



Charlette McLachlan
22A Marine Place
Rothesay
Isle of Bute
PA20 0LF

7 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 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 on a few occasions people were leaning over my hedge trying to make conversation while I was trying to relax in my garden, as you can imagine it's very unsettling to have people sitting smoking and drinking, not to mention the noise and language. I feel this is a total invasion of my privacy.

I can't have my windows open at night due to the noise coming from the premises with people coming and going, I can't take myself away from the situation as all my bedrooms are to the front of the property. The noise from the costumers standing outside smoking, and people loitering outside the premises as they wait for taxis is getting very stressful. 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. There has already been accidents due to the parking problems.

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
Charlette McLachlan & Robert Duff