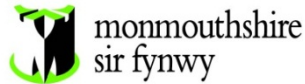


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Wednesday, 12 August 2015

Notice of meeting / Hysbysiad o gyfarfod:

Licensing and Regulatory Sub Committee

**Thursday, 20th August, 2015 at 10.00 am,
Council Chamber, County Hall, The Rhadyr, Usk, NP15 1GA**

AGENDA

Item No	Item	Pages
1.	Apologies for absence	
2.	Declarations of Interest	
3.	To consider an application for a Premises Licence for Premier Inn (Proposed) Portal Road, Monmouth (report attached)	1 - 28

Paul Matthews

Chief Executive / Prif Weithredwr

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE COMMITTEE IS AS FOLLOWS:

County Councillors:

L. Guppy
D. Evans
J. Higginson

Public Information

Access to paper copies of agendas and reports

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Watch this meeting online

This meeting can be viewed online either live or following the meeting by visiting www.monmouthshire.gov.uk or by visiting our Youtube page by searching MonmouthshireCC.

Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with adequate notice to accommodate your needs.

Aims and Values of Monmouthshire County Council

Sustainable and Resilient Communities

Outcomes we are working towards

Nobody Is Left Behind

- Older people are able to live their good life
- People have access to appropriate and affordable housing
- People have good access and mobility

People Are Confident, Capable and Involved

- People's lives are not affected by alcohol and drug misuse
- Families are supported
- People feel safe

Our County Thrives

- Business and enterprise
- People have access to practical and flexible learning
- People protect and enhance the environment

Our priorities

- Schools
- Protection of vulnerable people
- Supporting Business and Job Creation
- Maintaining locally accessible services

Our Values

- **Openness:** we aspire to be open and honest to develop trusting relationships.
- **Fairness:** we aspire to provide fair choice, opportunities and experiences and become an organisation built on mutual respect.
- **Flexibility:** we aspire to be flexible in our thinking and action to become an effective and efficient organisation.
- **Teamwork:** we aspire to work together to share our successes and failures by building on our strengths and supporting one another to achieve our goals.

Nodau a Gwerthoedd Cyngor Sir Fynwy

Cymunedau Cynaliadwy a Chryf

Canlyniadau y gweithiwn i'w cyflawni

Neb yn cael ei adael ar ôl

- Gall pobl hŷn fyw bywyd da
- Pobl â mynediad i dai addas a fforddiadwy
- Pobl â mynediad a symudedd da

Pobl yn hyderus, galluog ac yn cymryd rhan

- Camddefnyddio alcohol a chyffuriau ddim yn effeithio ar fywydau pobl
- Teuluoedd yn cael eu cefnogi
- Pobl yn teimlo'n ddiogel

Ein sir yn ffynnu

- Busnes a menter
- Pobl â mynediad i ddysgu ymarferol a hyblyg
- Pobl yn diogelu ac yn cyfoethogi'r amgylchedd

Ein blaenoriaethau

- Ysgolion
- Diogelu pobl agored i niwed
- Cefnogi busnes a chreu swyddi
- Cynnal gwasanaethau sy'n hygyrch yn lleol

Ein gwerthoedd

- **Bod yn agored:** anelwn fod yn agored ac onest i ddatblygu perthnasoedd ymddiriedus
- **Tegwch:** anelwn ddarparu dewis teg, cyfleoedd a phrofiadau a dod yn sefydliad a adeiladwyd ar barch un at y llall.
- **Hyblygrwydd:** anelwn fod yn hyblyg yn ein syniadau a'n gweithredoedd i ddod yn sefydliad effeithlon ac effeithiol.
- **Gwaith tîm:** anelwn gydweithio i rannu ein llwyddiannau a'n methiannau drwy adeiladu ar ein cryfderau a chefnogi ein gilydd i gyflawni ein nodau.

SUBJECT: Application for a Premises Licence for Premier Inn (Proposed), Portal Road, Monmouth
DIRECTORATE: Chief Executive
MEETING: Licensing & Regulatory Sub-Committee
Date to be considered: 20th August 2015
DIVISION/WARDS AFFECTED: MONMOUTH

1. PURPOSE:

To consider an application for a Premises Licence under the Licensing Act 2003 for Premier Inn (Proposed), Portal Road, Monmouth. Copy of the application is attached as Appendix A.

2. RECOMMENDATION(S):

- 2.1 It is recommended that members consider and determine the application, on the basis of the information provided.

3. KEY ISSUES

- 3.1 The application is for the sale of alcohol Monday – Sunday 10.00hrs -00.30hrs, and Late Night Refreshment Monday – Sunday 23.00hrs – 00.30hrs
- 3.2 The Live Music Act 2012 came into force in October 2012 which permits live music in on licensed and workplace premises for 200 persons, which was later amended to 500 persons under the Legislative Reform (Entertainment Licensing) Order 2014.

It further allows live music between 08.00hrs – 23.00hrs without the need for a licence.

The Legislative Reform (Entertainment Licensing) Order 2014 also permits recorded music for 500 persons between the 08.00hrs – 23.00hrs in on licensed premises without the requirement of a licence.

The applicant has not indicated they intend to have live or recorded music but this is an option they are allowed to take if they so wish without the need of a licence

- 3.3 The applicant within the operating schedule has stated the following under the four licensing objectives:-

General – all four licensing objectives

We have undertaken our own risk assessment to propose the following steps:-

The steps which we have identifies in relation to the four licensing objectives are listed below.

The Prevention of Crime and Disorder

The use of door staff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.

Alcoholic and other drinks may not be removed from the premises save for consumption in the hotel bedrooms.

Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.

There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.

The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age 21 years.

The management of the premises will liaise with police on issues of local concern or disorder.

CCTV will be installed with recording facilities such recordings shall be retained for a period of 31 days and made available within a reasonable time upon request by the police, such as to cover the main entrance to the premises.

There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

Public Safety

To comply with the reasonable requirements of the fire officer from time to time.

The premises will have adequate safety and firefighting equipment and such equipment will be maintained in good operational order.

Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.

Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.

Toughened glasses will be used in the premises where appropriate.

Fire Exits and means of escape will be kept clear and in good operational condition.

Prevention of Public Nuisance

Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.

Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises. Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.

Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.

Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

The Protection of Children from Harm

No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.

Children under the age of 16 shall not be permitted to enter the premises after 21.00 unless dining with an adult or attending a pre booked function or resident in the hotel.

There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.

The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.

Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.

- 3.4 The applicant has a statutory duty to send copies of his/her Premises application to the 'Responsible Authorities' namely Heddlu Gwent Police, South Wales Fire Service, The Local Health Board and departments of Monmouthshire County Council being the Environmental Health Section, Social Services, Planning, Licensing and Trading Standards Department. (A notice also has to be circulated in a newspaper within the area of the premises as well as a notice displayed at the premises to enable local businesses and residents to make a representation. The application is also advertised via the Council's website). This was duly carried out by the applicant.)
- 3.5 A representation however has been received from one resident and this is attached as Appendix B.
- 3.6 The main concerns from the representation are:-
- Potential to cause a nuisance from its customers during the early hours of the night for every night of the week
 - Increase in disturbance and calls to the police
 - Fear of reprisals from offenders of disturbance
- 3.7 Representations made under the Licensing Act 2003 must be made under the four key licensing objectives, namely:-
- The prevention of crime and disorder;
 - Public Safety;
 - The prevention of public nuisance; and
 - The protection of children from harm.

However, Section 9 of the Guidance issued by the Home Office states:

It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.

- 3.8 In response to the representation the solicitors for the applicant John Gaunt & Partners submitted the following to the objector:
- This is an application for a Premier Inn, principally a hotel operation of which there are some 700 around the country, many in noise sensitive locations and all of which – without material exception – operate without difficulty or negative impact on their immediate vicinity.
 - Even if, which is not accepted, these premises were to be a source of noise or disturbance, those most affected would be the hotel residents themselves whose amenity is our clients paramount consideration and concern.
 - In any event our clients operating statement offers a condition that noise or disturbance shall not emanate from the premises so as to cause a nuisance to neighbouring property (I do not have the exact words in front of me but that is the thrust of what is offered).

- Most materially there is only one representation to this application. It is particularly significant that the police who have a responsibility for preventing possible crime and disorder and general nuisance and Environmental Health (ditto in respect of noise nuisance) have raised no concerns.

3.9 The objector then responded with the following:

I have stayed in Premier Inns around the country the majority of which have been located in “retail areas” away from residential areas (Leeds and Sheffield) or inner town areas where noise and disturbance is a way of life (Heathrow and Brentford).

This new development in the area has the potential to create a negative impact on the peace currently enjoyed by the neighbourhood. I can see what they are saying by them operating “without difficulty or negative impact on their immediate vicinity”. But, I’m not talking about the immediate vicinity but incidents involving noise, nuisance or disturbance outside and away from any of their premises.

The solicitor seems to have misunderstood my concerns – it’s not the premises being a source of noise or disturbance that would impact on our peace and enjoyment but noise and disruptive behaviour from its customers leaving the premises at night time disturbing our sleep on their journey to where ever they live in the town.

Surprising, but understandable I suppose, the solicitor feels the hotel residents are their paramount consideration and concern. This seems to be saying that once customers have left the premises any noise or disturbance they create is for their neighbours to deal with.

I may be the only representation received to the application but surely my concerns should be heard. There have been a couple more objections to noise, crime and disruptive behaviour but these were unwittingly made to the planning department at the time of the planning application. Perhaps people were “put off” making a representation by the fact that the application notice put up around the proposed site stated the application itself could not actually be viewed locally in Monmouth but at an address in Abergavenny. I myself, someone who is not familiar with navigating the Council’s website, found it difficult to find the application and instructions on how to make a representation.

I must assume the police authority and Environmental Health are invited to make comment on such applications. As the solicitor rightly says, “the police have a responsibility for preventing possible crime and disorder and general nuisance”. Assuming the police are consulted on such applications and in doing so they review past reported incidents, I am somewhat surprised they have not raised any concerns.

From the Council website, I see that the Licensing Committee is made up of councillors, some of whom will be keen to see this application approved.

I will therefore not be attending the hearing as I feel that I don’t have the confidence to present myself but hope that my representation will be given fair consideration.

Many thanks again for giving me the opportunity to make a further representation prior to the hearing.

- 3.10 In accordance with 9.2 of the Home Office Guidance issued under Section 182 of the Licensing Act 2003 a hearing is not required if no representations were received or such representations were withdrawn. Furthermore, a hearing is not required if conditions have been agreed and agreed by all parties. However, in this instance no agreement was reached and there a hearing is required.

4. REASONS:

- 4.1 The determination of an application is to be considered in accordance with Section 18 of the Licensing Act 2003.
- 4.2 In section 9.4 of the Guidance issued under section 182 of the Licensing Act 2003, the Secretary of State recommends that, a representation would only be “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives.
- 4.3 Monmouthshire County Council’s Policy on Prevention of Nuisance are set out in Section 11 and read as follows:

Prevention of public nuisance

Licensed premises can have significant potential to impact adversely on persons in the vicinity and further afield through public nuisances that arise from their operation.

Subject to case law the Licensing Authority interprets ‘public nuisance’ in its widest sense, and takes it to include such issues as noise, light, odour, litter and anti-social behaviour, where these matters impact on those living, working or otherwise engaged in normal activity in the vicinity of a licensed premises.

Applicants will be encouraged to demonstrate in their Operating Schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance.

The Licensing Authority recommends that licensees apply a high standard of control to minimise the potential for any public nuisance that may arise from their operation of the premises, particularly where:

- they are situated in a residential or noise sensitive area; or
- extended opening hours are proposed.

The Licensing Authority recognises that beyond the immediate vicinity of the premises the control that a licence-holder can exert over its patrons diminishes and individuals who engage in anti-social behaviour are accountable in their own right.

5. RESOURCE IMPLICATIONS:

- 5.1 Nil

6. CONSULTEES:

Heddlu Gwent Police, South Wales Fire Service and the following departments from Monmouthshire County Council, namely, Environmental Health, Social Services, Planning, Trading Standards, Licensing and the Local Health Board

7. BACKGROUND PAPERS:

Licensing Act 2003

Guidance issued under Section 182 of the Licensing Act 2003

Monmouthshire County Council's Statement of Licensing Policy dated 1st July 2015.

Live Music 2012

8. AUTHOR:

Samantha Winn

Senior Licensing Officer

CONTACT DETAILS:

Tel: 01633 644221

Email: samanthawinn@monmouthshire.gov.uk

Application for a premises licence to be granted under the Licensing Act 2003

Choque Road 6100

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Choque no 025178

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

We Whitbread Group PLC apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises details

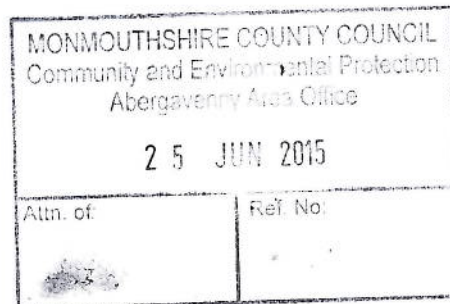
Postal address of premises or, if none, Ordnance Survey map reference or description Premier Inn (Proposed), Portal Road proximate to its junction with Cinderhill Street / B4233	
Post town Monmouth	Post code NP25 5EZ

Telephone number of premises (if any)	Not Known
Non-domestic rateable value of premises	Band A

Part 2 – Applicant Details

Please state whether you are applying for a premises licence as

- Please tick ✓
- a) An individual or individuals* please complete section (A)
 - b) a person other than an individual*
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. other (for example a statutory corporation) please complete section (B)
 - c) a recognised club please complete section (B)
 - d) a charity please complete section (B)



- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

- * If you are applying as a person described in (a) or (b) please confirm: **Please tick ✓ yes**
- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
 - I am making the application pursuant to a
 - Statutory function or
 - A function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname

First names

I am 18 years old or over

Please tick

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname

First names

I am 18 years old or over

Please tick

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name Whitbread Group Plc
Address Whitbread Court, Porz Avenue, Dunstable , Bedfordshire, LU5 5XE
Registered number (where applicable) 29423
Description of applicant (for example, partnership, company, unincorporated association etc.) Public Limited Company
Telephone number (if any)
E-mail address (optional)

Part 3 – Operating Schedule

When do you want the premises licence to start?
On Completion of the works – to be advised in due course

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A

Please give a general description of the premises (please read guidance note 1)

This is a development site for which no rateable value has been fixed attributable to our client's proposed development of the site with a Premier Inn. Building works have yet to commence. A band A fee would appear to be payable.

It is intended that the site will be developed to create a c. 60 bed Premier Inn at this location. Planning Permission for the development has been granted, subject to completion of the Section 106 Agreement.

It is intended that the proposed premises will operate as a stand alone Hotel with related licensed accommodation operating under the Premier Inn brand.

The entrance to the site will be off Portal Road with on site car parking providing. The proposed Hotel will have at ground floor level a secure entrance lobby and main hotel reception and food and beverage area (usual in developments of this type).

The bedrooms (which will be unlicensed) will be situated on the ground and upper floors comprising in all some 60 rooms.

The details of the development are shown on the drawings identified below, deposited with this application.

A Licensed Premises Notification will be given for 2 gaming machines under the Gaming Act 2005.

It is proposed that the permitted hours for licensable activities for these premises should be : Monday to Sunday: 10:00 – 00:30 inclusive with the premises closing to the general public 30 minutes thereafter. However, the premises will remain open 24 hours a day to hotel residents.

This application seeks to licence the premises specifically to authorise under the Licensing Act 2003 the following activities:

1. The sale of alcohol.
2. The provision of late night refreshment after 23.00

The appropriate drawings deposited with this application are :-

- Google Earth Image identifying the approximate location of the development.
- Drawing no. 3647/P101 – indicative site location plan
- Drawing no. 3647/P103 Rev A – indicative site layout plan.
- Drawing no. 3647/P104 Rev A – indicative ground and first floor arrangement plans.
- Drawing no. 3647/P105 Rev B – indicative second floor bedroom layout plan.
- Drawing no. 3647/L01 - detailed part ground floor licensing layout to a scale of 1:100 and showing indicative fire safety equipment etc.

Please note that the internal area edged red at ground floor level and shown on drawing no 3647/L01 is intended to be used (as required) for all licensable activities.

Please further note that the appropriate fire safety precautions will be incorporated within the development in consultation with the Fire Safety Officer and under the Building Regulation approval process.

It is proposed that the development of the site will improve the area by providing jobs for the local community and a new Hotel facility at this location.

It is understood that there is no cumulative impact policy in place in respect of this location.

Premier Inn, of which there are some 700 nationally, are not normally known to undermine the licensing objectives and particularly those of crime and disorder or the prevention of public nuisance.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick ✓ yes

Provision of regulated entertainment

- a) Plays (if ticking yes, fill in box A)
- b) Films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for performing plays (please read guidance note 4)	
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed					
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Fri					
Sat					
Sun					
			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for playing recorded music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	✓
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 3) To allow the provision of hot food and drinks for consumption on and off the premises at the manager’s discretion and in the areas identified. State any seasonal variations for the provision of late night refreshment (please read guidance note 4) N/A – save as below Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Mon	23:00	00:30			
Tue	23:00	00:30			
Wed	23:00	00:30			
Thur	23:00	00:30			
Fri	23:00	00:30			
Sat	23:00	00:30			
Sun	23:00	00:30			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	
				Off the premises	
				Both	✓
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4) Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5) To the extent that the proposed hours as identified are not granted to permit sale of alcohol and such regulated entertainment as authorised hereunder until 00.30 (if not otherwise granted) on Friday, Saturday, Sunday and Monday at bank holiday weekends, Christmas Eve, Boxing Day New Years Day and All Saints Days. New Years Eve: 10:00 to New Years Day – terminal hour as proposed. The premises shall remain open to permit the sale of alcohol to hotel residents 24 hours a day.		
Mon	10:00	00:30			
Tue	10:00	00:30			
Wed	10:00	00:30			
Thur	10:00	00:30			
Fri	10:00	00:30			
Sat	10:00	00:30			
Sun	10:00	00:30			

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Name: Richard Walker

Address: Whitbread Group PLC, Whitbread Court, Houghton Hall Office Park, Porz Avenue, Dunstable.....
.....

Postcode LU5 5XE.....

Personal Licence number (if known): VEPERS1469.....

Issuing licensing authority (if known): Calderdale Metropolitan Borough Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

NONE save for the presence of gaming machines the use of which is not permitted by any person under the age of 18.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4) Please see box M above
Day	Start	Finish	<p>Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)</p> <p>The premises shall remain open 24 hours a day for hotel residents.</p> <p>For non residents, the premises will close 30 minutes after the end of the non-standard timings identified in box J above.</p>
Mon	06:00	01:00	
Tue	06:00	01:00	
Wed	06:00	01:00	
Thur	06:00	01:00	
Fri	06:00	01:00	
Sat	06:00	01:00	
Sun	06:00	01:00	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

We have undertaken our own risk assessment to propose the following steps:-

The steps which we have identified in relation to the four licensing objectives are listed below

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed, save as below

1. The use of door staff will be risk assessed on an ongoing basis by the licence holder of premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
2. Alcoholic and other drinks may not be removed from the premises save for consumption in the hotel bedrooms.
3. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
4. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely

and handed to the police.

5. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
6. The management of the premises will liaise with police on issues of local concern or disorder.
7. CCTV will be installed with recording facilities such recordings shall be retained for a period of 31 days and made available within a reasonable time upon request by the police, such as to cover the main entrance to the premises.
8. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

c) Public safety

No further risks have been identified which need to be addressed, save as below

1. To comply with the reasonable requirements of the fire officer from time to time.
2. The premises will have adequate safety and fire fighting equipment and such equipment will be maintained in good operational order.
3. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.
4. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.
5. Toughened glasses will be used in the premises where appropriate.
6. Fire Exits and means of escape shall be kept clear and in good operational condition.

d) The prevention of public nuisance

No further risks have been identified which need to be addressed, save as below

1. Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.
2. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises, Where appropriate the licensee or a suitable staff member will monitor patrons leaving at the closing time.
3. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
4. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

e) The protection of children from harm

1. The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.
2. No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
3. Children under the age of 16 shall not be permitted to enter the premises after 21:00 unless dining with an adult or attending a pre booked function or resident in the hotel.
4. There shall be adequate controls in place including staff training to safeguard against the sale of alcohol to persons under 18 years.
5. The premises supervisor or appointed staff member shall ensure that when children are admitted to the premises their presence is not inconsistent with the style of operation of the premises at that time and the licensable activities that are being carried out.
5. Policies in relation to children shall be adequately communicated to patrons by staff or through appropriate signage.

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent. (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date: 24 June 2015

Capacity: Solicitors

For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date:

Capacity: Solicitors

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13) John Gaunt & Partners Omega Court 372 Cemetery Road	
Post town Sheffield	Post code S11 8FT

Notes for Guidance

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day, e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

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- Site boundary
- 1 in 100 year plus climate change defended flood outline (18.68m AOD)

F.F.L. To be +19.70m AOD

Carparking provision =
 Standard spaces (2500 x 5000) = 59
 UA spaces (2500 x 5000 + 1200 access zone) = 3
 Total = 62

Site Area = 1.06 Acres

Hotel :
 Bedroom Nos. = 60 (includes 3 no UA)
 Restaurant Covers = 44



A 25.03.15 1:500 (including all relevant planning and building regulations)

Rev. Date Description

Breakdown Key
 Site Name: Danzington
 Address: High Street
 ERF: 5000sqm
 BIR: 143

Tel: 01202 22828
 www.axiomarchitects.co.uk

Chief Architect
 Whitbread Group PLC

Project
 New 60 Bed Premier Inn
 Portal Road
 Monmouth

Drawing
 Proposed Site Plan

Date	Issue	Date	Drawn	Checked
15.03.15	PS - 101			

Drawing No. **3647IP103** Revision **A**

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10M



First Floor - 23 Bedrooms



Ground Floor - 14 Bedrooms

A. 06.015 Dimensions water
By
No

AXIOM ARCHITECTS

Whitbread Group PLC

New 60 Bed Premier Inn
Portaf Road
Monmouth

Proposed Ground and First
Floor Plans

Scale 1:500 (B4) 1:200 (B4.3) Planning 22.11.14 (D) (R1)
Drawing No. 3647/P104 A
Revision

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M 0 1 2 3 4 5 6 7 8 9 10 M



Roof Plan



Second Floor - 23 Bedrooms

Rev. Date Description
 16/01/15 Updated to full contents.
 Rev. Date Description
 16/01/15 Updated to full contents.

Client
 Whitbread Group PLC
 100 Victoria Road
 Monmouth
 NP24 1JG

Tel: 01753 672229
 www.axiomarchitects.co.uk



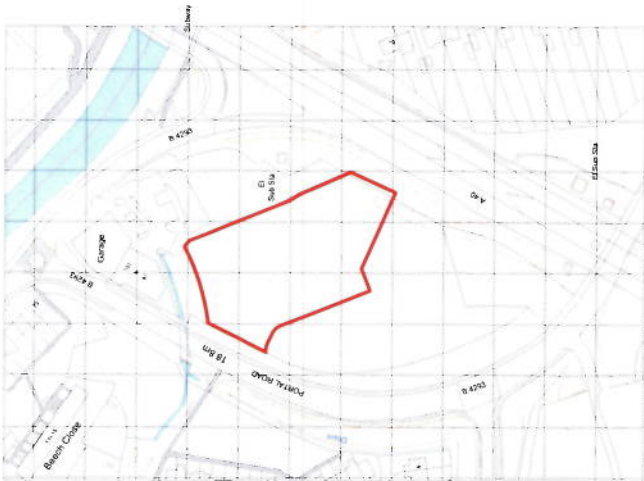
Project
 New 60 Bed Premier Inn
 Loddon Road
 Monmouth

Drawing
 Proposed Second Floor Plan And
 Roof Plan

Scale 1:100 @ A1, 1:200 @ A3
 State 22/11/14 10:00 AM
 Date
 22/11/14 10:00 AM
 Drawn By
 Checked By
 3647/P105 B

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- Extent of application site boundary
 4289m² / 0.429 Hect.



By Name Description Address City State Zip Phone Fax Email Website	Axiom Architects 10000 10000 10000 10000 10000 10000 10000 10000 10000
Client Whitbread Group PLC	Tel: 01273 479208 www.axiomarchitects.co.uk
Project New 60 Bed Premier Inn Portal Road Monmouth	Drawing No. 3647/P101
Drawing Existing OS Extracts 1:1250 & 1:500 @ A1	Date 11/25/11
Scale 1:1250 & 1:500 @ A1	Date 11/25/11
Drawing No. 3647/P101	Revision



Proposed Premier Inn

Beech Rd

Portal Rd

Chidmill St

Castle Close

Cresmont Close

St Mary's Church

Haywell Close

Market Bonin Close

Wyndham Ct

Godfrey Dr

Kevin Downing
1 St Crispin Close
Monmouth
Monmouthshire
NP25 5UH

22nd July 2015

Licensing Authority
at Monmouthshire County Council

Dear Sir or Madam

Licence Application: Premier Inn, Portal Road, Monmouth

I wish to register my objection to the above application.

The proposed premises will be located very near to a residential area. This area is a quiet and safe place to live and some of the people, a large proportion being families with young children, will have chosen to live in this part of the town because it is away from establishments such as public houses or hotels.

I live directly opposite the proposed premises and oppose the application on the following grounds:

1. Prevention of public nuisance

It is reasonable to assume that the majority of its "public" customers would be living locally i.e. either on this estate or one further on and their most direct route home when leaving would be through our estate.

The application proposes the sale of alcohol for consumption both on and off the premises up to 12:30am and that the premises will be open to the public until 1:00 am. This has the potential to cause a nuisance from its customers during the early hours of the night for every night of the week.

The company have a good reputation and I'm sure they train their staff well with regards to ensuring that they do not serve alcohol to those underage and to those who they consider to have "had enough". What concerns me, and this is something the company will have no control over whatsoever, is the nuisance, which could be innocent, caused by the noise and antics from its customers in the middle of the night when we are trying to sleep. In particular, the most vulnerable residents that it could affect will be young children.

We all know that any notice asking customers to respect the needs of local residents and to leave the premise and area quietly would be ineffective. You cannot expect people, whether it is just a couple or in a group, to walk along in absolute silence, especially if they have had an enjoyable evening.

Unfortunately, a conversation between people passing by your property late at night can be so loud that it disrupts your sleep. Especially, and I don't know why this happens, when they loiter about and get engaged in conversation that get louder and louder.

Having this establishment located close to a residential area would increase the "pedestrian traffic" passing close to properties late at night and into the early hours when most of the residents including young children will be asleep

2. Prevention of crime and disorder

When some people are "under the influence" of alcohol it doesn't matter how tactful you try to be, and I'm sure the Police will agree, it can be very difficult to reason with them.

From experience I know how dealing with a disturbance and letting someone know their behaviour is unacceptable, can easily end up in a confrontation. We have in the past had to "speak to" individuals and groups who have obviously been drinking and who have disturbed our peace through their shouting, swearing and rowdy behaviour. The incidences were reported to the police but probably because the "offenders" were local, we found to our cost that this resulted in reprisals i.e. our property being damaged. Thankfully, over the last couple of years this seems to have stopped but I can see that with more people passing our property in the middle of the night – and to us one o'clock at night is the middle of the night – the chances are this problem would resurrect itself again.

These situations can be very intimidating especially when you are "challenging" a group of people. And, we're not necessarily talking about your male under 21s.

Any increase in disturbances in the middle of the night is going to increase the number of incidences reported to the police.

I therefore beg you to protect our quality of life and to look at the wider implications this application will have on the neighbouring residents. In particular, the potential disturbance that could be caused from the noise and the antics of its customers which could unsettle the harmony this community currently enjoys.

Yours faithfully

Kevin Downing

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