

**From:** James Newcombe <Redacted>

**Sent:** 02 May 2023 19:27

**To:** Annie Davies <[Annie.Davies@swansea.gov.uk](mailto:Annie.Davies@swansea.gov.uk)>

**Subject:** Re: The Langrove, Parkmill, Southgate, Swansea, SA3 2EB

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Hello Annie

Good evening.

Please also note that Redacted who owns the Langrove Health Club and lives onsite including Redacted manager of the Langrove Health Club have also said that they do not want the licence or alcohol on the premises they are due to address the individual due to the problems, I believe an overzealous cafe manager has requested this without consulting the owners.

Your comments as below: -

Would you be willing to expand upon your objection citing the four licensing objectives – the protection of children from harm, the prevention of crime and disorder, public safety, and the prevention of public nuisance.

In line with your request please see the below

I write this email in regard to the application for an alcohol licence at Langrove Health Club.

I live and own Langrove Cottage and the lane leading to the Health Club. My family and neighbours object to the licence due to the current issues, speeding, anti-social behaviour and threatening behaviour towards my family and neighbours which have been logged with the police by members of the Health Club due to them not following the lane speed and to stop discarding rubbish.

The lane is and has children and animals including pedestrians walking up and down, our current issues on the narrow private lane include that of speed, and speeds bumps and chicanes have been placed in the lane to try and slow down the traffic. Alcohol reduces the ability to drive safely, and the actions could be overly compensated resulting in young children, animals and pedestrians being hurt not to mention oncoming traffic.

The lane is also a private lane that I own, there is a wayleave for club members to use the lane as long as they are respectful and follow the lane rules.

We are having confrontations with some current members due to them not wanting to follow the rules, these people maybe more of a disturbance to myself and my neighbours if fuelled by alcohol.

## Appendix D

The majority of people using the gym drive solo to the gym to use the gym and classes to keep fit. Alcohol following exercise as we know inhibits the individual and do condoning drink driving in a rural setting leading to rural main roads.

We are currently working with the police (Simon Chadwick) to try and control the above issues that we are having. We have had several meetings and conversations with the Langrove Health Club owners and although we have been assured, they try to control their members they are unable to put things in place to keep the lane safe which consists of (our garden) and members walking the narrow lane.

The concerns we have are increase in anti-social behaviour, more rubbish being dumped, increase in speeding and threatening behaviour towards family members and neighbours and drink driving.

Whilst we all agree with the Coffee and Crunch Cafe shop for members of the Club, we don't require or see the need for alcohol to be issued to a Health Club.

The lane is a private lane with a wayleave in place for members of the club only and not for general public use. The possible increase in the traffic coming into a very rural environment is detrimental to the area with the increase in pollution and noise.

Kind regards

James Newcombe.

**From:** Lisa Porter <Redacted>  
**Sent:** 18 May 2023 09:13  
**To:** Annie Davies <[Annie.Davies@swansea.gov.uk](mailto:Annie.Davies@swansea.gov.uk)>  
**Subject:** Langrove Health Club Coffee and Crunch

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Hi Annie

Good morning

I have lived in the Langrove Cottage Lane for more than 30 years. Langrove Cottage Lane is a private lane leading to Langrove Health Club and Coffee and Crunch, for years we have suffered from speeding and antisocial behaviour. Recently the Lane has been purchased by a new neighbour who is trying to work with the owners of the Langrove Health Club and Coffee and Crunch to control the speed and anti-social littering, music and shouting. All of this is due to his and our animals using the lane as it's part of his land and property and we are constantly in the lane, our young grandchildren children also use the lane and pedestrians using the lane.

## Appendix D

Our neighbour has suffered from much verbal abuse and threats due to the control methods being installed and people not understanding it is a private lane. My family has recently suffered from some verbal abuse and shouting as we walk the lane with our eldest daughter being verbal abused and upset for walking the lane. Our concern is that if these people are fuelled with alcohol will things escalate further, we currently have Simon our local police officer trying to support us but due to it being a private lane he has limited powers.

Further to these issues we are also concerned about the noise and control issues of the people while travelling along the lane. This is a very private quiet area with no noise after 9pm and the last of the gym members leaves.

So, you can see we have a number of issues and concerns, a further and final concern would be how the traffic and its potential increase will be managed by Langrove Health Club and Coffee and Crunch management. At times of there are many cars travelling along the narrow lane with near misses and cars losing control and driving through our hedge.

Mrs and Mr Porter

**From:** Langrove Village <Redacted>

**Sent:** 21 May 2023 23:09

**To:** Annie Davies <[Annie.Davies@swansea.gov.uk](mailto:Annie.Davies@swansea.gov.uk)>; [e.v.h.licensing@swansea.gov](mailto:e.v.h.licensing@swansea.gov)

**Subject:** Licensing Application Objection - The Langrove

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Dear Sir/ Madam

I wish to object to the current licence application at The Langrove, Parkmill, Swansea, on the following grounds:

The Langrove used to be a country club with a full licence and a music and dancing licence, and a motel. The motel has now been converted into a residential village consisting of twenty-eight one bedroomed bungalows, let on long term contracts, and the country club into a health club. The average age of our residents is 58 years. Some residents have been here for as long as seventeen years. They stay because of the peace and quiet in the countryside.

I have leased the health club out to Gower Community Leisure for a number of years, with no issues.

I gave up all licences many years ago to make sure that the peace and quiet was maintained. There was a verbal agreement with the directors of Gower Community Leisure, that no alcohol licence would be applied for.

## Appendix D

Gower Community Leisure have now sub-let a part of the health club to Sharon Craig for a coffee shop, and I note she has applied for a drinks licence from 12:00 to 21:00hrs, seven days a week.

The health club closes at 21:00hrs Monday to Friday and 17:00hrs Saturday and Sunday. There is an outside area with tables and chairs where people will be able to eat and drink. This will cause noise and disruption to residents who reside in a very close proximity to the cafe. This was the reason I gave up my alcohol licences in the first place.

If alcohol is served people will linger longer and become louder than if it is a coffee shop which was proposed. This could be detrimental to the quiet enjoyment of our residents, some of whom class this as their permanent home.

If the premises is locked up at 21:00hrs and there are people still consuming bottles in the beer garden, who will be responsible for asking them to leave if they are noisy?

I hope you will seriously consider these points when making your decision.

Yours sincerely

Brian Stewart  
(Owner of the Langrove)