

From: [REDACTED]

Sent: 24 January 2023 16:26

To: Licensing <Licensing.Licensing@haringey.gov.uk>

Subject: Mother Kellys License objection, Rosa Luxemburg Apartments, unit 1, 16 Ashley Road, N17 9ST

OBJECTION LETTER

24/01/2023

Dear Sir/Madam

Rosa Luxemburg Resident Association wishes to object to the licence application by *Mother Kellys, Unit 1, 16 Ashley Road, London, N17 9ST*

We have an interest in this application that is greater than the general public because we are the residents of the Rosa Luxemburg Apartments, and as a resident association, we represent 107 flats, situated in both blocks of Rosa Luxemburg Apartments.

We object to the application on the following grounds

Objection 1

The prevention of crime and disorder.

The beer taproom will attract masses of people, especially football fans and it will work late at night hours, causing our residents the risk of losing the peace.

Our building is inhabited by disabled people and single mothers with small children.

We are afraid of drunken fights and loud arguments and rubbish dumping from the football fans attracted by the beer establishment

The flow of football fans attracted by the beer taproom after matches at the stadium will certainly leave garbage behind.

As a Resident Association, we are trying to prevent antisocial behaviour and doing our best to keep our building quiet and safe.

We almost felt betrayed when found out that a late-night alcohol-selling business is going to open its doors right under our windows, right in the way of thousands of football fans.

Objection 2

Prevention of public nuisance.

The opening of the beer taproom will disturb the peace of the residents. Our building is occupied by disabled people, single mothers with young children, and people who are unable to tolerate late-night noise due to health conditions. Residents with asthma, who are living on the first floor of our building need to ventilate the rooms and keep the windows open. A late-night beer establishment will create noise and interfere with disabled people's rest in the evenings.

The council provided housing for us and promised to take care of our residents.

If this license application will be approved and a late-night beer place is going to be opened in Rosa Luxembourg Apartments that means that our disabled residents and little children will be at risk of late-night noise, vibrations, lightning and litter.

I'm including the minutes from the Rosa Luxemburg RA meeting as proof of the group's decision to object the Mother Kelly's licence application.

Minutes of Rosa Luxemburg (urgent committee meeting) - 19 January 2023

Time

19 January 2023, 7 PM (started 7.22 PM).

Location

[Circular Road Community Hub.](#)

Attendees

Residents

- ██████████ (OS)
- ██████████ (FP)
- ██████████ (SC)
- ██████████ (MS)

Haringey Council

- ██████████ (CB-H)
- ██████████ (SW-H)

Apologies

- ██████████ (NA)
- ██████████ (BN)
- ██████████ (H)
- ██████████ (JB)
- ██████████ (LJ)

Topics

Objection for taproom

OS mentioned that residents have expressed their concerns about Mother Kelly's (the taproom).

Mother Kelly's has never contacted the community, so we do not know about their plans. Therefore, the RA has not been reassured and there is a lot of uncertainty.

Reasons for objection

- Late night noise. The poster says some nights it would be open until 10 PM, some others until midnight.
- Potential anti-social behaviour (ASB).
- Many people going to football increase the chances of ASB.

- Many disabled residents & children live in the building. Access to the building might get difficult.

Vote for taproom objection

- For objecting: 4 (two voters were absent and gave written consent to OS)
- Against objecting: 0
- Abstained: 2

Result: The RA will object to the taproom.

Action: CB-H to get in touch with LJ and JB for improved communication amongst committee members.

Objection to gate being built between Rosa Luxemburg and LUOS

LUOS is Living Under One Sun, the community café in Downlane Park.

OS shared concerns about the developer's plans to build a gate between LUOS' garden and our building, which would damage LUOS and therefore the whole community and the neighbourhood.

Vote for gate objection

- For objecting: 4
- Against objecting: 0
- Abstained: 0

Result: The RA will object to the gate.

Bank account

CB-H explained that the bank will ask for a document from the RA explaining that we have agreed to open the bank account.

The committee agreed to open the bank account at HSBC.

Action: NA to open the bank account at HSBC **as soon as possible**. If we don't open it before March, the RA will lose £250.

Signatories

- OS
- NA
- FP

Hallways renovations

The hallways will be renovated soon. SW-H shared three proposals of colour combinations for the halls.

We will organise a residents gathering, where residents can vote and talk to the developers, who will attend. The RA will ask the developers to present the proposals from 5.30 to 6 PM, on a Monday or Tuesday.

SW-H to ask the developers to attend the residents gathering.

Bin stores (check spelling)

OS mentioned concerns about residents having health issues due to odours coming from the bin stores. Flies are coming through the pipes. The flies might have been in direct contact with the rubbish in the bin store.

SW-H mentioned that the council has contacted a pest control company and Veolia.

It was discussed to attach leaflets to the newsletter asking residents to use specific containers for food waste.

We will plan an event in which residents will be explained how to dispose of their rubbish. Veolia will be asked to come and share indications and advice.

The organisation of this event will be in the agenda for the next meeting.

Meeting with the council

CB-H mentioned that the council asked whether we prefer meetings or newsletters to communicate with residents. The committee agreed that meetings were better.

How to decide agenda and date for following meetings

CB-H clarified how date and agenda are set. The committee agrees to a meeting date. The secretary asks for items to be included in the next agenda, with a deadline some days before the meeting date.

Minutes

CB-H mentioned that sending him our minutes is optional, but we do need to send the minutes for the annual general meeting.

Optional to share with residents. The minutes need to be emailed to all the committee members before the following meeting so they can read them and approve them at the beginning of meeting. For example: "previous minutes approved by committee as true and accurate record".

Communication with residents

- Hallways (word of mouth)
- Newsletter (any frequency the committee decides)
- General meetings
- Fp suggested having a bulletin board (attendees agreed)
 - SW-H will ask the council if they can help with that
 - A board will be installed outside the building

CB-H suggested creating an email for the RA. FP volunteered to create an email address. FP suggested creating a forum. Attendees agreed and CB-H suggested that the RA money could be used for that.

Action: FP to create an email address for the RA.

Training sessions

CB-H reminded that courses from Haringey are available and mentioned that more courses can be added to the list depending on residents' interests.

Making holes on walls

SW-H, asked by OS, mentioned that the council can help residents install curtains.

Doors and fobs not working properly

OS pointed out multiple doors that do not close properly. SW-H will look into that.

OS mentioned she reported the issue many times. She was sent a new fob, which did not work either. All residents have issues with that door. Therefore, the issue is with the point of contact for the fob. SW-H will look into it.

Let in through the stairs

MS asked whether it was possible to install a system to let people in so they could access through the stairs. When lifts do not work, some residents might be trapped in their flats for days. SW-H will ask.

Key to hub

CB-H will give the committee a key to the community hub.

Official form for Haringey

CB-H will share with the committee a form to formalise the RA.

Actions from Haringey

SW-H asked to be sent a list of actions for her.

From:

Sent: 25 January 2023 23:18

To: Licensing <Licensing.Licensing@haringey.gov.uk>

Subject: Objection to Mother Kelley's (MKN15 Ltd) Taproom Application for 16 Ashley Road 9ST

Dear Licensing,

Living Under One Sun (LUOS), is a multi award winning charity charity, established in 2005 and providing services by and for the local community.

We are the leaseholder of the former Pavilion and Bowling Green inside Down Lane Park and with a boundary with the Ashley Gardens development where we run the LUOS Community Hub, Cafe, Gardens and Growing space

The applications states that taproom is proposed to be open for an incredible 13.5 or 14 hours day, seven days a week - From 10.00 am in the morning until either 11.30 at night or midnight Bearing these opening hours in mind, and the location of the taproom close to th very busy and well connected Tottenham Hale Station, and is on a route to Tottenham Hotspur Stadium the venue for football matches, NFL games , concerts and boxing matches. We are writing to strongly object to the application by Mother Kelly for a taproom at 16 Ashley Road on the following grounds:

To protect children from harm

Adjacent or =close to or the proposed taproom are the Harris Academy primary and secondary schools, the Pavilion Nursery, the LUOS Community Hub when there are many children and young people's activities, particularly during the school holidays,, and the childrens play area in the park, as well as many residential properties including family homes and including Rosa Luxembourg Apartments directly above. To have all day drinking this close presents a serious risk from drinkers to the safety and welfare of all these children attending school, or the nursery, or visiting the park or the community hub. None of the other three Mother Kely taprooms in Bethnal Green, Stratford or the Albert Embankment are in comparable children's locations.

To prevent public nuisance and ensure public safety

Given that there will be frequent events taking place at the Tottenham Stadium, there is the potential for drinking to exacerbate tensions between rival supporters and/or aggressive and violent behaviour resulting in disturbances for relcoa residents, damage to property, vomiting and litter generally, and,including through the fence and gate into oru community hub.

Our hub is currently a welcoming, safe, enclosed space valued by residents of all ages and backgrounds because there are so few of these. Last year 160 residents wrote objecting to the planning application to install a gate from Berol link into the Hub gardens, and at the same expressed their support for the hub as a much valued local space. The taproom and the gate puts this at risk.

At its well attended meeting on Saturday 21st January with residents from right across the community,, the Down Lane Park User and Community Forum voted unanimously to object to the taproom proposed by Mother Kelly and the gate into the park. The Forum will be writing to you separately setting out their objections.

To prevent crime and disorder

The tap room will to attract large numbers of drinkers, especially before and after events, mainly men, and it is quite likely there will be drunken fights, assault, theft and damage to our homes and community facilities, The residents of the whole neighbourhood are at risk, but in particular those living right above or next to the taproom.

In conclusion, we strongly recommend the Committee refuse this application for a taproom. Please let us know if we can make representations to the Committee.

Regards

[REDACTED] on behalf of our Trustees, Staff and Volunteers and many local residents.

[REDACTED]



CREATING COMMUNITY LED WELL-BEING AND HEALTHY CONNECTED NEIGHBOURHOODS