

7<sup>th</sup> May 2017

**Thanet District Council**

**Licensing Dept**

Margate CT9 1ZX

Attn: Mr Bensted, TDC Licensing Manager

PC Darren Dennett, Margate Police, Licensing

TDC Environmental Health Dept.

Re: Planning Application for Alcohol Licence and Music for Angela's 21 The Parade Margate CT9 1EX

Dear Sirs

I wish to lodge an objection to yet another alcohol and music licence in the immediate vicinity of our residential homes on The Parade and the Old Town Margate; in particular, for this location, on the following grounds:

1) Prevention of Crime and Disorder

We have more than enough alcohol fuelled aggression in the Old Town of Margate, and particularly within the Parade and Marine Drive areas whereby too many places are now licensed to sell alcohol and are unable to contain the drunkenness, the urinating in the streets and the loud aggressive behaviour as a result of so many places have all day and all night licensing's to dispense alcohol to whomever they deem fit.

Several locations that applied for licensing under guise of a restaurant or food establishment, are now serving alcohol as their main supply and food as a secondary source of income, which is contributing to an imbalance in the area whereby too many places are now allowed to sell

With the rapidly expanding number of Micropubs and larger pubs as well, the area is quickly becoming a place for drinking; and the local residence must deal with the aftermath of alcohol abuse

Licences awarded to a number of places within our (The Parade/Old Town) residential area are being abused, and bars are turning into late night Night clubs, and the licensing hours are being pushed to the limited... residents no longer feel safe and the ongoing noise and

aggressive behaviour on the public paths and streets has a huge and detrimental effect on us residence.

## 2) Public Safety

The location of Angelas café (ground floor) has several health & safety concerns; these include

- single glazed windows whereby the sound of all day and late night music is impossible to contain
- inevitable tables and chairs will be placed on the pavement immediately outside the 'restaurant' on The Parade which makes it very difficult to walk along the public pavement, especially when disabled. Currently, Café G closed up at around 5/6 PM and their 'obstacles' are put away... with a late-night music and drinking licence the pavements outside of our residential homes will continue to be obstructed by furniture and people hanging around the area making it dangerous to walk along
- passive smoking is now a huge problem in the Old Town and Parade area, so many alcohol and music licences have been granted that the pavements and streets are littered on a more permanent basis with smokers (as they not allowed to smoke inside) and this has a direct bearing on residence health as we live in the properties all year round... not popping out for a social event and then leaving the area!
- Fire escape: Angels is not designed for all day & night drinking with only one exit which is the same as the entrance door, and indeed a door shared by the common entrance the flat upstairs... this would pose a very serious fire hazard with an establishment full of people drinking and no-where to escape to

## 3) Trading Standards

- There is only ONE toilet which is in the rear courtyard which is not compliant with a restaurant that should cater for male, female and disabled toilet facilities... and health standard in term of hygiene and cleanliness
- The licensing hours are unreasonable and far too long for a property that is adjacent to residential homes surrounding the location... there is no other location between No 19 and 22 The Parade that is licensed for such long hours as mainly these are now residential properties and not commercial
- Angela's has always been an unlicensed CAFÉ for the past 60 years or so and it not built or geared up to be a licensed restaurant, with families living above the café and next door and alongside
- Punters will no doubt be crammed into the very small courtyard at the rear of Angela's for their smoking (outside) and toilet facilities and will caused yet more noise and passive smoking for all hours of the day AND NIGHT, all days if the week; and should a fire arise under these circumstances there is no chance at all of safe and proper escape.

I trust this objection is taken up in a serious light as local residences also need some peace and quiet at times.

Yours sincerely

A handwritten signature in black ink, appearing to be 'P. L.', with a long horizontal flourish extending to the right.

Mr [REDACTED]

Flat [REDACTED] The Parade

Margate CT9 1EX



5<sup>th</sup> May 2017

Thanet District Council

Licensing Dept

Margate CT9 1ZX

Attn: Mr Bensted, **TDC Licensing Manager**

PC Darren Dennett, **Margate Police, Licensing**

Mr Morgan Sproats, **TDC Environmental Health Dept.**

Mr Rob Kenyon, **TDC Community Director**

CC: **Chief Fire Officer/ Home Office** (Licensing Team)

Re: Planning Application for Alcohol Licence and Music for Angela's 21 The Parade Margate CT9 1EX

Dear Sirs

I noticed on the window of Angela's CAFÉ that an application for a combination of a Drinks and Music licence has been applied for by a Mr Lee Paul Coad in relation to the premises known as "Angel's Café" No 21 The Parade, Margate CT9 1EX – ground floor area.

It is only by accident that I happened to notice this application and shocked that the immediate Neighbours are not officially notified in any way of such an application as the notice placed in Angela's window is low down and not in normal eyesight and no doubt done on purposes so that no-one objects!

As I have a property in the immediate vicinity I wish to object to this application as it just serves to fuel the fire of an almighty problem that is omnipresent and daily, as a direct result of the now far too many alcohol and music licences within the residential area that we live in, cheek by jowl with commercial premises...

Firstly, this application does not seem to state clearly whether this is a restaurant-ONLY based licensing and music application or a general Licence that could apply to bar and other drink/music related activities were Food is not necessarily required to be served with alcohol?

I, and 100% of all the other residences in the immediate area (those that have basic and normal living standards) cannot bear much more urinating in the streets and alleyways, vomit on our front doors and footpaths, noise and shouting across the streets and many more aspects of appalling and anti-social behaviour that is caused as direct result of now too many places (be that clubs and/or restaurants) have the ability to sell alcohol on an all day and all night drinking licence. Moreover, the premises that have these licences are mostly ill equipped for the 'parties' that descend on them as they do not have adequate toilet facilities, safety features and security when things get out of hand, and have little to zero control when it comes to their clientele leaving the premises and using the

public places for urinating, shouting and being a general nuisance having fuelled up on alcohol within the premises adjacent to homes and residential flats.

This is aside from the fact that there are less and less Policing of our streets, and little to no CCTV and thus the culprits are never contained and the situation never changes; leaving the residence to deal with the fall out whilst the restaurant, bar and club owners pack up and go home for a peaceful night sleep having made a handsome profit from selling copious quantities of alcohol supported by music ( that starts off at acceptable noise levels but rapidly becomes totally unacceptable, then too late to contain) ... always at the residence expense in terms of vastly reduced quality of home life!

I wish to include an extract from the residence of No. [redacted] High Street that are so exasperated by the hours of licencing provided to the Imperil Bar (note that is started life as a hubble bubble hookah lounge and is now in no uncertain terms a late night Night Club)... which is typical of the licensing applications of late: The Licensee states they intend be quiet restaurants with an image of a few bottles of wine sold to accompanying food, when actually the ability to run a commercial restaurant in an area where the competition for food and drink is already at an all-time high (36 in total in the immediate area) is shared by the relatively few dinners, that then results in food being placed on the backburner and the mainstay for the premises turns into a better income stream by selling alcohol all day and night for whoever wishes to drink with or without eating on the premises.

Quote: [ Issue not solely noise but the threatening effects of all day/night drinking licences]

*"Imperial Bar had the 3 am licence from Rokka and it was just transferred. So it stays noisy until 4 am ish with drunks screaming and shouting but I expect your bedrooms are at the back unlike our building. The Imperial bar has no sound proofing and to sound proof our flats is roughly £1500 per window as we can not have double glazing due to it being a listed building.*

*[redacted] and I usually find our front door covered in urine on Saturdays and Sundays, a few weekends ago 4 men urinated against the Imperial Bar wall, [redacted] and I were awoken with people from the flats above the Imperial Bar screaming at the men to stop.*

*Every weekend there are domestic issues, people screaming at each other, being aggressive and sometimes erupting into violent acts and usually very drunk.*

*I think TDC should spend a month of weekends in the old town at this time and in the Summer, living here to see what it's like. Because I am not doing justice to what it's like.*

*Our airbnb guests have commented on how 'edgy' it is, they have asked us to warn guests of the drunks and noise. It's not a place for families after 8 pm.*

*I am afraid I have lost faith completely in the system.*

[redacted]

### 1) Protection of Children

Children and family and friends use the garden room at the rear of No 19 High Street (that shares a party wall with 21 The Parade) and with a drinking licence the clientele will have to use the rear toilet in their courtyard which is immediately against our building;

Smokers will be standing outside in the courtyard all day & night (as it's the only outside space for the café) *whilst the licencing hours are valid*, causing ill health and stress to the children through ongoing passive smoking, coupled no doubt with disruptive behaviour and noise/singing to the music in an extremely confined space (small courtyard and outbuilding) directly and constantly interrupting the lives of the residence of the 4 flats at no 19 The Parade, the Residential House of 20 The Parade, the Residential section of No 5 High Street and indeed the 3 flats at No 1 High Street ... all interlocking to the location referred to as 21 The Parade.

### 2) Prevention of Crime and Disorder

Already too many places are now licensed to sell alcohol (and mostly with permission for all day and night licences) and the Police and Council are unable to contain the rowdiness, drunkenness, the urinating (on your doors, fences, pavements etc.) let alone the aggressive behaviour when we try to calm things down to get a decent night's sleep or watch or entertain children, family & friends in a residential environment.

Licences awarded to a number of places within the very neighbourhood of this premises (The Parade/Old Town) regularly push the boat out and churn up the volume of music, sell alcohol and thereafter stay open hours after the expiry of the licence and the Police and Council seem unable to rectify this situation... pushing the residence to breaking point; we are now surrounded by drinking establishment (aside from cheap off the shelf drink available at Corner shops to add further flames to the fire).

As a woman, I feel totally vulnerable and unsafe to walk the street of the Old Town now, as mostly people are pouring out of establishments fuelled with alcohol – why can't we work towards a more balanced community and allow for CAFE's and Delicatessens and/or eating establishments **Without the need to sell yet more alcohol on the premises that is directly adjoined to residential properties?**

### 3) Public Safety

We are mainly living in Grade 2 Listed buildings in this area and we all (including premises licensed and unlicensed) have single glazed windows and none of the properties have been built with modern day sound proofing and insulation... loud sounds AND SMELLS travel readily between the properties and a combination of alcohol and music contributes 100% to increases in sound/noise emanating from a licensed premise.

Clientele and hangers on stand outside the entrances to licensed premises, smoking or drinking in the street having purchased alcohol on the premises, and this makes for a frightening situation at times when you walk home, either alone or with children... the

Council needs to desperately look at ways to curtail this street crowds on premises entrances and one way is to curtail the handing out of Drinking and Music licences like sweets and on the back of broken promises by the Licensees, PLEASE!

#### 4) Trading Standards

- The licensing of alcohol and music for such a small commercial area that has a questionable toilets, extraction and fire safety environment is totally unreasonable for adjoining residential properties, and this location has always been an unlicensed café which is more in line with living cheek by jowl with residence in a confined space.

I am all for the regeneration of Margate and the Parade area but we need a happy community and a balanced environment to prevent this 'strip from becoming an alcoholics paradise (e.g. Ibiza) or worst still.... Which will result in a turn off for the very people and visitors the Council (and other businesses) are trying to encourage to the Cultural attraction Margate has to offer and its investment in the Turner Gallery, local Museums, and Dreamland et al.

We need the Council and its respective departments and Officers to listen to us after all we have helped with and supported the regeneration of Margate and play our part as well as the businesses.

I trust this objection is taken up in a serious light as local residences also need some peace and quiet at times. This (Angela's) Café has for over 60's been a greasy spoon café and has no history since its inception of being allowed/licensed to sell alcohol and music on the commercial aspects of the premises, thereby directly affecting the lives of all the surrounding residence.

Yours sincerely



[REDACTED] High Street, Margate CT9 1DL

[REDACTED].com



Thanet District Council  
Licensing Dept. Cecil Street  
Margate CT9 1ZX

10<sup>th</sup> May 2017

**Attn: Mr Bensted, TDC Licensing Manager**

**PC Darren Dennett, Margate Police, Licensing**

**Mr Morgan Sproats, TDC Environmental Health Dept.**

**Ms Helen Havercroft, TDC Development & Growth Director**

**CC: Chief Fire Officer/ Home Office (Licensing Team)**

Re: Licensing Application for Alcohol Licence and Music for Angela's 21 The Parade Margate CT9 1EX; by Lee Paul Coad

Dear Sirs

An application for a *day & night Drinks (Alcohol) and Music Licence* has been put forward to the Local Council Authorities by Mr Lee Paul Coad for the abovementioned premises that has been a day-time only café for the past 60 years or so, being sandwiched between residential houses and flats. The location Mr Coad is applying to operate from is "Angel's Café" of 21 The Parade, Margate CT9 1EX.

This is a part ground floor commercial premises that is currently undergoing access alterations to share the ingress/egress of the upper flats and the ground floor commercial area... a most unsuitable alteration for a licensed premises.

Consideration needs to be given to the suitability of the location and the premises, the nuisance and disruption to the neighbouring properties (residence/homes) as well as the unsuspecting public residing in the flats immediately above the commercial premises (this might be long term tenant or indeed short term holiday lets); and the overall health & safety of both the neighbours and the visiting public (clientele).

Local Authorities have been able to grant such licences in the area as there has been little resistance to date (and less residence but now Margate has become a popular location to set up home) and many residence are now suffering the consequences of not 'speaking up' in good time before.

It's not easy to spot a small window notice which is the only way the neighbours are drawn to the attention of a new licensing application - why are letters not sent to the immediate neighbours or notices put on lamp posts for all to read?? In the Old Town of Margate alone, there are nigh on 36 licensed establishments, either cheek by jowl or a short walking distance between. Quite a number of these have turned out to be wholly unsuitable for operating as a licensed premises, be that through excess on the clientele behalf or licensees pushing their licensing limits without any regards at all to the surrounding neighbours;

This results in excess drinking and unbearable music volume causing huge disruption to normal family life... and complaints by residential neighbours is proving to be a huge trial and tribulation to get anything done or a control measures put in place... difficult for the authorities and nigh impossible for the legitimate complainer as there are simply too many mountains to climb.

To this end, it is imperative that the Council does take stock and does listen more carefully to the needs of the residence in these areas and looks to support a more balanced close-knit community, and a balanced provision of services for the commercial areas so that it leads to a balanced life for both business and resident... after all, it's the residence that are at home all the time and cannot shut up and leave to 'get away' and it's the residence that have to face the ugly results of excessive drinking or indeed music permeating their homes for hours on end; and the spill-out in the streets, and urinating/sick on the front doors, pavements alleyways and other public access paths that the residence have to use on a daily basis.

### **Overview – Applicant and Organisation**

The applicant. Lee Paul Coad has very recently (Nov '16) registered a company called Angela's of Margate Ltd. (Companies House No: 10457804 ) and classifying its operations as "Licensed Restaurants"... but as yet the company and its shareholders (of which Mr Coad is one) are not trading nor is there any record of trading in operating or running restaurants (licensed or unlicensed). It seems to me that they have assumed the licence is pre granted - is that a possibility? As a number of people have already been told by Ms Wood that a licensed restaurant will operate from Angela's Café ?? How is that possible??

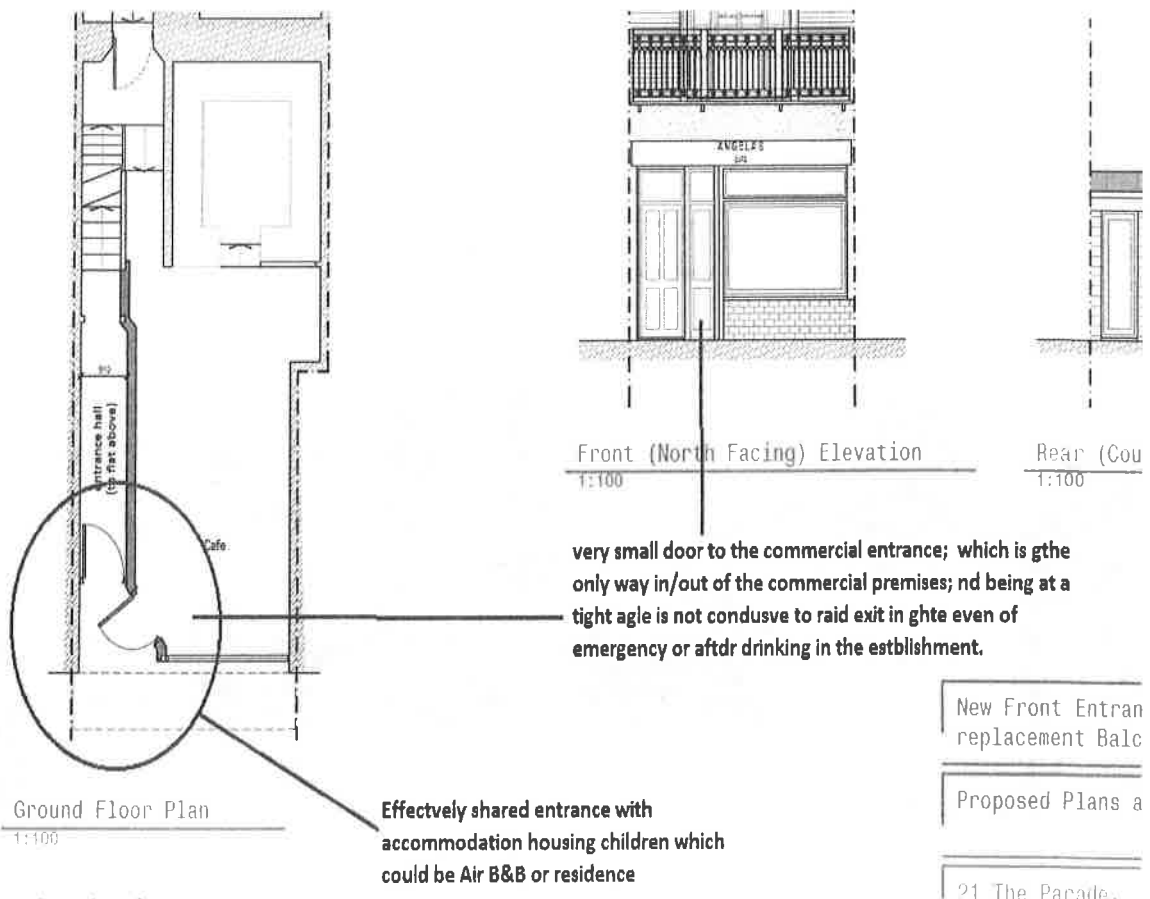
However, there appears to be no commercial lease lodged at Land Registry for the operation of a restaurant under Mr Coad to take place at 21 The Parade CT9 1EX, only the Freeholders (Ms Jessica Woods and Mr James Roe) are listed as the freehold owners of the commercial aspect (Angela's Café) and accommodation above.

Is it, therefore, possible for a licence to be granted carte blanche to a person that is using an address that perhaps he/she does not currently hold any legal right to operate from; and how can a licensed restaurant operate within the premises if there is no long term commercial lease in place prior to the Authorities granting a licence... or perhaps there is and it is not yet disclosed?

**Overview – The Premises**

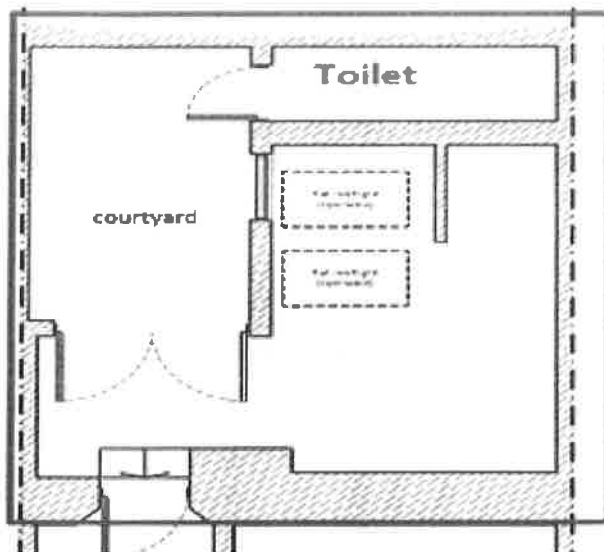
The location of Angela’s café is not conducive to a licensed restaurant or indeed selling alcohol and operating music to unspecified levels for a number of reasons and concerns, these being summarised as follows:

The entrance and exit is very tightly adjoined (in fact shared) with the residential accommodation entrance which could be used by children as well; there is no disabled access and there is clearly not enough space to evacuate the premises quick enough in the event of an emergency or a fire etc. as there is no rear escape route; illustrated as follows:

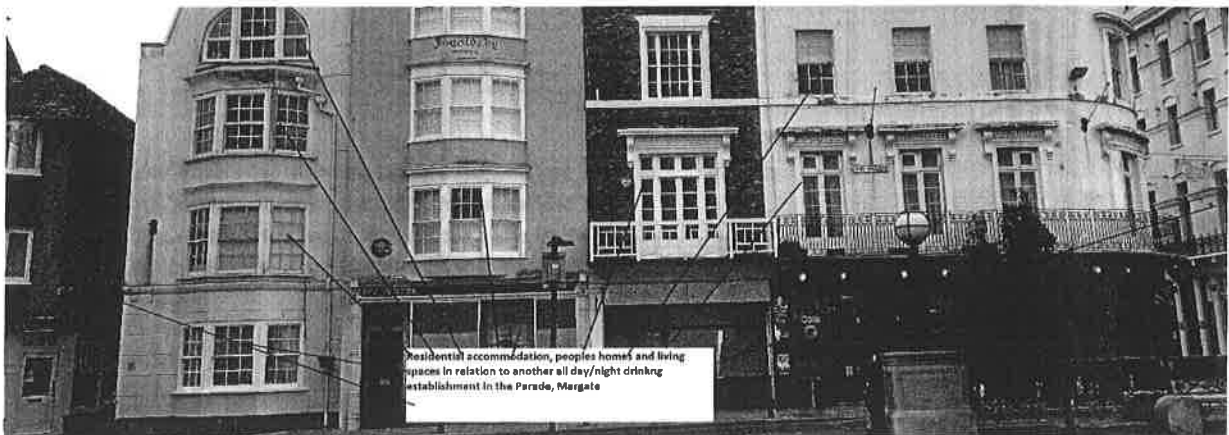


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totally enclosed rear courtyard with no escape route in emergencies from the commercial area; noise and toilet flushing by the public is compounded to all residential properties within a deep, small enclosed courtyard. A licensed premises will further enhance this discomfort to others.

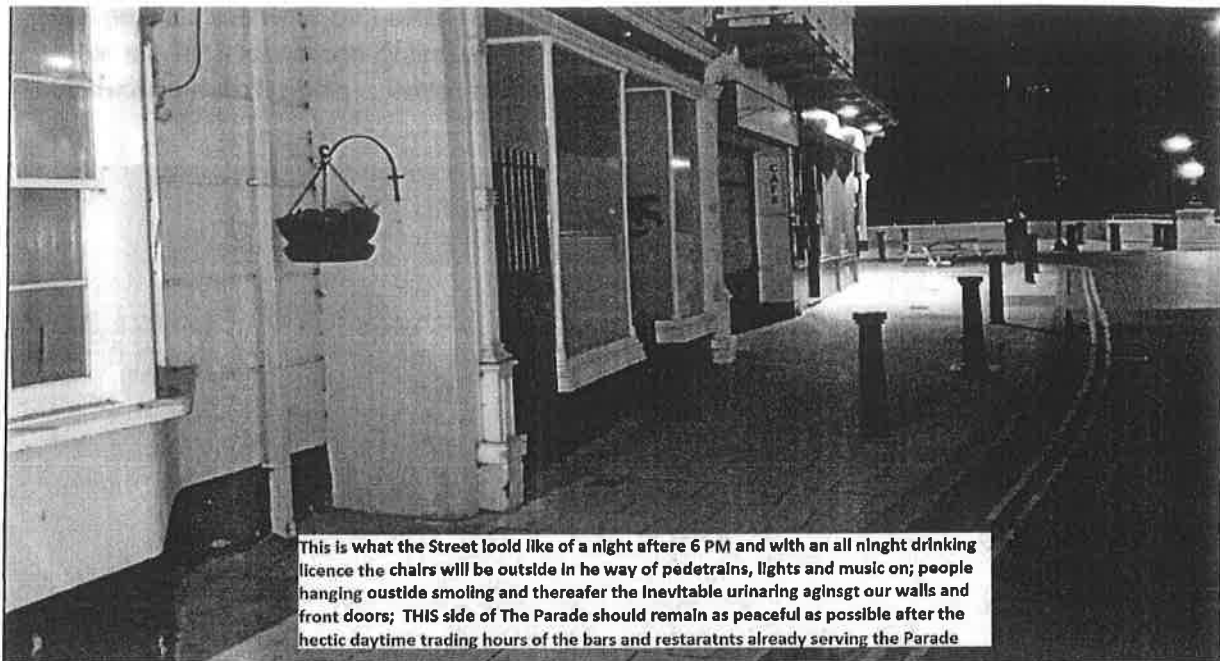


Enclosed courtyard with outside toilet which is not conducive to public gatherings all day & night, drinking at the premises, and smoking in a tiny courtyard... giving off unhealthy passive smoking and noise to all the surrounding residence as the only way is UP (for the noise, smell and smoke) from an enclosed courtyard surrounded by residential homes.



All these residential homes that immediately surround 21 the Parade that would be affected by drinking, smoking and noise all day/night as none of these actions can be adequately controlled, despite promises given!

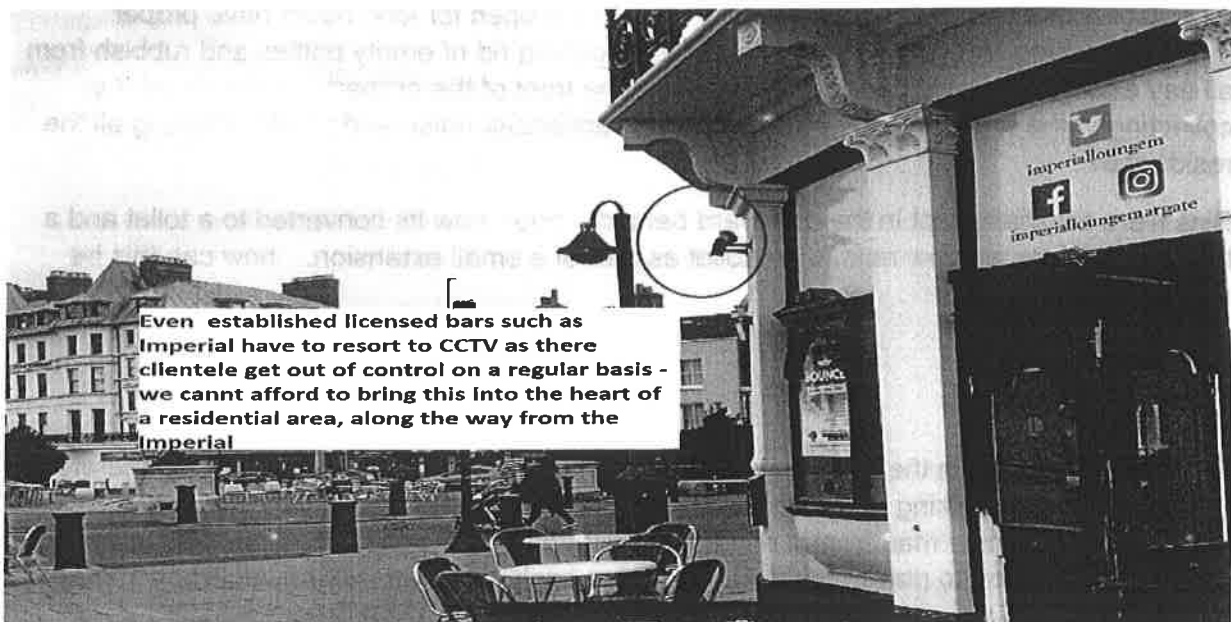
This is not taking into account No 5 High street that adjoins the rear of the courtyard to No 21 The Parade that has 3 floors of residential accommodation above.



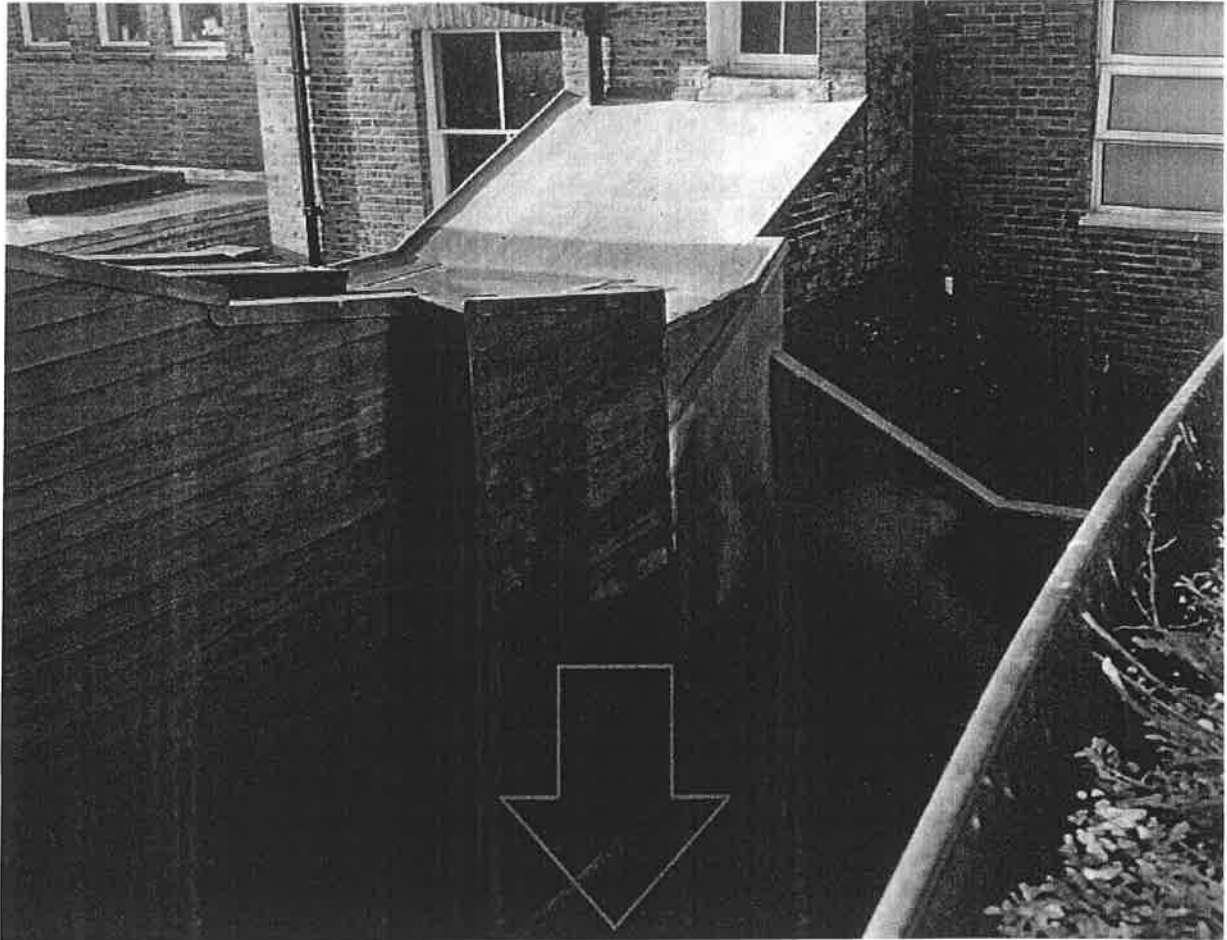
This is what the Parade (No's 19-22) currently look like after 6pm; with all-day & night options for serving drink and food chairs will be outside to cater for smokers, lights on, music on, people hanging around outside and thereafter, once the 'restaurant' closes the serving of alcohol for the day, the urinating against the residence doors and walls begins.

*This particular side of the Parade should remain as peaceful and clear as possible after a hectic day time trading hours from the ample bars and restaurants along the Parade area and the Old Town.*

.. even secure guarded and established drinks places are now having to install CCTV to contain the antisocial behaviour outside of their establishments



The courtyard of 21 Parade abuts the large wooden shed/studio (No 5) where children will be playing and in danger of passive smoking during the licensing hours when the smokers outside or licensed music pipe to the outside or extension areas... aside from the increased fire risk! With No Escape!!



### **Rubbish etc.**

All establishments offering eating & drinking that are open for long hours have proper rubbish handling and rear exits etc. to carefully getting rid of empty bottles and rubbish from all day eating, *how would this be handled* – in the front of the property on the street ? or collecting in the enclosed rear courtyard which enhances noise and smells affecting all the residence?

Bins were originally kept in the courtyard behind a door, now its converted to a toilet and a large plate glass window next to the toilet as part of a small extension... how can this be safe?

### **Grade 2 LISTED**

All our buildings are in the main single glazed and no modern day sound proofing therefore noise (music, loud talking etc.) carries through these buildings and all day & night music already drives people mad from a residential neighbours, let alone an licensed establishment that has permission to play music over and over again.. through NO sound proofing and

SINGLE glazed windows : all these Grade 2 properties can only be single glazed and NOT conducive to music at such levels to be heard by gathering of crowds.

Everyone would suffer as the sound WILL definitely carry through the building and affect all homes along the entire road.

### Margate Regeneration

We all support the regeneration of Margate but now there are so many comments of *Trip Advisor* warning of the edgy side and the fact that the Old Town and Parade area is NOT recommended for families (with children)...

... The Old Town and Parade should not be an area of licensed premises only – there are already far too many (36 at last count within staggering distance of each other). This is a happy, relaxed, enjoy yourself area and needs the encouragement of families and a break from drinking with eating for a more balanced community offering and spirit.

Already we have Woody's Café G, Milos, Cinnamon along the Parade, but these have rear or second entrances and separate toilet facilities that can handle the collation and noise from bottles etc. for clearing up and cleaning up with lesser impact on residence trying to enjoy the peace of their home or even sleep.

Not everyone comes to Margate to drink; it's also about cultural, art, Dreamland etc. which clearly caters for families... walking on the beach, fish & chips and antiques shopping; too many drinking places means the residence have to clear up and disinfect the urination and vomit on our floors... this easy to gain licence policy the council(s) are adopting is slowly turning the area into an Isle of booze.

Guised as a "licensed restaurant" (and there is no proof the applicant for the licence can even run a restaurant) as soon as a licence is granted the music and drinking will start and then we have another establishment for late drinking; a far cry from a family sea side location.

*The active premises in estimated approx 35m2... which is not sufficient to run a true restaurant but more a bar or lounge bar offering café style food... and once the selling of food no longer pays for itself, drink will be the main supply line.*

There are more than enough pubs, bars and drinking establishment with eating to cater for people on all budgets... there is not enough people in Margate to SUSTAIN another licenced restaurant *that is wedged within a residential area*; that's why Bentleys closed and the Primark is struggling to find restaurant tenants... and with the new restaurants opening up at the sea front by Dreamland (promoted by TDC) there will be more eating elsewhere but more drinking in the Parade area. Oh yes, and then the Old Cottage is to open as a massive brewery with large restaurant - Policing will be at further stretching point with ineffectual protection of both the public and local residence going about their daily living.

We have human rights as well; it's not just Booze Rights... we really all need to learn from the other towns around here (Broadstairs etc.) all suffer from too many licensed establishments – needs to be contained and curtailed around the Parade and Old Town of Margate.

### 1) Protection of Children

21 The Parade and the location for Angela's Licensed restaurants is inter-locked both front and rear with residential homes that house families and long term residence, rather than holiday lets.

Serious consideration is required to protect children (aside from adults) from the effects of licensed establishments check by jowl with people's homes, from rowdiness, anti-social behaviour, passive smoking, and urinating in the streets, to say the least!

\*\* A licence for this particular premises (location, size, layout & structure) would in addition be detrimental to the welfare of families (living locally or checking in to air B&B/ holiday lets), be that walking along the street having to avoid tables, chairs, gatherings outside and unpredictable anti-social behaviour that licensed premises attracts.

### 2) Prevention of Crime and Disorder

The Police readily agree that they are at stretching point when it comes to anti-social behaviour in the Margate and Old Town area at knife point times... and this is through inexperienced applicants for alcohol and music licences that have no recorded ability in running a licensed establishment with controls and considerations.

Licensees regularly ignore the discomfort of their neighbours and residence and use their licences to the extreme in terms of all the hours possible and the highest volume possible, with no responsibility to clear and clean up the surrounding streets after closing hours.

\*\* Additional drinking establishments exacerbate the extreme problems that residence already suffer... and Police struggle to cope with.

families and visitors and locals need to come to the Parade area for OTHER reasons beyond drinking with eating; tea rooms, cafes, delicatessens etc. would all help break the cycle of excessive drinking and excessive disturbance already felt by most residence in the immediate area.

### 3) Public Safety

This is covered in details above with regards Fire escape, Health & Safety, Passive smoking, nuisance, noise....

\*\* Already walking along the pavement is in fact walking along the road, prams, mobility scooters, pedestrians etc. are forced into the road all along the Parade area... and it's a busy junction for cars, vans, delivery trucks etc and *there is NO SAFE delivery of suppliers and goods for a licensed establishment outside of No 21 The Parade!*



#### 4) Trading Standards

Do these premises meet the required standard for Trading as a licenced establishment; and should this not be inspected and met prior to any licence consideration?

#### In Closing

The irony of the application based from 21 The Parade is the Ms Woods, the co-owner of 21 The Parade, was the first to complain about the application for Woody's restaurant licence some 2 years ago as she claimed that her residential home would be unduly disturbed by noise from a licensed premises... now the same person from the same premises has no concern whatsoever about all the other residence in the area (... and there are a lot more private permanent residence in Margate Old Town as it becomes popular have a home).

We need the Council, the Police, Fire Brigade, Environment and Community Services to better understand the stresses and strains the LOCAL residence of The Parade area are facing, day after day; not just see the bright lights and carefree sundowners on the Parade/Piazza as the answer... most of these licenced premises is the start of issues that arise and left for the residence in situ to deal with!

A finer balance is therefore a better solution going forward in The Local Plan for the area.

**The application for a licence to sell alcohol with or without food, coupled with a music licence is unwelcomed, unhealthy and unsupported for reasons of health, safety and security... the moreover, on this occasion, is totally unsuitable.**

It must be rejected; to is end, your consideration to this valid objection and representation is greatly appreciated.

Yours sincerely




Margate CT9 1EX







[Redacted]

Mr P Bensted  
The Licensing Manager  
Cecil Street Margate  
CT9 1EX Dear Mr P Bensted

Reference: Application from 21 The Parade Margate CT9 1EX by Lee Paul Coad, day and night Licence.

I wish to lodge an objection to the 24hr drinking licence for the above.

Only by sheer chance that I know about the application for a 24hr drinking licence. If it weren't for  
I would not know anything about it. I find it incredible that a non licensed premises can  
obtain a 24hr drinking licence without firstly informing the local residents formerly. I have owned the  
premises for 20 years and lived here most of that time. So I'm well accustomed to life in

for a few years. Most of the old haunts have  
must be aware of that granting drink  
Let's try not slip

long way to

a toilet  
fight,  
disorderly  
line of the

kept on this

[Handwritten signature]

[Redacted] aol.com

