

Appendix 5 – Representations

1.

From:

Sent: 21 April 2023 07:48

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection to licence for the regis 152 redhill road b64 5jj

Please find attached my objection to luxor events licence application for

The regis

152 redhill road

B64 5jj

My name is [REDACTED]. I am writing to object and air my concerns on the licence application for the Regis, 152 Reddal Road, Cradley Heath, B64 5JJ by Luxor Events. I live at Hickmans Avenue, B64 [REDACTED] directly opposite the premises, as you may be aware myself and other residents went through a very stressful time last year when the premises was being run by the Caribbean Kitchen, which resulted in a Noise Abatement Notice and loss of licence. I feel that the proposed licence by Luxor Events contradicts the licensing objectives of Prevention of Crime and Disorder and Prevention of Public Nuisance.

The cause of my stress was mainly because of no parking whatsoever for the premises (see attached an example of the parking issues from 30th April 2022) with every double yellow line on Highland Road and Hickmans Avenue covered with cars resulting in noise and nuisance both at the start and end of every event. The building is also not being adequately sound proofed for live or recorded music being played at loud volume, which was a point that was acknowledged by Environmental Health at the Licensing Hearing on 24th June 2022 that given the age of the building it is not fit for purpose and the building being located close to a lot of residential houses. Additionally, a few hundred people leaving late at night resulting in nuisance and disturbance and occasionally anti-social behaviour. When the building was being run by the Caribbean Kitchen, a typical event would take over an hour for customers and staff to leave the venue. Even though, Luxor Events have requested a licence until 11pm, they want the building to remain open until midnight which would mean that customers/staff would be leaving the premises again into the early hours.

I realise this is a fresh application and should be treated as that, but it's the condition of the premises, the proximity of the venue to many residential homes and absolutely no car parking for the venue whatsoever that are main issues. From viewing the application, this gives no assurance that any of the issues I have mentioned above will be addressed sufficiently and would be no different from when the venue was being operated by the previous tenants. I attended the Licensing Hearing on 24th June 2022 for the Regis where Environmental Health stated that it would take

several thousands of pounds to get the venue sound proofed to get the venue to be fit for purpose. I have concerns which have not been reassured by Luxor Events that they have experience of running and controlling an entertainment venue of this size.

When the venue was operating between December 2021 and July 2022, I suffered severe stress, anxiety and I had to have time off work due to this and I suffered from lack of sleep. One of the reasons for this was that my bedroom is directly opposite an entrance/fire escape which was allowed to be used for an area for customers to gather and smoke.



Yours sincerely

2.

From:

Sent: 22 April 2023 15:05

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: License application - The Regis

To Whom it may concern

I am writing to express my concerns over the proposed re-opening of The Regis as a wedding/events venue.

As a resident of Highland Road I have experienced first hand the disruption and inconvenience that was caused under the previous licence holders - specifically extreme noise pollution, parking chaos (as the venue has no parking capacity) with inconsiderate patrons blocking residents driveways on numerous occasions, anti social behaviour by patrons - including lewd behaviour and drug taking in public and general disruption as they return to their vehicles in the early hours.

As this venue is located on the corner of a residential street occupied primarily by families with small children and elderly residents I feel it is inappropriate in the extreme to grant a licence enabling it to be open until midnight with music and drinking every day of the week. Our children are exposed to enough in the course of every day life without them having their home and sleep disrupted by this kind of venue on their doorstep. Why should my husband be kept awake into the early hours by noisy revellers when he has to be at work for 7am?

The new license application holders have made no attempt to consult local residents (contrary to their social media posts) other than to shove a flier through our letter boxes - there has been no attempt at constructive discussion or consultation which further leads me to suppose they too, like their predecessors, will have scant regard for the well being, feelings or experiences of the local residents or wider local community.

I would like to object to this application in the strongest possible terms - the venue is not in an appropriate area to be granted this type of usage licence, the parking situation is problematic at best and more often than not just chaotic and I urge you to turn this application down.

3.

From:

Sent: 23 April 2023 14:18

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection

Representation regarding the licence application for 152 Reddal Hill Road Cradley Heath B64 5JJ
By Luxor Events (Sandwell)ltd

My name is , of The Shop Reddal Hill Road B64 where I have a business as a motor factor's. I wish to object to the granting of a licence for the above premises for reasons as follows.

This application albeit for a new applicant and new business and this is not a personal issue with the applicants, the venue is not suitable for the playing of recorded music, live music and dance and the sale of alcohol in this residential area.

Granting a licence contravenes two of the licensing objectives.

- 1 prevention of crime and disorder
- 2 prevention of public nuisance

In June 2022 at the licensing hearing environmental health made it abundantly clear that this venue is not suitable for such music in its current form and outlined the issue of the sound emanating from the front window like a speaker and that it would require several thousand pounds spending on it to tackle the professional sound proofing that would be necessary to make improvements to the nuisance that this venue has caused to the local residents.

This venue has a licence capacity for 300 people this then leads to the second problem of where are they to park?

There is not enough parking locally just a small area to the rear of the premises where presumably staff and event organisers and all preparatory persons will park. There are double yellow lines that are frequently ignored. The parking has caused untold chaos in this quiet residential area both to the residents and local businesses like myself, where our car park has been used by people using this venue and blocking our access for our residents in the flats above our premises also parking on the hand car wash neighbouring our premises. Thus causing antisocial activities and noise during and after the event when returning to their vehicles causing our residents a great deal of disturbance and sleepless nights, with the best intentions there will be disruptions as people arrive and leave by cars ,limousines ,taxis, minibuses, and any other vehicles bringing people and supplies to the events. This building is unsuitable for such events and will cause the same problems as previous. The events will be loud and noisy and guests will be highly charged by the end of the event and there will undoubtedly be some behaviour that will be unacceptable to local residents. No doubt leading to complaints.

From: <[redacted]>
Sent: 23 April 2023 19:57
To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>
Subject: Re: objection to Luxor Events Licence - 152 Reddal Hill Road

To whom it may concern

Regarding the application for Luxor Events Licence - 152 Reddal Hill Road, I am a local resident and I wish to object the application for the following reasons:

- Prevention of crime and disorder
- Public safety
- Prevention of public nuisance

I am a neighbour of the establishment and suffered from the licence previously being granted for Caribbean kitchen. Caribbean kitchen was allowed to open until 1am and I understand this application is reduced, however, this would not change the following:

1. the noise that would be produced, previously we were advised at the hearing for Caribbean kitchen was not fit for purpose to be used for loud music events, the building is still as close as previously. With live music and recorded music, the building is not sufficiently sound proofed to stop the noise pollution affecting local residents lives and wellbeing. Previously the noise pollution had a massive impact on my life, I was unable to sleep when the music was playing and felt constantly anxious every time there was an event.

2. The disorder from those using the establishment was horrendous, every time an event was on, from urinating in the street, arguments, loud noise when leaving the establishment, car noise increasing. Also the awful parking we as residents had to face, I had my drive blocked on at least 3 occasions. The parking is totally inadequate for so many guests, even if the car park opposite was to open this would still not be anywhere near enough parking for 300 guests, resulting again in dangerous parking illegally and over drives. It was dangerous for residents driving into the road, we should not have to endure this. This establishment is requesting permission for up to 300 and alcohol to be served, it is far from able to accommodate the anti social issues it will bring in such close proximity of residents.

3. The new management has claimed in the press they don't want "people to feel nervous", unfortunately, they have not reached out to local residents (certainly not myself at 5 doors down from the establishment) to advise us of this, only the Halesowen news which was very disappointing. It does not lead me to believe that there is much concern from the new management in how this licence will impact local residents with noise, antisocial behaviour and major parking issues for our mental health and well-being. Nothing has changed since the previous closure.

The fact that the establishment was previously closed for the above reasons, I'm confident Sandwell Council will not make the same mistake again of allowing this license to be issued, not to mention the financial cost of policing, parking, further closures and of course the detrimental effect on tax paying residents it would inevitably bring.

I would be grateful if you could confirm receipt of this objection.

Kind Regards

5. 1. 16

Dear Sir/Madam,

Objections to License application 152 Reddal Hill Rd

I am writing to you to express my concerns and strongly object to the granting of any license for the premises 152 Reddal Hill Rd on the grounds of, Prevention of public nuisance, crime & disorder and Public Safety.

The granting of an entertainments and alcohol license will cause a public nuisance to residence in the area with noise, anti-social behavior and parking chaos.

On the subject of noise nuisance there has already been issues with noise from entertainments and music from the venue. The building was built in the 1950's and doesn't have sound proofing to retain the noise from modern speaker equipment. The venue has already been subject to a noise abatement notice as the sound could not be blocked from leaving the premises. The building has single glass windows on one side and the roof is pitched and creates an amplification effect which can be heard up the street, in my home and in the homes of my neighbours. In addition to amplified music acoustic singing, crowd noise and drum kits can also be heard outside as the vibrations cannot be contained within the building. The fire doors on the side for the building contain glass and when the shutters are raised the sound can be heard clearly through the doors.

The noise from the venue can be heard in my bedroom and evening entertainment prevents me from sleeping even with double glazing. When the noise of the entertainment is over the back door to the building will be used to empty bins, for staff clearing up and leaving the venue which will create noise. There will be late night noise from car engines on the car park at midnight and beyond caused by staff leaving. There is no high wooden fence around the back of the property to prevent noise and light being experienced in my bedroom, garden, back door and lounge. In addition we are overlooked by anyone at the back of the property, the current railings are too short and provide no privacy or reduction of noise or light being experienced by me and my family.

Without extensive sound proofing the building will continue to have a massive impact on my quality of life if an entertainments license is granted. During the day we will experience noise in our home and garden which will reduce our enjoyment of our property. Both my husband and myself have jobs which involve working from home, these jobs involve concentration which will be disturbed by loud music and activity noise in the venue.

The lack of adequate parking at the site will and already has caused a nuisance. The parking provision is not appropriate for running a venue for 300 guests. The provision on site will only hold approximately 6 cars. We have witnessed blocking of driveways and entrances on residents homes preventing them from parking on their own cars, people being unable to get their cars off their property due to inconsiderate parking. To accommodate transport for 300 people plus staff there will be chaos around our street. We will hear cars starting after events have finished loud voices and a rise in antisocial behavior on our street such as fighting, littering and defecation.

On the subject of crime and disorder granting a license to this venue is very likely to result in an increasing in parking offences and the blatant disregard to double yellow lines. The lack of parking provision around the venue and in the Old Hill area will actively encourage customers of the Regis to park on double yellow lines in the area. As a resident with double yellow lines outside of my property I have witnessed customers parking outside my house on a regular basis. We as residents have witnessed a wide range of parking violations including double parking on double yellow lines, blocking pavements and blocking an access road to the back of the shops on Halesowen Road.

When visited by the new owners they indicated parking is an issue they are fully aware of and will be trying to pressure the council into opening a car park nearby. This is an uncertainty and if the car park is not their own property or even rented by them they can't guarantee it's availability in the future.

They mentioned hiring staff to move drivers along and advise them of where to park but I can't see where they are going to direct them to park except on the streets nearby, spreading the issue further away from them. I also don't believe they will carry out this action as they seem to have a disregard for double yellow lines before the venue is even open. This was witnessed on 19th April 2023 and shows clearly how seriously the applicants take the issue of parking.



The license applications have also indicated they wish to organize family events such as weddings, having had a wedding myself I know how important the vehicle I arrived in was. The front of the venue doesn't have easy access for any large vehicles like a Rolls Royce or a limousine. It has recently

become fashionable to have high performance cars to arrive at a wedding. These are loud and can accelerate extremely quickly and on a road already congested by parking it will be a massive hazard. The other aspect of parking is public safety, as you can see from the photo earlier, cars tend to park over the pavement, this is a residential area and we have a large number of growing families. If cars

park in this way outside the venue, mothers with prams will be required to walk in the road putting themselves at risk.

We have seen when the venue was open last time a significant increase in antisocial behavior which can result in criminal activity. Their customers are likely to be drunk when leaving the premises and not in complete control of their actions. There is likely to be an increase in criminal damage to property, littering and fighting again. We have witnessed shouting and general rowdy behavior outside our house. Sometimes when alone in the house I felt vulnerable and scared when people are leaving the venue.

When it comes to public safety there is only one which I would like to mention, the front of the buildings proximity to the main road. I noticed at the last wedding the front of the building was being used by children playing on the grass chasing around having a wonderful time. The front is open to the road and not gated, it would have been quite easy for the over excited children to chase out into the road while a responsible adult's eyes are diverted. If they are planning to put on family events shouldn't they have to take some responsibility for children playing outside?

It is very sad to say this venue is no longer fit for purpose, without having parking or adequate sound proofing it should not be used for parties, entertainments or large gatherings.

Highland Road
Cradley Heath, B64

6.1

From:

Sent: 24 April 2023 12:00

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection to Regis/Luxor licence application.

Dear Sir/Madam,

I am writing to express my grave concern over the licence application and pending reopening of the Regis as a events and wedding venue in our residential area. This venue had previously been shut down due to the excessive noise pollution caused by loud music and unruly patrons, as well as a massive spike in antisocial behaviour and crime in the area, which led to a noise abatement notice and the revocation of its license. We, the residents, are now worried that the reopening of the venue will bring back the same problems we experienced before.

The noise pollution caused by loud music and unruly patrons, as well as the parking issues, made life unbearable for the residents of this community.

The incessant noise pollution caused by the loud music emanating from the venue is a major concern. It makes it impossible for my young family to have a peaceful night's sleep. It was incredibly frustrating to have to endure this noise pollution every weekend, and it has taken a severe toll on our physical and mental health. The constant noise pollution was causing stress, anxiety, and sleep deprivation, which is affecting our overall well-being.

The new leaseholders hope with this licence application to bring this misery to our area throughout the day, seven days a week if they can, until midnight. Putting their patrons out onto our streets in the small hours. Moreover, the unruly behaviour of the patrons at the venue is also a major concern.

The guests often leave the venue intoxicated, causing disturbances on the streets, which puts the safety of the residents at risk. We have witnessed fights, shouting matches, lewd acts and other such incidents that are not only disturbing but also pose a significant threat to the peace and security of our neighbourhood.

The parking situation in the area has also become untenable due to the venue. The number of cars parked on the streets has increased dramatically, making it difficult for residents to find parking spaces near their homes, having their driveways blocked and being threatened on their own property. This has led to residents having to park their vehicles farther away from their homes, which is both inconvenient and a security risk, especially at night.

The venue's management has not taken any action to mitigate the noise and parking issues, despite being aware of numerous complaints from the residents. They seem to be operating without any regard for the well-being of the residents and the community. Their plan appears to try to force the council to open a nearby car park solely for the betterment of their business.

The fact that they have gone into this without the foresight to see how much of an issue this would be and to try to force others into solving their issues for them speaks loudly of their lack of wanting to be part of the community and fit in, rather than force others to fit around them.

This venue opening for events in our residential area has created numerous problems for the residents. The noise pollution from loud music, the unruly behaviour of patrons, and the parking issues have made life unbearable for us. The new management has shown zero interest in the local community, past lip service to the media. They have shown no efforts to address the previous serious issues with noise escapement, rather painting the facade.

The previous closure of the venue due to excessive noise pollution and other disturbances is a clear indication that this venue is not suitable for this residential area. The reopening of the venue as an events and wedding venue will only serve to exacerbate the noise and parking issues that we have already experienced.

In conclusion, I urge you to take appropriate action to prevent the reopening of this venue. The previous issues with noise pollution and other disturbances must be taken into account, and the well-being of the residents in this community must be protected. We hope that you will deny the license application and ensure that the residents' well-being is prioritized.

Kind Regards.

7. EHO

From:

Sent: 24 April 2023 14:53

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>**Cc:** :

Subject: New Premises License - Luxor Events

Dear Licensing Team,

Re: Application made by Luxor Events (Sandwell) Ltd for a new premises licence - 152 Reddal Hill Road, Cradley Heath B64 5JJ.

The Environmental Health Department of Sandwell MBC **OBJECT** to the granting of a premises licence for the above, because it would undermine the Licensing objective of the **Prevention of Public Nuisance**.

The reasons for this are:

1. The venue is in close proximity to a residential area, residents of which were highly affected by the running of this premises last year;
2. The venue, with the previous licence was the cause of public nuisance from events and performances of various types. Public nuisance consisted of noise, vibration, inconsiderate parking, excessive traffic and antisocial behaviour. Those largely affected were residents living on Highland Road and Hickman's Avenue;
3. After closing time, the problem of anti-social behaviour within the area is foreseeable, including congregating patrons, noise disturbance, revving engines and altercations amongst patrons;
4. The excessive number of vehicles attracted to this venue will cause issues as there is no carpark to the venue. Due to limited parking, vehicles would have to be parked in areas, such as side streets and available carparks away from the site. It is likely that vehicles will park on the nearby residential streets, such as Highland Road and Hickman's Avenue, where there is currently limited parking available. This is likely to lead to obstructing highways and vehicles access, including emergency vehicles;
5. The building itself is not acoustically suitable to be used for the proposed entertainment. Noise is like air and will escape from anywhere it can. It normally leaves a room through gaps around windows, doors, ventilation ducts etc., and can also travel through the structure of the building. I understand that the current owners are undertaking steps to

work towards this but a substantial amount of works will need to be undertaken in order to control the noise to a maximum.

Should you require further information, please free to contact me.

Kind Regards

Environmental Health Officer (Citizen & Consumer Protection)



Sandwell Metropolitan Borough Council, Sandwell Council House, Freeth Street, Oldbury, B69 3DE

8.

From: (

Sent: 25 April 2023 12:17

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection to Luxor Events Licence Application for the Regis

Hi,

Please see attached for Objection to the above proposed licence application.

25th April 2023

We are writing to object to the proposed licence application by Luxor Events for the Regis, 152 Reddal Hill Road, Cradley Heath, B64 5JJ. We feel that the proposed licence by Luxor Events contravenes the following licensing objectives:

- Prevention of Crime and Disorder
- Prevention of Public Nuisance

We moved into our current address on Highland Road, Cradley Heath in May 2021 and prior to the reopening of the building it was a peaceful and quiet neighbourhood. This changed when the Regis reopened in December 2021 and we experienced 9 months of horrendous noise, when the venue was being run by the Caribbean Kitchen. The volume of music/live performances every weekend (and occasional Thursdays and Bank Holidays) was excessive to the point that it disrupted the

enjoyment of our property and our sleep, anti-social behaviour such as violence between customers outside residential addresses, drug misuse outside the venue and in our streets and drunken and disorderly behaviour was a regular occurrence and our street would be full of parked vehicles either obstructing our driveway or parked illegally, due to the lack of parking at the venue. We supported Sandwell Council's action to revoke the Caribbean Kitchen's licence and one of us attended the Licensing Hearing on 24th June 2022.

We were saddened to see a local business close several weeks after the Licensing Hearing, however relieved that our ordeal was over. We continued to have our sleep disrupted as the alarm for the Regis would go off for hours and sometimes days. We have reached out to the landlord of the Regis, Royal Estates who appear to have little regard for the wellbeing of residents and the overall community.

We understand that this is a new tenant (Luxor Events) and that their application needs to be considered afresh, although our concerns of the venue being operated for events remains. We were encouraged when we saw a local media article on 28th March 2023 - <https://www.halesowennews.co.uk/news/23418280.call-council-let-regis-old-hill-use-car-park/> in which the new tenants indicated that "we want to work in harmony with the local community". We have not been approached by anyone from Luxor Events and feel that their words are empty.

We feel that we have had no reassurances about how the new tenants are going to avoid the issues that we experienced with the previous tenants. Given that what remains the same is the proximity of the venue to us and other residents, the lack of parking, and the fact the building is not adequate to prevent noise escape as the majority of the windows are single glazed and therefore, there is not sufficient sound proofing at the venue. These issues above we feel contradict the licensing objectives of prevention of crime and disorder and prevention of public nuisance.

As indicated above, we supported Sandwell Council when the licence was revoked under the previous tenants, and we are aware that a Noise Abatement Notice was served by Environmental Health on 20th April 2022. Given the issues we have highlighted above and the subsequent Abatement Notice, we cannot understand how the new tenants are going to avoid contravening the licensing objectives of prevention of crime and disorder and public nuisance. At the Licensing Hearing on 24th June 2022, the Senior Officer with Environmental Health at Sandwell Council gave evidence that "the venue in its current state is not fit for purpose and would need significant sound proofing to address these issues". We cannot understand how the new tenants are going to address these issues when they have applied for a licence for live music and performances for 13 hours a day and 7 days a week.

Highland Road

Kind Regards,

9.

From:

Sent: 25 April 2023 16:47

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection

Representation regarding the licence application for 152 Reddal Hill Road Cradley Heath B64 5JJ
By Luxor Events (Sandwell)ltd

My name is [REDACTED] Cradley
Heath B64 [REDACTED]. I am the owner of the garage premises and units within my yard, also the 2 flats
above the shop and the shop premises.

I am unhappy that a licensing application for these premises has been submitted to yourselves
following the past problems with this establishment. I had a very bad experience whilst this venue
was trading namely horrendous parking on my car park and on double yellow lines and street
parking

with no consideration to anyone else. Parking on the car wash caused a lot of antisocial activity in
the

vicinity of my premises and under the windows of my two flats which in turn made the lives of my
residents unbearable. I experience parking, blocking access to my businesses and our residents cars
in and out on my own car park when the venue was open and subsequent complaints to myself by
my paying tenants.

The antisocial behaviour spilling from the venue after drinking caused many police visits to what is
normally a quiet residential area. I fear that a further licence will impact financially on myself and I
will loose tenants and residents.

These premises were deemed unsuitable for a licence due to the age and location to local homes
and

that substantial soundproofing and improvements at a considerable cost would be required, I do not
believe that the applicants are fully aware of these requirements and the costs involved and that
there was not enough disclosure from the letting agents as to the problems we have all experienced
in the not too distant past. I fully understand they are new applicants but nothing changes the fact
that there is not a realistic parking solution and the building is the same they will not be able to fully
soundproof the building with the budget they have disclosed.

There will be as many as 300 persons arriving to enjoy events including drinking then exiting this
venue on many modes of transport which will inevitably cause noise antisocial activity.

I therefore object as follows:

Granting a licence contravenes two of the licensing objectives.

1 prevention of crime and disorder

2 prevention of public nuisance

10.

From: I

Sent: 25 April 2023 23:23

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objections The Regis, 152 Reddal Hill Road, Cradley Heath B64 5JJ

I raise objections to the licensing of the venue on the following grounds;

1. Lack of parking in the locality of the venue. This would have a detrimental effect on residents in and around the venue.
2. Music noise, the sound levels of previous tenants were a major impact to residents nearby. Often causing things to shake on walls.
3. Other noise, people were often very loud when arriving and departing the venue especially when under the influence of alcohol. They also often smoked outside and again were heard screaming and laughing and being inappropriate in such a built-up area.
4. Antisocial behaviour outside venue, once under the influence people lose the inhibitions and this can lead to ASB and crime.

This site is inappropriate for this kind of event/party venue. But if agreed I believe strict regulations need to be in place. No parking by users of the venue inside streets in the locality. A limiter in place and tested regularly to control the volume of the music. My recommendation would be 90Db. I would also recommend an earlier finish time during the week to have less impact on those going to work and school. For example, 10pm Sunday to Thursday with exceptions for Bank Holidays. If possible, a limit put on the venue to how many events they can have in a week as this would prevent the venue running events every night. This would also lessen the impact on local residents. If this isn't possible, consider only granting a license from Thursday to Sunday with the above restrictions also in place

Finally, I am disappointed that despite what has been stated in a local newspaper the new owners have not consulted with residents and making such untrue statements to the press does not bode well in creating a positive relationship with those residents. Furthermore, the removal of the trees outside of the venue has created even more tension. I hope to see a more open dialogue between the owners, residents and councillors going forward.

Kind Regards,

11. Police

From: .

Sent: 26 April 2023 16:24

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: New Premises Application - 152 Reddal Hill Road, Cradley Heath B64 5JJ.

Further to the attached application, West Midlands Police object to the application as it stands.

noise and ASB from patrons leaving the venue and causing parking issues in the nearby residential roads.

The new operators have reduced the hours the previous venue operated and have provided the attached dispersal policy which is welcomed however some of the issues relating to the venue remain.

The venue is surrounded by houses meaning that the risk of disturbance to the residents from noise or ASB remains high. The venue has little parking and the nearest off street parking is Hill Passage Car Park for 20 cars and Highgate Street for 25 and patrons. The venue would not have sole use of these car parks and patrons would need to walk to and from the venue if using these car parks and so the concern remains that patrons will use nearby residential roads to park, raising the risk of disturbance to residents and a repeat of the previous parking issues.

The dispersal policy states the venue will use the exits/entrances on Reddal Hill Road and Highland Road. Highland Road and Hickman's Avenue were the two roads previously affected by the noise, parking issues and ASB from patrons and so the use of an exit onto those roads is a concern. If the venue decide to only use the entrance/exit on Reddal Hill Road, the concern remains as to how the venue would manage the dispersal of 300 patrons without it impacting on local residents.

The venue would require significant numbers of appropriately qualified/licensed staff to manage dispersal from the venue, manage patrons using the smoking area, deal with admittance to the venue, deal with any issues in the venue and deal with parking issues. There are currently no steps or conditions offered within the application that deal address the previous issues or offer reassurances.



Licensing

Sandwell LPA | West Midlands Police

Working in partnership, making communities safer

[If it's not 999, search WMP Online](#)

From:

Sent: 26 April 2023 16:46

To: Licensing Team for Alcohol & Gambling <Licensing_Team@sandwell.gov.uk>

Subject: Objection to Luxor Events/ Regis Hall

To whom it may concern,

I am writing to express my concerns regarding the reopening of the Regis as an events and wedding venue in my residential area. I am particularly concerned about the impact this will have on my children's education and well-being (we are a home educating family). Not to mention my own mental health (which is already being tested as I fear history may repeat itself with the reopening such a venue in this proven highly inappropriate area)

The Regis was previously shut down due to excessive noise caused by loud music and rowdy patrons, resulting in the revocation of its license, due to the serious impact the noise was having on the physical and mental health of residents in the area. As a home educating family, we rely heavily on a peaceful and quiet environment for our children's education, and the reopening of the venue will undoubtedly affect their learning and concentration. I am confident that this will also be detrimental to the other young children whom live in very close proximity, as previously the noise emanating from the Regis Hall, caused our windows to vibrate and prevented restful sleep throughout the weekend resulting in poor concentration, short tempers and a general decline in energy and willingness to attend previously enjoyed sporting groups held during the weekend mornings.

How is this new re-awakening of the Regis Hall going to be any different? The new lease holders have made no attempts to discuss plans with residents. Nor have they made any of the required improvements to the building to prevent noise leakage, unless Navy paint has noise cancelling properties that I am unaware of.

Further concerns are that this new venture appears to want to open the venue 7 days a week with the potential of daytime functions for up to 300 people, as the property provides approximately 4 car parking spaces I fear our street and surrounding streets will once again become gridlocked, noisy and may result in my family being unable to park near to our house. This in itself causes additional stress as the safety of my vehicle is compromised not to mention the potential difficulties faced in getting my young children to and from their arranged home educational activities.

I am extremely concerned that the reopening of the venue will lead to a return of the same problems experienced previously. As the warmer weather is on its way, is it too much to ask to want to be able to enjoy my own outdoor space or perhaps have a window open, without disruption from an events venue?

Furthermore, the unruly behaviour of patrons at the previous venue is also a significant concern. As a parent, I am worried about the safety of my children and the general aesthetic of the area surrounding my home. We have been subjected to intoxicated patron's shouting, fighting, urinating, drug misuse and the conduct of lewd acts outside our front door and within sight of our children's bedroom windows. Furthermore there was a huge increase in the amount of litter left in our street,

from empty bottles and cans to nitrous-oxide canisters and broken glass which caused additional concern as it made parts of our street unsafe to walk and or drive over after previous weekend events. Such incidents are not only disturbing but also pose a significant threat to the peace and security of our neighbourhood.

In conclusion, I urge you to take appropriate action to prevent the reopening of this venue. The previous issues with noise pollution and other disturbances must be taken into account. I hope that you will deny the license application and ensure that residents' well-being is prioritized, as well as the ethos of Sandwell council's streets.

Sincerely,

