

Marine Parade  
Penarth  
CF64 3BG  
Thursday 31st May 2018

Licensing Services  
Civic Offices  
Holton Road  
Barry  
CF63 4RU

Dear Sirs,

**RE: Holm House Hotel, Public Notice.**

I write in respect of the above, as an Occupier of the adjacent property, New Skomer, Marine Parade, and as the Granddaughter and representative of the owner Margret Morgan (herby known as the transferor), namely the notice provided in the Penarth Times dated 17<sup>th</sup> May 2018 on behalf of Hayton Leisure Limited. I note the application they have made in respect of their subsidiary company Holm House Hotel, to make a variation to the premise's license under the Licensing Act 2003. I refer you to their application to 'change' the layout of the premises in accordance with 'the submitted plan', in adding the garden area and the addition of an external bar. I hereby strongly object to the above mentioned, for the following reasons.

1. I draw your attention to the enclosures;

My Grandmother having the benefit of the above, and I as an occupier, would suffer both nuisance and annoyance in light of their proposal. Marine Parade is a quiet residential area and their plans are not in keeping. An outside bar would increase their capacity both in numbers and in large events, amplifying noise and disturbance, not to mention the already suffered parking and traffic issues.

2. On a personal level, my Grandmother, is an 87 year old and has lived at the above property for over 40 years and during such time has settled into her retirement. In recent years Holm House, although a welcome addition to the area, has unfortunately created high levels of noise, disruption and distress. Our family has been more than accommodating to the needs of a hospitality business and has been

more than fair in granting previous consents, however the current proposal is out of the scope of a small boutique hotel, given its location.

We have been left in the unfortunate position in having to contact the hotel on numerous occasions due to their high levels of noise and often outside their hours of licensing. It has become all too frequent for guests at Holm House Hotels' events to disregard the local residents, whilst in attendance and on leaving, an external bar would only exacerbate the situation. As a side note, the disturbance caused by the disposal of glass bottles during the early hours of the morning is becoming increasingly disruptive, again an external bar in raising the capacity levels will only worsen the situation.

In light of the above, we see no benefit only hindrance to the residents of Marine Parade, to grant Hayton Leisure Limited a variation or in essence an extension to the licence or demise of the licensing area. We strongly request this proposal is turned down and advise you we are seeking further legal counsel in respect of potential breaches of Covenants and an objection to grant any Planning Permission.

Unfortunately, Hayton Leisure Limited having chosen to make known their proposals by way of a public newspaper notice, we have therefore not been provided with a plan as made referenced to in said notice and would be grateful if you could provide a copy of the same at your earliest convenience. We point out this plan will not change our position nor our further legal instruction.

We look forward to hearing from you with receipt of our correspondence and with confirmation as to the resolve.

Kind regards,

Hannah Mitchell LLB



Penarth,  
Vale of Glamorgan  
CF64 3BA  
25th May 2018

Dear Sir,

Variation of Premises Licence Holm House Penarth

We would like to object in the strongest possible terms to an external bar in the rear garden of Holm House hotel which is next door to our home.

This will create a great deal of noise especially at night time, including the probability of the inebriated breaking into song. We, like the vast majority of the residents in the area, are elderly and would not wish to be disturbed late into the night. The park is opposite the entrance to the hotel garden, with the pedestrian path through the park situated directly below the properties at Dros Y Mor. There is also a lane from the hotel garden entrance leading to Marine Parade which will result in the drinkers congregating there. I believe these factors will cause a great deal of disturbance to the residents.

Would you please take into consideration the impact this would have on our lives and NOT approve this application.

Yours faithfully, 



Mr Adrian Gray,

Marine Parade,  
Penarth,  
Vale of Glamorgan.  
CF64 3BA

RECEIVED

08 JUN 2018

AS14

e-mail:

Vale of Glamorgan Council Licensing Authority,  
Civic Offices,  
Holton Road,  
Barry,  
CF63 4RU.

Dear Sir/Madam,

**Ref:** Hayton Leisure Limited, Holm House, Marine Parade Penarth CF64 3BG.

I am writing to register my objection to the application for a variation to premises licence by Hayton Leisure Limited, Holm House, Marine Parade, Penarth. The basis for this objection is that granting a variation of a premises licence for these premises will not promote the licensing objectives, particularly the prevention of public nuisance and prevention of crime and disorder.

Holm House, Marine Parade, Penarth lies within peaceful residential surroundings that are already impacted upon. Enabling the premises to sell alcohol outside I believe would be totally detrimental to the licensing aims and objectives and would further impact on local residents. The application proposes that alcohol will be sold from an external bar located in the garden area for consumption on the premises between 9am until midnight, seven days a week. Granting such a variation of the license would further increase public noise and nuisance to existing local residents.

My property is located immediately adjacent to the north of Holm House separated by a lane and the west elevation of my property is on Marine Parade. The proposed outdoor garden bar has access via a large gate into the lane and the front entrance is approximately twelve metres from my property. I am often disturbed late at night by patrons leaving the hotel particularly after wedding party's etc.. This disturbance is exacerbated during the summer months when I have my windows open and patrons are lingering, laughing, joking and sometimes using bad language with raised voices, slamming car doors etc.. This activity cannot be prevented, people leaving a party are in high spirits.

The north facing wall of the hotel in the lane is plastered in graffiti, whilst this is no fault of the hotel management, no attempt has been made to clean it and it remains an eyesore.

During recent years I have had empty bottles thrown in my garden, wine and larger glasses left on my garden wall. I've spent thousands of pounds increasing the height of my boundary wall in an attempt to prevent this activity and to reduce noise.

On a number of occasions in recent years the music has been so loud I felt the need to investigate, only to find entertainers have set up their amplifiers on the hotel patio for the purpose of entertaining the patrons drinking in the garden. This is totally unacceptable and demonstrates that the management have no care for the peace and comfort of their neighbours.

I understand that the premises is currently licensed to accommodate approximately fifty people, I am deeply concerned that the variation to this license will lead to the erection of a marquee in the garden to accommodate wedding party's etc. allowing the hotel to perhaps double their patronage, this level of activity would be unbearable.

There is no evidence from previous performance that the management of Holm House have any care for their surrounding neighbours. It is therefore also reasonable to assume that the seven conditions put forward to support their application will not be sustained.

Notwithstanding the short comings of the Holm House Management even if the hotel was being well run with consideration for its neighbours, the granting of this application would further deprive myself and my neighbours of the ability to enjoy the peace of our homes and gardens via all senses.

I beg you to refuse this application.

Yours respectfully,

Adrian Gray.

Enc 3-Photographs

Attached are 3 photographs depicting the following:-

- 1 - A view of a typical delivery to the Holm House Hotel from my grand daughter's bedroom window.
- 2 - A regular traffic jam in Marine Parade.
- 3 - Holm House Waste Storage area

**KUEHNE+NAGEL**

KN Drinks Logistics









Penarth  
CF64 3BA



30.05.18

Vale of Glamorgan Licencing Authority  
Civic Offices  
Holton Road  
Barry CF63 4RU



Dear Sir/Madam

**Variation to the Premises Licence of Holm House Penarth**

We object strongly to the application for an outdoor bar at this location, and even more strongly to such a bar being open until midnight on any day of the week.

This is a residential area and the granting of such a request would be completely inappropriate.

This application should NOT be approved.

Yours faithfully

J M Jones

V P Jones

Penarth  
CF64 3BA

30th May 2018

Licensing Services  
Vale of Glamorgan Council  
Civic Office  
Holton Road  
Barry CF63 4RU



Holm House, Marine Parade, Penarth  
Variation to Premises Licence

We refer to the above application, designed to extend the area of the existing licence to include an external bar to be installed in the garden adjacent to Cliff Hill, and opposite the entrance to Windsor Gardens ( public park).

We wish to bring the following concerns to your attention:-

1. The close proximity to the public park is extremely likely to have a negative effect on the peaceful nature of a space enjoyed for its tranquility and purity by many generations of Penarthians and visitors from all over Wales and beyond. The park area should not be subjected to either noise or the consequences of an open bar next door!
2. This concern is heightened by the proposal to allow the licence to operate until 0000 hrs, which would inevitably lead to noise and disturbance into the early hours, which is clearly unacceptable in this residential and public park location.
3. As near neighbours of Holm House, which we regard as an asset to Penarth as a whole as well as an excellent facility, we fully understand a wish to develop additional business for their enterprise , but not at any cost and certainly not at the expense of such a special environment .

In summary , we not only urge you to take full regard of the above and set our objections in the context of Penarth's great good fortune in having such foresighted founding planners who provide us with such a special set of parks and peaceful open spaces. We suggest that commercial considerations should not be allowed to override the need to preserve this legacy.

C.S Bradley.

K.M.Bradley

Penarth  
CF64 3BA  
05/06/18

Vale of Glamorgan Licensing Authority  
Civic Offices  
Holton Road  
Barry  
CF63 4RU



Dear Sir/Madam  
Re: Holm House Hotel

We write to express our concerns over any extension to the Alcohol License at Holm House, Marine Parade, Penarth.

We live in close proximity to Holm House and, at present, our quiet, residential neighbourhood is disturbed by noise from Holm House only when the premises are used for weddings/private functions, or when children roam from their garden to the adjacent park and trample the flower beds. Any disturbance is mainly confined to Saturdays, other than early morning emptying into the glass recycling bin.

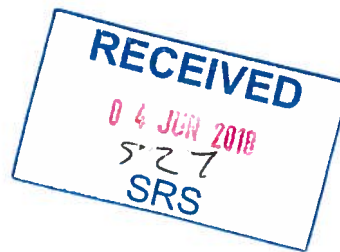
Should a bar area be set up in the garden, accessible from the Cliff Walk side of Holm House, the premises would become more of a pub venue rather than the Restaurant/Hotel it is at present with potential noise disturbance any night of the week.

On this basis, we object to the application.

  
June & Peter Zehetmayr

M.C.Pritchard

Marine Parade  
Penarth  
Vale of Glamorgan  
CF64 3BA



Vale of Glamorgan Council  
Licensing Authority  
Civic Offices  
Holton Rd  
Barry  
CF63 4RU

31 May. 2018

Ref: Hayton Leisure Ltd  
Holm House , Marine Parade , Penarth CF64 3BG

Dear Sir,

The application for the encompassing of the garden / terrace area with an external bar , will further add to the noise already experienced with the guests departing from the Holm House restaurant and boutique hotel that is the only business in a prime residential area.

I object to and believe that extending of the licence to an external bar area will increase the noise in this residential area and will be unacceptable after 23:00 hrs , noting that the application request is until 00:00.

The application would also enable temporary marquees to have a licenced bar with large numbers of guests in a badly sound proofed structure that will disturb the residents in close proximity to Holm House

Yours Sincerely



M.C.Pritchard