

The Licensing Authority Licensing Unit,
Sefton M.C.C.
Magalen House,
30, Trinity Road,
Boothle L20 3WS.

Re: - Licensing Act - Premises - Licence Grant
The Whitehouse, Southport Golf Club
Park Road West; Southport PR9 0S.

Re above licence
grounds: -

following

PUBLIC SAFETY.

156 patrons - 92 inside, 64 outside (60 in main dining room, 12 in private dining room and 20 in Spikes bar) outside 64 on 8 benches. Venue not big enough. Parking is a problem, as at week-ends with golfers parking on cones is a problem and dangerous.

PREVENTION OF PUBLIC NUISANCE.

THE LICENCE MENTIONS A D.S. WITH LIVE MUSIC
WINDOWS ONLY SINGLE GLAZED, OLD WOODEN WINDOWS
AND DOORS. THE VENUE FACES, 88, PROMENADE WITH
200 ledges etc. to deaden THE NOISE
BRIGHT

comes

W

EFFECTIVE

HEALTH.

NIGHT WHEN THE VENUE IS CLOSED, ALSO DURING
DAY.

Hope this is now suitable as I cannot afford
to pay for stamps, perhaps to people from
Southport Hospitality would like to
re-emburge me, as they are on such High
Salaries at my Council Tax Expense

GREENVIEW ESTATES LIMITED

Telephone- [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
12th JUNE, 2023

The Licensing Authority Licensing Unit.
SEFTON MBC.
Magdalen House,
30 Trinity Road,
Bootie. L20 3NJ

RE-LICENSING ACT-PREMISE LICENSE-GRANT
THE WHITEHOUSE SOUTHPORT GOLF LINKS
PARK ROAD WEST SOUTHPORT. PR9 OJN

With reference to the above application, I represent the owners of [REDACTED]
[REDACTED], our company own and manage the property [REDACTED]
[REDACTED] and have done so for the last 20 + years.

Will you please consider the following points when making your decision on the license application and the effect on our tenant's lives in what is a very quiet and peaceful area.

PUBLIC SAFETY-

This application covers 156 patrons, I do not consider this venue is large enough to safely trade with 92 patrons inside and 64 patrons outside on 8 benches. 60 in the main dining area, 12 in the private dining room and 20 in spikes bar, and 64 outside on 8 benches all facing our property.

The parking for this number of patrons is not suitable as only on street parking is available and with the golfers and local residents parking the parking will become dangerous as people will be parking on corners etc.

THE PREVENTION OF PUBLIC NUISANCE-

Live music and D.J.

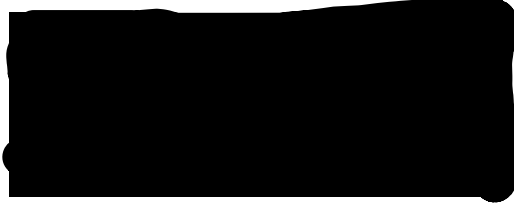
The venue is not suitable for these activities as it is an old building with no insulation, large single glazed metal windows and old wooden single glazed doors all facing residential properties with no sound deadening hedges or other form of noise reduction. The exterior lighting on the venue has already been the subject of major issues, 4 large power flood lights are fitted at high level and shine directly across onto the Residential properties making the front of the houses unusable as they are so bright, They are currently switched off but have never been removed despite promises to remove them, the lights under the building signage are very bright and needs reducing to a more subtle level and the time needs altering so the lights go off when the venue is closed.

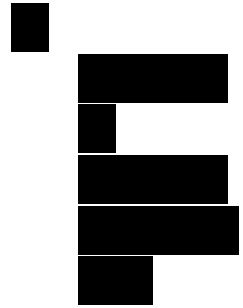
Continued-

The outside benches currently face directly across from the houses, turning these 90 degrees would offer some degree of privacy as currently the patrons look directly into the front windows.

Having read SEFTONS STATEMENT OF LICENSING POLICY 2018. The above points are covered in detail and these points should be a consideration for the locals, with peace and quiet enjoyment being paramount.

This venue has been closed for over 10 years and has never operated as a large capacity venue, and the local residents where never consulted or considered during this development.





The Licensing Authority
Licensing Unit
Sefton MBC
Magdalen House
30 Trinity Road
Bootle
120 3NJ

9th June 2023

RE- The Whitehouse, Southport Golf Links, Park Road West, Southport,
PR9 OJN

We write in relation to the above detailed Licence Application and wish to object in the strongest possible terms to the license on the grounds outlined below.

We own the property [REDACTED], which faces and is directly opposite the Whitehouse premises. As the premises have been granted temporary TENS licenses, we have experienced some of the potential negative impact of the license on the immediate community.

By way of background, the premises has been mostly unused since 2014 (a licence was last granted in 2011 and, after representations, amendments were made). A recent application for licensing was withdrawn and the new application submitted, increasing the capacity from the originally requested 72 patrons to 156 patrons. The volume of patrons in this small venue, and the access to alcohol, means that it is reasonable to suggest that the venue will cause public nuisance to residents across the local area.

The license has been presented as fait accompli. A range of reports, (available online) state that it will be 'open seven days a week.. for everything from breakfasts to afternoon teas and cocktails.'

Our representation is based around the licensing objectives that the granting of the licence could lead to crime and disorder, be a threat to public safety and cause a public nuisance.

We object to the granting of a licence and represent that the application should be declined or limited for the following reasons:

- 1) Change of Use & Historic Complaints when a Licensed Venue previously existed makes it reasonable to represent the granting of a licence will cause public nuisance.
 - a. Since 2014 the premises have been accessed from the Golf Club car park. There has been no entry from the Promenade/Park Road West. However, the new cafe plus bar plus bistro having a front and rear entrance, and the outside space being open plan, makes it impractical for the licence holder to stop alcohol being consumed within the open space (beyond licensing times) and outside the premises. The benches placed in the front small space have already been (photographic evidence held) accessed by the public beyond the opening hours of the venue. The nature of this space is encouraging public nuisance and the addition of a license for the outside space will exacerbate this.
 - b. The application for alcohol at the large number of tables and benches placed in the small space of open grass directly in front of the premises (64 patrons) is a public nuisance to the immediate residential area. It is our belief that the nature of the business and hours applied for (7 days a week, from 8.00 until 23.00) will impact on anti-social behaviour and impact on the daily lives of the residents. The outdoor space is not locked/ defined/ enclosed, and is [REDACTED]. [REDACTED] We would like the application for licensing for the outside space refused.
 - c. The junction of Park Road West and Promenade where The Whitehouse is situated, is a residential area. [REDACTED]. [REDACTED]. It should be noted that residents of these properties include the elderly and infirm, and families with members who have disabilities and pets. Such an environment is unsuitable for the operation of licensed premises with lengthy and late opening hours, with associated noise and nuisance. This is particularly pertinent to the outdoor space.
 - d. The Whitehouse was originally built as a cafe to serve golfers frequenting the Municipal Golf Links. It was not built as an all day and

late-night public bar and bistro. The premises and the residential properties opposite are built on land reclaimed from the sea in the late 19th century and it has previously been represented (to a Licensing application in 2011) that the land is a medium through which low level frequency sound passes easily. [REDACTED] have stated to Sefton Council they have experienced excessive "bass" passing through the ground.

- e. The licence application makes provision for both live music and recorded music. We appreciate there is a note in relation to the recorded music "it will be background music" but in the licensing application "Live music" lists DJ sets. With large, single glazed windows (often left open), the premises are not designed to contain loud or live music, especially with the advances in amplification in recent years. In August 2011, former occupants of this house stated they had "experience of excessive noise leakage through the air." The licensing application does not include any reference to how this will be mitigated against.
- f. Any eating, drinking, smoking or organised recreating on the lawns outside the front door of The Whitehouse would clearly be a public nuisance to the residents [REDACTED].
- g. Light pollution is also likely due to exposed, large windows and night operations applied for. We have experienced this during the renovation work and can provide photographic evidence of the light pollution to our living room in the evening if requested. The licensing application does not include any reference to how this will be mitigated against.

In summary, the change of purpose and granting of a licence will likely cause public nuisance on grounds of public nuisance including noise and light pollution to residents. The application for 7 days a week, from 8.00 until 23.00 would impact negatively on the daily lives of the residents including the right to enjoy their own homes.

2) Immediate Environment considerations means it is reasonable to represent the granting of a licence will cause further public nuisance and also compromise public safety.

As alluded to, we believe this is both a change of purpose as well as a new licensing application for the premises with no evidence Sefton Council have considered the inadequate infrastructure in this residential area to host a commercial bar/bistro for an additional 156 patrons over

and above golf club human and vehicle traffic. This is a potential risk to public safety as outlined below.

- a. In 2011 it was outlined "When revellers, sometime drunk, are departing the premises late at night, they are often picked up by taxi at the front of the premises, on Promenade/Park Road West. There is a path from the front door to the road. The loud noise produced by patrons leaving the premises is often excessive." I see it highly reasonable to speculate the same will happen again. Previous licences required taxis to pick up at the rear of the building but our concern is that this is clearly unworkable since the taxi drivers are not bound by the licence. Therefore increase vehicle traffic picking up/dropping off on Promenade, a residential street, is likely.
- b. Previous licences also required the licensee to display a notice inside the front door of the premises, requesting patrons to exercise noise restraint when leaving. This also seems unworkable as patrons, potentially under the influence of alcohol are unlikely to read, or even see such a notice and, anyway, once on the pavement and road are not bound by the licence either.
- c. Presently, during popular slots, the car park at the golf club is inadequate to house all players. This causes a build up of parking, including nuisance parking, on both sides of Promenade and Park Road West. In short, the inadequacy of the site to safely park present patrons as well as potentially up to another 156, at any time of the day for the bar/bistro is cause for concern for public safety. Promenade/Park Road West is already a wide, main thoroughfare and if the car park cannot accommodate all patrons then there is the likelihood both human and vehicle traffic outside the premises will be too congested for a residential area and the ambulance residents have come to expect since 2014, whilst the premises (cafe) has been closed to the public and unused.
- d. Having described the inadequate parking, it is likely patrons will park on the opposite side of Promenade/Park Road West. There is no prescribed crossing area and if passenger patrons are returning to vehicles in an intoxicated manner then there is an increased potential for road traffic accidents, especially if vehicles are concurrently exiting an unlit and crowded car park.

- e The Licence in its current format is for both the small building (92 patrons) and the outside space (64 patrons). This means patrons are likely to convene outside and there is no practical way the licence might be varied to avoid public nuisance where smokers convene at the front of the building. The granting of such a licence can therefore conceivably be seen as encouraging such additional anti-social behaviour which is not presently experienced.

- f Facilities are limited at the venue. Our understanding is that the toilets are for use by golfers and patrons. The toilet facilities for 156 additional patrons are extremely limited. This may lead to intoxicated patrons urinating in the local area.

We viewed the full license on 7/6/23. As the premises has been granted TENS licenses and the premises has been open and serving alcohol from 25th May, we have witnessed the impact on the immediate neighbours. Although there is signage along the coast road and old park and ride site directing visitors to the White House, there is no signage encouraging visitors to park in the car park and many visitors park opposite ([REDACTED]) rather than outside the venue or in the car park. This means that we are often disturbed by loud talking, slamming of doors and are sometimes unable to park near to our home which is unpractical with disabled residents and visitors. The use of the outside open plan grassed area has meant that there is constant nuisance and noise. This has been noticeably increased on the days where alcohol is served outside. Children have been playing whilst parents consume alcohol in a space which we believe is not appropriate for this.

We were invited for a meeting at the Whitehouse on Saturday 20th May. The manager and head chef were welcoming and friendly and the inside of the venue has been tastefully refurbished to match the style of the building and to provide both a bar area and eating areas. We wish the staff and as tax payers, the business (Sefton Hospitality Operations Ltd) , every success. As the company is wholly owned by Sefton Council we received no notice of this business being established and are concerned by the process and speed at which this business was opened with no consultation with local residents other than a single survey in 2020 where 93% of respondents were golfers who wanted a cafe in addition to improvements to the golf course. In our opinion this was not a mandate for an all day 7 days a week outdoor bar. At this meeting the residents, including ourselves, highlighted some of the issues such as the tables and benches in the outside space and parking. The benches have since been cemented in place and nothing has been done about the open access to the front area or signage or encouragement for patrons to utilise the car park when

possible. We also note the benches have not been positioned as designated within the Licence Application which, we believe, makes the application inaccurate.

We fully respect you will have considered Health & Safety, Fire and Police feasibility reports on the appropriateness of capacity being set at 156 (plus staff) for The Whitehouse. We believe full capacity is unsustainable and that the Licence Application over-reaches its ambition with these numbers.

In order to help to mitigate against potential (and observed) public nuisance the following considerations would be welcome ..

- 1) No alcohol licence granted for outside of the bricked building (ie no outside drinking of alcohol). This would help to mitigate against some elements of the potential public nuisance and be in keeping with the location. The current licensing application is for 64 outdoor patrons on 8 tables and benches with a licence from 8.00-23.00 hours in addition to 92 patrons indoors. This is an excessive amount of patrons for a small venue with limited facilities in a residential area and with a Licensed Premises , the Park Golf Course, with outdoor seating already in situ there.
- 2) No granting of a licence of live music (including DJs). This could potentially be mitigated against via the closing of windows and noise reducing window dressings and the limiting of such a license to Friday to Sunday.
- 3) The small front space is open plan, with a small single beam fence and no gate. Children have been playing in this space (including with balls), whilst parents consume alcohol. This is not a safe space for children to play or in the spirit of the purposing of the building (cafe/ restaurant) and causes constant noise/ nuisance in addition to being an issue around safeguarding and an additional 64 patrons. This could be, to some extent, mitigated against with the installation of a 6ft non transparent fence/ wall with a lockable gate. This could also help to reduce the potential public nuisance beyond the opening hours of the venue.
- 4) Light pollution: Window dressings may help to eradicate light pollution and reinstate neighbours' ability to enjoy their own homes (at present this is removed due to the frequency and amount of patrons and benches [REDACTED] [REDACTED]. Photographs, including those taken to promote the business, include photographs of our home.. At present, 32 of these planned 64 outdoor seating places [REDACTED]

[REDACTED]
[REDACTED]. in addition to points above may help to reduce noise and nuisance Reduced licensing hours .

- 5) Alcohol being served from 8.00-23.00 daily is welcoming unsocial behaviour and will cause public nuisance. It will also encourage intoxicated patrons. Inside the building, a small bar and tables, behaviour and nuisance can be observed. We would consider that limiting the licensing hours indoors for 92 patrons (for example from 12.00-9.00 Sunday -Thursday and 12.00-23.00 hours Friday and Saturday) would be a more appropriate license for inside the venue. We would also consider a 7 day week licence to be excessive.
- 6) Within the license application it is stated that CCTV will be installed. In order not to impact on the enjoyment of our home and the increasing nuisance experiences, we would require the CCTV not to be recording our property.
- 7) Signage should be placed on the car park encouraging patrons to park there as first option.

Thank you for considering our representations. It is our belief that the granting of the Licence application, for 7 days a week, from 8.00 until 23.00, would impact on the daily lives of the residents. We request that the current license application should be refused and the applicant engage in meaningful consultation with residents to submit a proposal which does not compromise both public safety and public nuisance which we have outlined with regards to the present application.

There are a number of premises licensed to sell alcohol (e.g. The Imperial, the Lakeside Inn) and a large number of these located in the town centre which are more befitting to the locality. We wish the White House every success but would like it to be licensed indoors only.

Yours faithfully

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

The Licensing Authority
Licensing Unit
Sefton MBC
Magdalen House
30 Trinity Road
Bootle
1.20 3NJ

13th June 2023

RE- The Whitehouse, Southport Golf Links, Park Road West,
Southport,
PR9 OJN

We write in relation to the above detailed Licence Application and wish to object in the strongest possible terms to the license on the grounds outlined below.

We rent the property [REDACTED]
[REDACTED] the Whitehouse car park entrance. We are aware The Whitehouse have been granted temporary TENs licenses, so we have experienced some of the potential negative impact of the license on the immediate community.

A recent application for licensing was withdrawn because it had not been on display 28 days and so a new application submitted, increasing the capacity from the originally requested 72 patrons to 156 patrons. The volume of patrons in this small venue, and the access to alcohol, means that it is reasonable to suggest that the venue will cause public nuisance to residents across the local area.

Sefton Hospitality Operations Lts (SHOL), who are applying for the licence, have not consulted at all with local residents prior to the opening of The Whitehouse. A range of reports, (available online) state that it will be 'open seven days a week for everything from breakfasts to afternoon teas and cocktails.' The stress, public nuisance to us as elderly and disabled pensioners is quite unacceptable and we object because we think the licence, if granted,

will lead to crime and disorder and be a threat to public safety and cause a public nuisance.

We object to the granting of a Licence and represent that the application should be declined or limited for the following reasons:

1) Public Nuisance. The last time there was a licence the complaints suggest this is reasonable to assume.

- a. For the first time, the new cafe plus bar plus bistro having a front and rear entrance, and the outside space being open plan, makes it impractical for the licence holder to stop alcohol being consumed within the open space (beyond licensing times) and outside the premises. Applying for outdoor drinking and dining is encouraging public nuisance
- b. To allow 64 in such a small outdoor area with very low fencing is a public nuisance to the immediate residential area. We think that the nature of the business and hours applied for (7 days a week, from 8.00 until 23.00) will encourage anti-social behaviour and impact on the daily lives of the residents. The outdoor space is not locked/ defined/ enclosed, and is directly opposite residential properties including our own. So far we have seen children, loosely supervised by adults, drinking, playing ball games on the grass. It just takes one mishap for a tragic road accident. This is not a playground or a park. It is a proportional lawn in front of a golf club house.
- c. The junction of Park Road West and Promenade where The Whitehouse is situated, is a residential area. Three properties directly face The Whitehouse: 88 Promenade, 89 Promenade and 2 Park Road West. It should be noted that residents of these properties include the elderly and infirm, and families with members who have disabilities and pets. There is already a bar for The Park Golf Club there. Making this junction busier, with the distraction of up to 64 patrons on the lawn is a danger to a busy road.
- d. Any eating, drinking, smoking or organised recreating on the lawns outside the front door of The Whitehouse would clearly be a public nuisance to the residents directly opposite.
- g. Light pollution is also likely due to exposed, large windows and night operations applied for.

In summary, the change of purpose and granting of a licence will likely cause public nuisance on grounds of public nuisance including noise and light pollution to residents. The application for 7 days a

week, from 8.00 until 23.00 would impact negatively on the daily lives of the residents including the right to enjoy their own homes.2) Being in a Residential Area it is reasonable to represent the granting of a licence will cause further public nuisance and also compromise public safety.

We think this is both a change of purpose as well as a new licensing application for the premises with no evidence Seton Council have considered the inadequate infrastructure in this residential area to host a commercial bar/bistro for an additional 156 patrons over and above golf club human and vehicle traffic. This is a potential risk to public safety as outlined below.

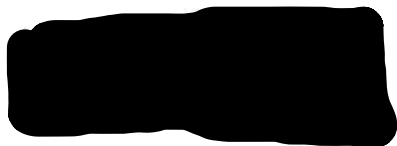
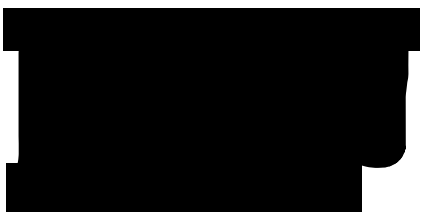
There will just be too many cars if the licence is granted and the venue is filled to capacity. There are too many cars already when the golf club is popular. As soon as we drive off, somebody takes any convenient slots close to our home. The patrons are not encouraged to use the car park and this will effectively keep us house bound. We have just had declined by Sefton a disabled parking bay and so we simply just wont be able to go out because we are limited how far away we can park and then use a wheelchair to get home. These additional vehicles will be both a nuisance and compromise our safety.

It will increase danger for people crossing from our side of the road to go to The Whitehouse.

The toilets are unsuitable for so many patrons and the golfers that are allowed to use them. It is reasonable to suggest patrons may take matters into their own hands if the facilities are over busy and this absolutely would be a public nuisance!

Thank you for considering our representations

Yours faithfully

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