

I and my wife [REDACTED] are both willing / able to either attend at the hearing or submit representation with regards to the issues I have experienced from these premises

A Local Resident Impact Statement of the Jolly Hatters Town Lane, Denton, Tameside

My name is [REDACTED]. My family home has been on Town Lane since 1957. Myself and my wife live in the family home. My eldest daughter, her husband and my two grandchildren live on Town Lane. My youngest daughter and her husband live on Town Lane. It is reasonable to assume I know Town Lane and have a vested interest the wellbeing of this neighbourhood.

The Jolly Hatters

When the Jolly Hatters was originally built as a large country pub, there were just a few houses on Town Lane. It was enclosed by agricultural green fields on a pleasant country walk from Denton centre along Town Lane and Ross Lave Lane towards Reddish. Urban development has taken place, and the Jolly Hatters is centrally situated now in a highly developed residential area. The Jolly Hatters is less than 100 yards from Greswell Infant and Junior School. It is within 800 yards of St Thomas More secondary school. It is next to a four story development of flats that was build when the "Elsinor Hotel" was demolished when it became unprofitable. These flats now house some of the most vulnerable people in our local society including partially sighted and mentally vulnerable who require round the clock care.

For people moving into, and growing up in the developing and expanding communities just off Town Lane in Denton, the Jolly Hatters once was a centre of the community. I took my father there on a Sunday lunch time. I met my friends there, my parents went there. The small car park at the front held only four cars but in any case most locals would walk to the pub.

The recent Jolly Hatters

Over the last 15 years the pub has changed. The people and friends I know won't use this pub any more because of what it has now become. People tell me they would avoid living in the vicinity of the pub, because of the reputation it has. We have seen and reported so many antisocial incidents at the pub that I have lost count.

Crime and Drug taking

Drug taking and dealing takes place both inside the pub and on the front beer garden and also takes place on the surrounding streets were the pub clientele do their deal, have their fix, and go back to the pub. I have witnessed some of this first hand and reported it to the relevant authorities.

Disorder, Damage and Control of Clientele

The current and previous Owners, Management Teams and Dedicated Premises Licence holders over the last 15 years have all failed to control some of the customers who behave antisocially, and they have shown no interest in controlling their behaviour. Most of these type of customers have the attitude of "If you don't like how I behave - then move", or "you shouldn't buy a house near a pub and not expect noise". Recent posts on Facebook testified to this attitude including calling local residents "Retards" and accusing local families living opposite the Jolly Hatters of being the ones who complained and causing the pub to close, and asking them to "move". I had these posts removed by the people who run the 'Denton Memories' Facebook site as they were threatening and people did not feel safe. Would you really want a pub who have these types of characters as clientele opposite your house, or near where you live?

There have been a regular incidents where the windows at the front of the pub being 'put through' over the years. The most recent only a few weeks before the recent pub closure, and the landlord decided it would be a good idea to have them repaired at half past midnight. Residents had to put up with all the drilling and banging until the early hours. People do not feel safe living near a pub that constantly and consistently attracts antisocial disorder.

Music disturbance

The Jolly Hatters has a Film(TV) Live Music, Recorded Music and an Entertainments Licence until 1am, Monday to Sunday and until 2am on New Years Eve/day.

Music and Karaoke is played until late and the front doors are left open continuously. On the odd occurrence where they are shut, the smokers open them again to go outside to have a cigarette leaving the doors open, or the people taking drugs open the doors to go outside, meet their dealer, have a fix, and return again leaving the doors wedged open. Music is played and heard into the early hours. No one in charge of the pub ever bothers to supervise this. This has happened with every single management team put in place since 2006 with no exception.

Public safety and Antisocial behaviour

People leave the premises openly drunk late at night. They wait noisily outside for a taxi or drive their vehicles and rev them loudly outside residents homes. Screaming and shouting is an often occurrence.

Clients park their cars or white vans, covering the pavements in a way that the vulnerable people living nearby cannot walk side by side with a carer, and they have to walk single file past the vehicles, They make it difficult for a anyone with a pushchair or wheelchair to pass and they usually have to go into the road to get around the vehicle.

During summer, some of the people parking directly in front of the front beer garden open their car doors to play music on the car or van stereo very loudly for the entertainment of people in the front beer garden that faces residential homes on the Lane.

During City or United football matches the beer garden clientele often spill out onto the road and drinking takes place on the street. This results in glasses and bottles being left on residents walls at the front of their properties, and quite often smashed glass strewn over the pavements and road. The school crossing for Greswell Junior School is 10 yards up the road from the pub and glass regularly has to be cleared so it doesn't harm the children, going to and from the school.

Walls of local gardens have been urinated on, or vomited over from clients coming out of the pub drunk.

Recently late at night, a female client who seemed to be drunk was locked in a car by what appeared to be her partner, she was screaming at the top of her voice to be let out and was swearing profusely. This was at a time of night when residents can quite rightly expect to have a decent nights sleep.

Landlords have been known to fight with clientele openly in the street.

Continuous Management Changes

Irrespective of whoever the Owner, Management team and DPLH have been in the last 15 years, the Jolly Hatters has never been controlled satisfactorily. The style of the pub has changed back and forth a number of times with each new Owner, Management company, or DPLH. The same type of clientele are re-attracted and return every time without fail.

In my opinion, Owners, Managers and DPLH's have all come to the same conclusion that the only way to make it profitable is to run it as a Fun Pub, with recorded music, sports TV, live music and karaoke. This attracts a clientele from a wider demographic area who are looking for specific type of entertainment very similar to the Sports Bars in Manchester City Centre and the bars that used to be available in Staley-Vegas in it's hay-day. This type of pub is inappropriate and not suitable for a developed residential area. With its 1am licence people do not see the need to go into Manchester and pay more for their 'booze' and all the expense of taxi's, when they can get all they need at the Jolly Hatters in Denton.

It is unacceptable for a pub in a highly residential area such as Town Lane to have a Licence, to stay open with live music, indoor sporting events TV etc until 1am Monday to Sunday.

Front Car Park conversion to a Beer Garden

The area at the rear of the property was never used as a beer garden. The front car park only held four cars and this has now been converted into a front of the house beer garden. It was done at the front because the rear garden area that could have been developed backed onto a previous DPLH mothers property and we believe that he didn't want any disturbance to her.

Whatever the reason, since the front was converted, the anti social behaviour and noise has increased dramatically. During the day especially if it's good weather, the clientele numbers can swell and the noise can be heard in down the Lane. If there is standing room only, drinking is done on the street. The drug using clients also use the benches to sit on whilst waiting for their dealers to arrive with their ordered drugs. You are less noticeable to the residents sat down rather than stood up.

The benches that have been put at the front provide a nice little loitering area for the pub clientele when they leave the premises at night. They stay sitting or lying (depending on how drunk they are) on these benches shouting, arguing and basically making a nuisance of themselves, until their taxi arrives or until they get bored and decide to go home.

This area at the front of the pub was never designed for this type of use as a beer garden, and Tameside MBC never consulted any of the residents to tell them that the landlord at the time had applied for change of usage. Tameside did not carry out an impact assessment on the residents.

Next steps

There have been so many chances for this pub to improve over recent years, and all without fail have failed to respect the local residents needs. There have been many permutations of management put in place including single people, couples, families, inexperienced and experienced people and supervisory management companies, all of which have reverted back to allowing the same old clientele back who behave criminally and antisocially. Because it is a backwater pub, away from the main road, drug deals can be done more easily. There are no parking restrictions to stop cars drawing up outside, and its an easy location for the drug dealers to control. It is an easy place to behave antisocially and then just disappear into the backstreets. The antisocial and criminal behaviour has to stop along with the noise. With every new management, in a matter of weeks of reopening, it

seems it is back as business as usual, attracting the same kind of clientele. How many times do the residents have to put up with this? It is time to close the pub permanently to keep the peace and quiet residents deserve.

History now shows failure by every single DPLH and owner over the last 15 years. More than enough chances have been given to the management and the owners of this pub to get it right, and letting it remain open simply continues failure. Owners, or new Owners, will say that "the past is in the past and that it is a new start with a new DPLH or Owner" and that the New DPLH will manage it better - but they don't, they never do, the last 15 years has proved the case. They will argue that licensing restrictions put on the pub will be unfair on any new DPLH they want to put in place - but it affects the locals who have to put up with it all. They will argue that they will find someone fit and proper to run the pub - I would argue that they would say that wouldn't they, they have never managed it yet, repeatedly and over and over and over again, and of course they don't have to live opposite or nearby and put up with the pub near them. They have had enough repeated chances and this pub should never reopen - it is time to acknowledge that it has had its day and move on.

(a) Preferably, the current premises should have a Licence to sell alcohol refused permanently, it has had many chances to operate within the bounds of its licence and has failed at every attempt over the last 15 years to do so.

(b) The premises should be allowed to be reused as a different business in line with Tameside MBC planning guidance, and not re-opened as a public house.

(c) If the council seem fit to give it one more chance yet again, the following special conditions must apply:

- 1 The front Beer Garden must be reverted back to a car park.
- 2 No music or entertainment licence should be given.
- 3 The pub must close by 11pm every night including weekends.
- 4 Security must be employed inside and outside the premises during opening hours and until 1/2 hour after closing time to discourage antisocial behaviour and drug taking.

Recent Closure for Covid Measures Violations and Antisocial Behaviour Violations

The recent closure of the Jolly Hatters due to the DPLH violating antisocial disorder measures typifies the pub clientele and management we have endured over the last 15 years. It is closed at the moment and local life is peaceful. Permanent closure would keep it peaceful. Local people who like to go for a drink in a local pub are well served by local public houses within 1/2 a mile of the Jolly Hatters and its closure would be no great loss.