

## Alex Birch

I object to the application for an outside rear bar operating until 22:00 hrs / 10 PM. The rear garden of the Bell Pub, in which the proposed bar is situated is in very close proximity to a number of households and their gardens, mine included. I note that my family has had cause in the past, when the Bell was under previous ownership, for a number of complaints related to late night noise coming from drinkers in the area to the rear of the Bell. The operation of the proposed bar until 10 pm is likely - based on observation of many other licensed premises - to result in continuing noise (drinking up / departing etc / sitting outside to smoke/vape) for another hour or more. Combined with the fact that there will then be noisy departures - likely by car (doors slamming / engines starting etc) - by up to 30-40 cars (for which parking has been provided) means there is potential for what amounts to a public nuisance for the householders in the near vicinity. Given the time of evening this is likely to occur ("bedtime") and the busiest season for it (summer - when windows need to be kept open for ventilation) the potential for nuisance and denial of quiet enjoyment of our residential property is high. There are a number of households likely affected including: The Stone House, Long Meadow, Bell Cottage, Bell Barn.

I note also there are two items of planning which may not allow this proposed variation in the licence.

Under the Land Registry Title Register for ON157160 there is noted - at note 7 - a lasting covenant and obligation - established as at 1996-09-24 as follows:

(b) To erect a wooden fence along the southern boundary line shown on the plan annexed dotted black of such a nature and size to be approved by the sellers at their absolute discretion and forever thereafter to maintain the same in good condition

This suggests the area should remain a garden - not have a bar in it.

(f) Not to erect any building or structure on the property without the prior written consent of the sellers or their successors in title.

This says "any" structure ... which would suggest that a temporary Bar still needs the permission of the current heirs in title to the original sellers ( Peter Gerard Hilton and Audrey Joyce Hilton) of the relevant piece of land. The "property" as outlined in the Title is the full extent of the Bell "Estate" including the garden down to the stream at the bottom of the estate