

Shari Strathie
24 Marine Place
Rothesay
Isle of Bute
PA20 0LF

6TH February 2018

The Argyll and Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT

Dear Sir/Madam.

**APPLICATION FOR VARIATION(MAJOR)
PREMISES – THE BUTE PIPER (FORMERLY THE ARDBEG LODGE), 23 MARINE PLACE, ROTHESAY,
ISLE OF BUTE, PA20 0LF**

I would like to express my concerns and make an objection to the following application you have received at above address.

1. Outside seating area to be added to the front of the premises.

Last summer The Bute Piper had a seating area at the front of the building, I have attached 2 pictures to support this (Picture A, Picture B). The pictures show the volume of patrons using the benches on a typical summers day/night and I believe this to be unsuitable for a quiet residential area and feel it had a detrimental effect on our daily life. While the area was in use I felt unable to use my front garden, as you can imagine it's very unsettling to have people sitting smoking and drinking with an unobstructed view in to my property- not to mention the noise and language our children have and will be subjected to. I feel this is a total invasion of my family's privacy. We have previously had complete strangers hanging over the wall of The Bute Piper trying to initiate conversation with our family which is completely unacceptable.

Over the weekend I have to move my 3-year-old and 9-year-old into a bedroom to the rear of the house to avoid disturbing their sleep. My partner has spoken to Brian regarding people sitting outside drinking and smoking. He assured us the benches would be removed by 8pm every night. Brian did move the benches for the first few weeks then slips back into his normal routine which results in the benches being left down and people sitting outside for the duration of the night.

I can't have my windows open at night due to the noise coming from the premises with people coming and going, out smoking, the noise of loud music and people loitering outside the premises as they wait for taxis while having loud conversation and engaging in horse play at all hours at night. If the permission should be granted I feel the current situation would only get worse and would make living in this lovely area unbearable.

The area Brian

wants to use at the front of the property for seating area is currently being used as a drive/parking that fits 3 cars which would be used by residents when the rooms are occupied and Brian also uses it for his vehicle. There is already a problem with parking in Marine Place due to customers visiting The Bute Piper, I would actually say the road is quite dangerous as cars are having to park on the grassed shore line (photo attached, Picture C). There have already been accidents and I have had to install CCTV to make sure my property is safe as we have already had issues with people urinating in our drive and leaving empty/smashed bottles in our garden.

2. To Amend on-sales Core hours.
Same objections as section 1. The problems we are currently experiencing would then be 7 days a week instead of just at weekends when open to 1am.
3. Additional off-sales Core hours.
No Objection
4. Increase the capacity from 80 to 125 Persons.
My concern is that if these issues occur regularly at the current capacity an increase would cause greater disturbance.
5. Additional to dancing as an activity.
No Objection
6. To amend the children and young person's conditions.
No objection

Regards

Shari Strathie and Jim Mclachlan

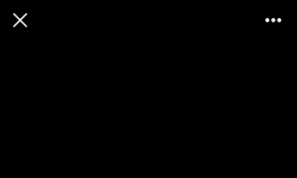
PICTURE A



Picture B



PICTURE C



Scottish Honky-Tonk
8 JULY 2017 AT SCOTTISH HONKY-TONK

Carly McKay and 3 others

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