

Rhu Cottage  
Ferry Road  
Rhu  
HELENSBURGH  
G848NF

28 October 2019

## **Argyll & Bute Licensing Board - Rosslea Hall Hotel - Premises Licence (Variation (Major))**

References:

- A. Notice of Application for Premises Licence - Rosslea Hall Hotel - October 2019.
- B. Application for Variation of Premises Licence (Variation (Major)) - Rosslea Hall Hotel - dated 28 Sep 2019.
- C. Licensing Objections: <https://www.argyll-bute.gov.uk/law-and-licensing/licensing-objections-and-representations>
- D. Licensing Standards: <https://www.argyll-bute.gov.uk/law-and-licensing/licensing-standards>

Dear Sir or Madam,

I write to you with respect to the Premises Licence and Variation(s) being applied for by the Rosslea Hall Hotel at Refs A. & B. and with respect to the Licensing guidance at Refs C. & D.

My property is immediately adjacent to the Rosslea Hall Hotel and my garden is only separated from the hotel's patio and garden area by a low stone wall and (partly only) by a slated wooden fence. The hotel's main function suite area is right alongside my boundary wall.

In the last few years the nature of the business of the Rosslea Hall Hotel has changed very significantly, and much for the worse as far as all the neighbouring residential properties are concerned. The hotel is now principally marketed as a packaged 'wedding and party venue' whereas previously the hotel was a quiet residential hotel which only had the occasional function. Regrettably there can now be '3 wedding weekends' with loud and lengthy functions on the Friday, Saturday and Sunday of a single weekend.

Noise and nuisance levels have thus increased very considerably with the changed business model, whereas the previous mostly residential hotel business was much more in keeping with the hotel's location in the middle of a quiet residential area in Rhu Village.

I would therefore like to object strongly to the Variation being applied for regarding the consumption of alcohol to be permitted in 'external drinking areas' (patio and lawn) of this hotel. These areas abut directly onto my property. I do not think that the noise, rowdiness and inconvenience of the long drinking hours proposed, especially late into the evening and night are at all in keeping with the hotel's location in a quiet residential area.

Additionally, I would not expect the 'external drinking areas' to ever be included in any of the 'all hours of the licence' permissions i.e. as part of any 'function' license extensions currently allowed out to 1am.

I am aware that the hotel has recently been in dispute with us near neighbours and many Rhu local residents regarding the noise of bands, discos and parties, the excessive use of fireworks, drunk persons fighting in the car park and in neighbouring properties gardens, the consumption of alcohol purchased elsewhere and brought onto the premises and uncontrolled parking blocking access to neighbouring properties. None of these failings suggest that the hotel is either well managed or that 'external drinking' is under any control at present.

I was alarmed to discover that the hotel has somehow been awarded a capacity of 707. I cannot imagine how this figure was arrived at and this should be reviewed. The hotel is small (30 bedrooms) and has 'real world' parking available for, at most, 38 cars.

I recognise that living next to a hotel, as I have done for 25 years, requires a flexible attitude to the noise, smells and inconveniences of living next to a commercial business. However I do not think this gives the owners and managers of that commercial business carte blanche to ride roughshod over the law or the rights and interests of their neighbours, in particular regarding Licencing Objectives Nos 1. & 3. Preventing Disorder and a Public Nuisance.

In short, I think this hotel's current management cares not a jot for any of the inconvenience it causes to all its surrounding neighbours, rather that its sole objective is to maximise profit, at the expense of others if need be.

Yours aye,

Mr T C Lamb