

Meeting to Discuss License Application at The Convent,

Wednesday 2nd October 2013 at 6.30pm

The plans for The Convent are for the owners, Matt and Charlotte to live in the central part of the building, pedestrianise the entrance and make the back of the building their back garden. A 24 bedroom hotel will be set up in the Lodge and Guest House. The guests will be people using the facilities at The Convent and will not be general public. It will be by private membership where the owners will know the members details and will be able to contact members should an issue arise. Members will be able to bring in one guest.

A planning application for the access road from the A46 and conversion to a hotel will be submitted in November. The owners hope to have permission by February and the road open in March 2014. The hotel will be launched in April 2014.

The main revenue from the building will come from Internet TV – live music, comedy, TED lectures etc. where people pay to view. Members will pay a high ticket price to see extraordinary events and TV events will require a small audience. Charlotte will run the guesthouse and Matt, the events.

Matt said he felt, 'privileged' to be taking the Convent on and didn't want to get in trouble with the locality. It is a self-sufficient project and they therefore need revenue to fund their home, employment and fabric of the building.

The up-coming events are already licensed with Temporary Event Notices which require no public consultation. These are for Fridays and Saturdays day and evening and Thursday-Sundays afternoon and evening.

The plan is to close in January and then be open February-April five days a week and after the access road is open, seven days a week.

In terms of parking until the road is built, members will reserve one of the 42 spaces available or travel by taxi.

Drivers must enter and exit via Frogmarsh as it isn't possible to turn into The Convent entrance from St. Mary's Hill and therefore traffic problems for residents south of the Convent, should be minimal.

On Friday 4th October, there will be 110 people and the maximum limit is 150.

Public Comments/Questions:

- The junction at Frogmarsh is already dangerous with cars parked on the opposite side of the road. Resident felt the owners should have built the road before holding events.
- There is only one passing place between Bottle Green and The Convent. The road is not wide enough for the volume of traffic.
- Why do they need such a long licence? Concern that it gives the owners the freedom to do whatever they want.
- For residents opposite, the metal gate will wake them up and people walking past the house.

- Gentleman from the Priory Church spoke about the event organised by the Food Bank on Saturday 5th October and whether residents would still wish for the church car park to be used for visitors to park in. Matt said that this will be the largest event until April next year.
- Concerned vehicles will need to keep reversing and it will be difficult to get in and out of house.
- Lack of respect for neighbours.
- Can the license be set up regardless of planning?
- The junction at Frogmarsh is terrifically busy and people are forced onto the opposite side of the road by parked cars. Could PC set up yellow lines on the opposite side of the road? Gervase pointed out that the PC have no influence on this and that GH have certain rules they go on before there can be any traffic control. Gervase suggested the possibility of contacting GH about using cones for temporary events at that junction.
- Resident of Round House – already very busy and dangerous.
- What are the benefits to residents?
- Chair of Governors concerned about children and although some of the times of the temporary license are outside of school hours, the permanent license won't be.
- Resident had got to know Matt and Charlotte through playing the piano for the ladies choir. Revenue from events is required to build the road.
- Could the license be orchestrated to be restricted up until April and then widened?
- How will they prevent the music noise from disturbing locals?

Mr. Matthew Roberts

- Their family and 20 month old baby live there and would not want noise and disruption.
- They applied for the widest licence they could get and don't expect it to be granted as it stands.
- They have put in acoustic carpeting to absorb the sound and are aware they need to make noise levels within legal limits.
- There will be no access at all along Convent Lane from April 2014.
- Ladies choir is held on a Monday and yoga on a Tuesday and so far there had been no adverse comments to these events.
- Other groups have asked to use the venue for events and Matt has refused them until April.
- The license will be in place as soon as it's granted once fire, police etc. are happy.
- Smoking will take place on the southern side of the building.
- There is no chance that the full license will be granted in its entirety.
- Have checked with local residents about trying to keep car lights shining through windows to a minimum.
- Don't need to have a plan B; very confident will get planning permission.
- The majority of staff are residential. 15-20 builders vans are already visiting the site daily.
- There needed to be a trust that the owners would manage the building and the license in a sensible way up until the time the road is built.
- Only members and their guests will be allowed in.
- There could be an issue at some time when a high-profile band are playing that a large number of fans turn up at the building. No events of this type will take place until the road is in place.

- Monitors have been set up around the building monitor noise. Acoustic carpet has been laid inside the building. Windows are an issue and it will take them a time to get it right. 'The best thing for me is for you not to know that I'm open!'

Gervase Hamilton

- Important to make sure the license is being adhered to. It is in their best interest as well as the local people.
- If the conditions of the license are breached, the owners are at risk of losing their licence. Come back to the Parish Council if there are concerns about the license.
- Observe very carefully and keep records.
- PC and residents can express themselves to licensing.
- A bit of patience is required.