

From: Mark O'Gorman
Sent: 12 November 2018 06:58
To: Austen Young
Subject: Re: Everett Rovers Application

Hi Austen,

Hope you're well. I have taken on board the points mentioned by the club representative. I would still like to continue with my objection to this license. The times listed for music and the selling of alcohol are definitely excessive and simply not warranted.

In relation to the licensing objectives, I believe the club house would be non-compliant with the "prevention of public nuisance". The noise and vibrations that would be inevitable with late-night loud music would be extremely damaging, amplified by the fact it is largely a quiet neighbourhood. The club house would not be in keeping with the rest of the local community. Is there really a demand from local people for such a venue? As a young professional who works long hours with early starts, I will strongly dispute something I feel will disrupt and destroy any chance I have of a quiet evening in, any day of the week. Have the club discussed their planned opening hours? Are they looking to be open all day, every day? Would they have a time patrons would have to be in off the patio, to contain the noise inside?

The club also state it will be a private members club. Does this mean anyone can sign up? Or would they have to be affiliated to the club in some way? CCTV as someone leaves the club does not constitute evidence for a crime committed at adjacent flats, how else can we be protected further?

If any of these conditions/promises made are broken, what would the consequence be? If this license is granted, I believe it will be just the beginning of a downward spiral for the local community, and a headache for the local council.

Kind regards,

Mark

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From: Austen Young
Sent: Tuesday, November 6, 2018 10:34 am
To: Mark O'Gorman
Subject: FW: Everett Rovers Application

Dear Mr O'Gorman

The club have provided a response to the queries which I have sent to them, including your queries. Please see below for their response. There may be some elements of this response which could be suitable for exploring for licence conditions, such as specifically highlighting the club room (as shown on the plan of the premises) for the playing of music, and putting up signage in the car park advising that clubhouse users are only requested to park in the clubhouse car park. I have told the club that I consider that these could be made into licence conditions.

I must advise that if you still have concerns, then you will need to submit a formal representation against this application. I believe that I have already told you how to submit an objection, and you have our letter with details on submitting an objection, but I would be happy to answer any further queries that you may have over submitting your representations.

You will note that the club have advised that they would like to meet with the objectors to discuss their concerns. If you do object, I would be grateful if you could let me know if you would like to be part of this meeting, and also if you could provide me with your dates and times to avoid, so that I can try and find a date when everybody is available. You will not be invited to this meeting if you do not submit a valid objection.

Regards

Austen

Austen Young

Senior Licensing Officer

Community & Environmental Services

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

watford.gov.uk



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From: Preedy, David

Sent: 05 November 2018 22:25

To: Austen Young

Cc: Preedy, David

Subject: RE: Everett Rovers Application

Dear Austen,

Thanks for all the correspondence on the objections to the licence. We have reviewed the suggested proposals from one of the objectors and feel that having a 9pm curfew on alcohol is wholly unrealistic so we are unwilling to compromise on our application.

I know you mentioned that one of the objectors cannot make a mediation meeting however we would still like to hold one with any interested parties so that we can allay any fears they have. If you can organise that meeting we would appreciate it.

Below are our responses to the points made by the objectors. We have categorised them against the points in their letters. I believe that we are in a position to set their minds at ease and show that we will be responsible license holders.

Firstly, before going into specific points, I'd like to make a general statement to the objectors. Everett Rovers has been in existence for 20 years. Over that time we have built up a fantastic reputation within the football community (we are a FA charter Standard club which means we offer football provision above the norm) and within the local community. When we applied for the funding for the clubhouse we had letters of support from the previous Mayor Dorothy Thornhill, MP Richard Harrington and the local Leggatts councillors. The current Mayor, Peter Taylor, will be attending the opening ceremony and has offered to speak at the unveiling. All of these people recognise that Everett Rovers is a well-run, respected football club that does a huge amount for the local community. We will not jeopardise the hard work put in over 20 years by allowing our clubhouse to be run in such a way that undermines our reputation and standing within the community. We will run the clubhouse to the same exacting standards as we run the football club.

Now to answer the specific objections.

Noise

- The attached layout of the clubhouse shows that the clubroom, where the music will be played, is in the middle of the building. Between this and the flats on Dodd Way will be an internal wall and a double brick insulated wall. The rooms between the clubroom and the Noise
- The attached layout of the clubhouse shows that the clubroom, where the music will be, is in the middle of the building. Between this and the flats on Dodd Way will be an internal wall and a double brick insulated wall. The rooms between the clubroom and the side of the building facing the flats ie kitchen, store room and toilets will also nullify the sound.
- The noise direction will be towards the football pitches when the bifold doors are open or towards the North Western Avenue not towards the flats in Dodd Rd which are over 100m away.
- All doors and windows in the clubroom will be double glazed to comply with building regulations which will limit the noise leaving the building. All internal doors are fire rated, solid wood which again will limit any sound leaving the clubroom.
- All external walls are insulated with Dirtherm 32 full fill insulation which is a higher rating than building regulation specification.
- As a football club we will have the TV showing sport the majority of the time and only background music when it is not. Live music is for a few events when there may be a singer or a DJ at a party.

Litter

- The residents may not be aware but the pitches and car park are private land not owned by the council, Everett Rovers pays for all upkeep of the football pitch and car park. The upkeep is not paid for by the council, Taylor Wimpey or the residents maintenance charges. The upkeep of the land costs the club in the region of £7000 - £10,000 per year. The club will continue to maintain the playing fields and car park to the same exacting standards as they have always been maintained.
- Although, Everett Rovers are not accountable for the upkeep of Dodd Rd itself, our volunteers regularly pick up litter from the road to keep the surrounding area clean. Again we will continue to do so to ensure that the surrounding area is well maintained.
- Often litter is left on the field by residents and locals when they have BBQ's and events or walking their dogs, including dog excrement. Everett Rovers clears this and pays for disposal. We have supplied rubbish bins and dog walker bins again at a cost to the club.
- No drink or glasses are allowed onto the pitches or surrounding areas – all drinking will be contained to the patio area. Therefore, there won't be any rubbish to be taken away from the clubhouse. This is what the off sales means, we will not be selling alcohol to be consumed away from the club only on the patio.

Behaviour

- The clubhouse will be a Private Members Club which means that all members will have signed an agreement to respect the clubhouse and surrounding area. We have names, addresses and contact details of all members so would easily be able to identify anyone misbehaving. We also have CCTV surrounding the outside of the premises and within the clubhouse. Any person seen to be causing anti-social behaviour can be and will be banned from entry in future and if necessary their details passed to the police. We have agreed to all the conditions required by Watford Police for the license.
- We will install signs on all external exits asking to respect neighbours. We know that won't necessarily stop behaviour when leaving but it puts a marker down that shows the club will not tolerate excessive noise and bad behaviour.
- One of the objections was around vandalism to cars and properties. As you can see from the attached plan, people leaving the clubhouse will have no need to go anywhere near the flats

on Dodd Rd or their cars. Patrons will use the Everett Rovers car park which is next to the clubhouse and before you get to the flats. Patrons would need to walk past their cars if they wanted to go near the flats. Also anyone using a taxi for transport would be collected adjacent to the club house not near the flats.

- No drinking is allowed on the pitches – all outside drinking will be contained to the patio area at the side of the clubhouse – this patio area does not face the flats in Dodd Rd. There will therefore be no-one drinking within 100m of the flats.

Parking

- The Everett Rovers car park will be open for patrons to use. This is a 64 space car park there will therefore be no need for patrons to park near the flats in Dodd Road - they would have had to pass the Everett Rovers car park to do so. Signs requesting 'no clubhouse parking' beyond our car park will be erected.

- The clubhouse holds a maximum of 126 people. Most patrons will either come by taxi or walk and those that drive, invariably, will be more than one person per car. The 64 space car park will be sufficient for all events being held.

Security

- CCTV will be installed surrounding the outside of the clubhouse and within the clubhouse. Together with all members being registered on entry, will allow us to know every person in the clubhouse.

- As said above, we are a Private members club – we can ban anyone causing anti-social behaviour

Off premises drinking

- External drinking is only allowed on the patio at the side of the clubhouse. Signs will be put up stating no drinking off of the patio.

- Any drinking on the patio will be from plastic or shatterproof glasses

Rgds

Dave Preedy

Everett Rovers FC



www.everetroversfc.co.uk

From: Austen Young

Sent: 05 November 2018 11:05

To: Preedy, David

Subject: Everett Rovers Application

Dear Dave

Please ignore my earlier attempt at this email – this one is the one that I need you to consider, and it has more detail.

I have had one of the objectors state that they do not want any music played past 11pm, and that a 9pm terminal hour for alcohol seems reasonable to them. Another objector has stated that they have a problem with the early start time of alcohol, and would prefer this to be 5pm or 6pm. This second objector has also stated that they do not want the club to be able to sell alcohol every day, although they have not specified what days they wish to see you sell alcohol, and that they do not want off-sales of alcohol.

If I take these requests and turn them into suggested amended hours, please can I have your thoughts on amending the application to the following, as per the requests:

Sale of Alcohol (for consumption on the premises only) – this would be limited to inside the club house only

Monday to Sunday 17:00-21:00

Performance of Live Music

Friday and Saturday 12:00-23:00

Sunday 12:00-22:00 (no change)

Performance of Recorded Music

Friday and Saturday 12:00-23:00

Sunday 12:00-22:00 (no change)

Entertainment Similar to Music and Dancing

Friday and Saturday 12:00-23:00

Sunday 12:00-22:00 (no change)

Late Night Refreshment (reduced to match suggested amended opening hours)

Friday and Saturday 23:00-23:30

Opening Hours (reduced to allow 30mins dispersal as per other days in original application)

Monday to Friday 12:00-23:30

Saturday 09:00-23:30

Sunday 11:00-22:30 (no change)

It is not entirely clear from these comments whether they wish to see your extensions for Christmas Eve and New Year's Eve remain because they have not mentioned these.

Please may I have your response to the suggested hours and activities?

Many thanks

Austen

Austen Young

Senior Licensing Officer

Community & Environmental Services

Watford Borough Council

Town Hall, Watford, WD17 3EX

01923 278476

watford.gov.uk



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