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The Argyll & Bute Licensing Board
Kilmory
Lochgilphead
Argyll
PA31 8RT
2021

12th April

Dear sir or Madam,

Application for variation (Major) to The Bute Piper, 23 Marine Place, Rothesay, PA20 0LF

I am writing to you to express my concerns and objections regarding the above application.

Before highlighting the reasons for my objections please let me give you 'my' story so far.

I purchased 24a Marine Place, Rothesay PA20 0LF for my Dad. Since my parents split we have had a very close bond, even more so after he suffered haemorrhagic stroke, leaving him very ill in ICU at John Radcliffe Hospital in Oxford. Here he had to have a cage attached to his skull to allow the bleed in his brain to disperse while trying to stop the brain from swelling. Due to the amazing staff my Dad left hospital with no visible side effects from his trauma. During the weeks of bed rest and recovery it became apparent that his left side of his brain had been affected by the stroke. This was demonstrated by his lack of memory and mood swings (prior to the stroke he was very mild mannered with great patience) Due to his memory issues he was placed on Medical sick leave from work (aged 40) until his company medically retired him at 60. I bought a property in Bletchley Milton Keynes for him to live in so he didn't have to worry about a roof over his head, and this is where he lived for 15 years.

My Dads family are originally from Bute, residing in 'Lenny Farm' for numerous years, they moved to Glasgow to raise a family (9 children in total). With this in mind my Dad asked to relocate to Rothesay so he could be with some of his siblings that had already moved back for the quieter, charmed, idyllic life, so 24a Marine Road was purchased.

When I purchased the property the hotel next door was empty, no planning at all in place for anything other than a sea front hotel. So when Brodie came along with his ideas of a something a little different I was a little tentative about having my dad living next door to a PUB. Fast forward to now and although my personal experience of living in the property is negligible I return to see my Dad a lot and have many friends on the Island (I also purchased a property on the island). May I also say he has since had another stroke which hospitalised him for 10days.

Now having set the scene I outline below the reasons for the objects to the application:

- 1) Amend the seasonal variation.
- 2) To include outdoor drinking facilities during core licensed hours.
- 3) To increase sales capacity.
- 4) Proposed new layout plan to incorporate additional external space
- 5) The change to name of premises to Cadillac Kustomz.

1. Amend the seasonal variation –

- No objection

2. To include outdoor drinking facilities during core licensed hours –

- The outside of the hotel comprises of space for 4 parking bays, turning this area into an outside drinking area during core licensed hours would mean more parking issues on the main road, of which past events have caused total havoc. There is little respect given to the area of grassland opposite which is a Conservation Area, cars have parked on this grassland, churning it up, leaving litter all over the place and made a nuisance of themselves through the day with profanity being used with no regard to others who either live there or other visitors to the island. Photos I believe have been submitted showing large groups of vehicles up and down Marine Place with no consideration to residents and most of all emergency vehicles if they needed to attend a Marine Place resident. I understand that the area used as a car park is also where patrons stand and smoke, if this is turned into an eating area where will the smokers go? My dad and neighbour below have in the past had to clean up a horrendous amount of cigarette ends from the shared drive of 24/24a Marine Place, and have witnessed people standing in the drive with alcohol.

- The licence time till 0100 will still impact immensely and in all but name; mean that these premises are now no longer a hotel but an events venue that causes a nuisance to its neighbours. The proprietor has clearly presented this ambition for the premises publicly through advertising and online on social media (some very vulgar in my eyes for an amazing Island) The premises are currently listed for sale where the permissions being sought now are advertised as in place and existing, this of course is not that case (another display of the proprietor having no respect of procedure and the implications to his neighbourhood)

- Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhood in an entirely residential area.

In relation to the plans submitted what will happen with:

- a) How parking for 3 cars is maintained with outdoor seating.
- b) How a safe, designated external smoking area is arranged around seating but away from the entrance.
- c) How can all of this be achieved without causing further issues to the surrounding gardens?

3. To increase sales capacity –

- I have frequented the Bute Piper on a handful of times, and have cut short my time there due to it being over crowded, loud and lack of decent working toilets. To increase the capacity from 80 – 130 is in my mind an awful mistake, thus adding to more noise, more disruption to an entirely residential area.
- A hotel with restaurant and bar with a 130 person's capacity in a quiet island community, in an entirely residential area, with private garden space immediately adjacent, seems grossly out of proportion.

4. Proposed new layout plan to incorporate additional external space –

- Again, Taxis arrive late into the evening, with groups of drunk people waiting outside, causing a lot of noise and disturbance. People outside drinking and smoking throughout the opening hours. People leaving and shouting and dancing in the street. The character of this neighbourhood where the background level of noise is very low means that having a party venue on the street is a nuisance to its neighbourhood in an entirely residential area.
- Noise levels directly from the Bute Piper have a knock affect to all residents not only those directly next door. With the area being residential the noise levels carry and on several occasions my Uncle who lives further along the coast road has asked if there is a function happening as he can hear it in the distance.
- During the summer months residents like to sit in the front gardens or even have the windows open to enjoy a view, they have in my mind; paid for handsomely, this is blighted by noise, aggressive language, cars all over the paths (blocking sometimes the entirety of the path where people have had to walk on the road to get past) as parking is limited. I believe in the past neighbours have been belittled by the owner and its patrons when asked to be respectful of parking and language (even when cars are parked in a manner that they can't get off their own drive way) When there is a motorbike/car/tractor event, noise is exasperated by revving throttles and smoke pollution. My Dad on several occasions has had to bring in his washing because of the smoke (a small detail but why should he have to)

5. The change to name of premises to Cadillac Kustomz –
- No objection

May I also bring to your attention that the proposed planning paperwork that the proprietor is to legally make available regarding his intentions have been attached to scaffolding that is surrounding his establishment. I believe this should have been displayed on lamp posts on the public walkway not 15ft into his property. It is my belief that this was a deliberate act to scupper any objections to his proposal as I was only made aware of this by Dads neighbour at 24 Marine Place, and if I didn't know living NEXT DOOR then I am sure that many of the residents of Marine Place no nothing of this either.

During my visits (and when resident myself on the island) I have heard many issues concerning the Bute Piper and the proprietors manner, this I believe to be of a bullying nature with him using social media to antagonise/belittle/intimidate and exercise his Human rights as a person to do what he wants, with no consideration to others.

In my final statement I'd like to state that should this proposal go ahead, I feel this would have a huge detrimental effect to the reputation of the Island of Bute and in essence house valuations and re-sale potential to all residents on Marine Place.

I look forward to hearing the outcome.

Yours faithfully

Mrs June Le Gallais