaurant seats in Montpellier tails off rapidly once you get past 9-10pm.

Finally I welcome his willingness to meet residents but unfortunately I will be away at the proposed time.

Regards

Objector #10 (via Cllr Ben Orme)

Firstly, congratulations to Glenn on your election to Gloucestershire County Council. It's a joy to see the back of the Conservative administration after so many years even if it appears to have migrated in some form to Reform UK. Hopefully the LibDems will be able to find a working majority with some combination of the Greens and the much-reduced Labour councillors.

I'm writing to you now to ask for your help in challenging the licensing application for 4 Montpellier Walk (previously Urban Fox and Door 4). As you can see from the attached photos they are asking to be able to sell alcohol and have live or recorded music up to 1am 7 days a week. This is excessive given this is a shared residential and commercial area. It also demonstrates that the applicant has little regard to what is reasonable for a business in this area.

Harry Cooks manages a highly successful commercial business closing at 10:30 and 11 during most of the week and with music and extended hours around the weekend. The manager is careful to restrict the music hours, and has in the past taken care to have the pub doors closed and to meet with residents to discuss how to prevent people from getting a good night's sleep.

I would equally point out how much we enjoy the festivals and events in Montpellier Gardens. All of these have adhered to a 10:30 shut off for events. This works very well.

Having lived on Montpellier Terrace for 8 years we have found the biggest noise problem has come from 4 Montpellier Terrace. The location seems to funnel sound directly toward Montpellier Terrace. I have on previous occasions had to take this up with the prior manager.

Would you please support restricting the license for alcohol and any music closer to 22:30 so that the area can continue to support the many residents that live here. I would also suggest that a good business should not need to sell alcohol so late as has been applied for and demonstrates that the applicant has little interest in reasonable community relations.

I look forward to hearing what action you propose to take with the Licensing Committee which I note no longer benefits from a Lansdown councillor despite Lansdown being a centre for licensed activity.

Regards

Objector #11

Dear Sirs,

I'm a resident of 17 Montpellier Terrace Cheltenham and wish to endorse my husband [REDACTED] objections to the above proposed licensing application and add some comments of my own.

I'm outraged by the excessive nature of the application (9am - 12.30am every day for alcohol and 7pm -12.30am everyday live music with a little extra 1/2 hour Monday and Tuesday til 1pm for recorded music!) This appears to be in total disregard of the mixed nature of the locality. Obviously, there are local pubs, bars and restaurants which host parties, social groups and festival goers and others. However there are also numerous residential flats and houses which are not being considered at all. As i understand it applications should not be blanket applications and this sort of lazy application has a corrosive effect on the mutual respect needed for mixed residential areas to prosper. I hope the applicant can manage a business better than they appear to manage community relations. This is in stark contrast to other businesses, like Harry Cook (on my doorstep, whose manager has given me his mobile and is generally most considerate. I have no similar confidence in either the professional abilities of these applicants or expectation of them exercising reasonable consideration for their neighbours.

Such an application if successful would completely destroy and diminish the nature of this area, Montpellier. Surely resturants and pub businesses can prosper, and people can enjoy a night out, without the need to encourage such excessive drinking and unbridled inconsiderate noise as sought here.

Yours Sincerely,

Good afternoon,

Re Applicant Response - Jebou // 25/00948/PRMA

Thanks for your recent update but please note that I am not withdrawing my objection to the proposed application. My objections are below:-

- 50db volume sounds reasonable but please remove "where possible" as this negates the restriction as it is unclear, unenforceable and unnecessary.
- I'm slightly unclear about the nature of the application re music? The application says there will be no live bands yet live music licence is still being requested?
- Opening hours still unreasonably excessive and far too late at night for this mixed residential area. Both on grounds of alcohol consumption and noise. See attachment listing opening hours and restrictions on neighbouring businesses. This is totally out of line with other similar businesses and more appropriate for a nightclub.
- Reasonable to expect the applicants to limit their application to the actual usage required and reapply for special licence if/when special extensions are requested
- I and my husband [REDACTED] cannot attend the public meeting but that won't alter my (our) objections. I (we) still oppose the proposed application. I also support the points made in his objections.

Objector #12

Dear Sir

I am writing to register my concern about late night alcohol and music license application at 4 Montpellier Walk.

Whilst I want Montpellier and the local businesses to be successful, I think 00.15 is late enough for any music and noise to cease because it is also a residential area and people need to be able to sleep.

It would be reasonable for this to be restricted to 3 nights a week.

Yours Faithfully

Representation #13

Dear Sir/Madame

Thank you for the opportunity to comment on the application for the above. For full transparency I own a business with my husband immediately adjacent to the business premises in question. My husband has responded separately from a residential perspective.

I largely welcome the proposal and look forward to having Jebou as our neighbours. I hope the gentlemen proprietors feel welcome and enjoy the warm spirit of Montpellier.

My concern, which I'm hopeful could be discussed face-to-face (should it arise) is due to noise pollution from the business opening hours. We are closed by 5pm during the day so night time is less problematic for us.

Rats are a significant problem in Montpellier and another restaurant may place additional pressure on this matter. I understand from the proposed licencees that they are working with the Environment Health Agency to mitigate this.

Kind regards,

I'm not expecting any response. Happy for you to share.

Objector #14

Dear Sr/Madam,

I hope this email finds you well. I am writing with regards the application for a premises licence submitted by [Aaron Maximen], located at [4 Montpellier Walk, Cheltenham, GL501SD]. As a resident of the local community, I believe that granting this licence as it stands would significantly and negatively impact our neighbourhood.

There are several reasons for my objection:

Allowing the bar to operate to these late hours, playing either recorded or live music, will inevitably increase noise pollution levels, and I do not believe this is something that is acceptable for every night of the week with the number of residents in this area. The requested hours are not in keeping with the other establishments in the area. Extended

operating hours of this nature often correlate with an increase in anti-social behaviour and public disorder. The presence of intoxicated individuals during the late hours raises concerns about public safety, including potential vandalism, littering, and violent incidents.

I do not feel it would be acceptable to grant such long/late opening hours with the playing of music every night of the week.

Grateful for your consideration of my representation.

Yours sincerely,