



Appendix 3 - Representation from Lesley Crowcroft on behalf of Eastcote Conservation Panel

Cow Byre Tea rooms

1 message

Eastcote Conservation Panel.

Dear Jhini,

I write in support of the Ruislip, Northwood, Eastcote Local History Society, their submission is attached for easy reference.

The Cow Byre sits within a very historic site, the address given on the application form only states Bury Street, Manor Farm should really be included in the address.

Hillingdon Council are the owners of this site, does the applicants lease allow the sale of alcohol on the premises?

The Panel has two concerns, one, noise from music possibly played outside. Outside seating is proposed in the application.

Currently any form of entertainment in the Great Barn, situated opposite the Cow Byre, has the requirement that the doors are kept closed during the entertainment to prevent disturbance to the residents.

Should a licence be granted, this condition should be applied.

The second and main concern is the location, this area is very quiet and secluded, well away from the High Street, with very little footfall during the evenings. It would be a target for the troublesome members of the community. Increasing crime and disorder.

With the risk of damage to the Grade II listed building within Manor Farm.

This is not a suitable venue for a Bistro with the sale of alcohol. Use as a Tea Room brings no objection.

Lesley Crowcroft

Chairman, Eastcote Conservation Panel.

 **Cow Byre licence application 2019 LHS.doc**
121K

Representation Form from Interested Parties

(Please read notes on reverse before completing)

Your details (See notes 2 & 3);

Your Name	Lesley Crowcroft
Your residential address	
Your email address	
Your phone number	
The name of the body or organisation you represent	Eastcote Conservation Panel

About the premises;

Name of the premises you are making a representation about	Cow Byre Tea Rooms
Address of the premises you are making a representation about	Manor Farm Ruislip London Borough of Hillingdon

The Licensing Objectives (See note 4);

Licensing Objective	Reasons for your representation and any supporting evidence
<p><i>Please tick;</i></p> <p><input checked="" type="checkbox"/> Prevention of Crime/Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input type="checkbox"/> Protection of Children From Harm</p> <p><input type="checkbox"/> Public Safety</p>	<p>The Cow Byre Tea Rooms forms part of the historic Manor Farm Site. Although not a listed building the adjacent barns are Grade II listed, as is the nearby Farm House. This is one of the most historic sites within the LB of Hillingdon. The position of the Cow Byre within the complex is secluded away from the view of passing pedestrians. The introduction of a venue selling alcohol will attract clientele who will be likely to act in a manner detrimental to the area. Patrons could be easily attacked in such a secluded space. Those using the Barn will feel threatened if rowdy crowds are present at the proposed Bistro.</p> <p>Damage to the surrounding historic buildings is likely. These building were restored with a Heritage Lottery Fund grant. All users of Manor Farm should be able to do so feeling safe and protected.</p> <p>The introduction of live music will cause problems for surrounding neighbours. Currently any users of the Barn who have musical entertainment have to keep all doors closed during performance to prevent annoyance to neighbours. To have music outside is not acceptable. The concern is that although acoustic guitar music is stated this could easily morph into a more intrusive form of entertainment.</p>

The outcome you are seeking from the Licensing Authority (See note 6);

The outcome sought is the refusal of a licence to sell alcoholic beverages. It is possible to open during the evening but patrons be asked to bring their own alcohol if required. Some local restaurants already have this method of operating in place. This would prevent the attendance of those just looking for alcoholic drinks. Also take away the temptation for the premises to be broken into for the alcoholic store.

For live music a condition that the music can only be performed indoors with doors

and windows closed to prevent noise nuisance to neighbours.

Signed:Lesley Crowcroft..... Date: 15th December 2019.....

Notes:

- 1) All representations must be submitted before the conclusion of the 28 day consultation period. This will be advertised on the public notices and also on the Councils website.
- 2) Persons who may make representation include; persons who reside near to the premises to which the application relates and who are likely to be affected by licensable activities; residents associations who are representing residents who reside near to the application premises; Ward Councillors representing their constituents; any person who lives or works in the area and has concerns about the application premises.
- 3) Please note that representations cannot be anonymous. Copies of all representations will be published in any Committee papers and will be sent to all persons involved with the hearing including the applicant. If you have concerns about the use of your information and would like to discuss this further, please contact one of our Licensing Officers for a discussion, on the contact details below.
- 4) In order to be considered 'relevant', the representation must relate to one or more of the 'Licensing Objectives'. These objectives are;
 - a) Prevention of Crime/Disorder - This relates to any criminal activity, disorder or anti-social behaviour related to the application premises.
 - b) Prevention of Public Nuisance - This relates to noise nuisance and vibration, litter, noxious smells, light pollution.
 - c) Protection of Children from harm - This relates to the protection of children whilst on the application premises.
 - d) Public Safety - This relates to the physical condition of the premises and the safety features provided for members of the public such as; fire safety, health & safety.
- 5) Upon submitting a representation, it is expected that you will attend the Licensing Sub-Committee hearing to deliver your representation verbally and answer any queries that the Committee may have. If you are unable to attend, your written representation will be considered.
- 6) You may wish to suggest an outcome to the Licensing Sub-Committee ie. grant the application with extra conditions; grant the application with fewer hours/activities; reject the application. Please note that the Licensing Sub-Committee will only make reasonable and proportionate decisions based upon the evidence they are presented with, and in line with the laws and regulations governing Licensing Hearings.
- 7) You may continue on separate sheets of paper if necessary and you may also attach any evidence which supports your representation.
- 8) Please submit all completed forms to:

**The Licensing Officer
Regulatory Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW**

licensing@hillingdon.gov.uk

Tel - 01895 277433

www.hillingdon.gov.uk/licensing