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County Hall
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NP15 1GA

Monday, 25 February 2019

Notice of meeting

Licensing and Regulatory Sub Committee

Tuesday, 5th March, 2019 at 11.00 am,
Council Chamber, County Hall, The Rhadyr USK - County Hall

AGENDA

Item No	Item	Pages
1.	Apologies	
2.	Declaration of Interests	
3.	Application for a premises license under the Licensing Act 2003: Woodbank, Llanhennock	1 - 158

Paul Matthews
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE COMMITTEE IS AS FOLLOWS:

County Councillors:

A. Easson
J. Higginson
J. Treharne

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Aims and Values of Monmouthshire County Council

Our purpose

Building Sustainable and Resilient Communities

Objectives we are working towards

- Giving people the best possible start in life
- A thriving and connected county
- Maximise the Potential of the natural and built environment
- Lifelong well-being
- A future focused council

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

MONMOUTHSHIRE COUNTY COUNCIL REPORT

SUBJECT: Application for a Premises Licence for Woodbank, Llanhennock, NP18 1LU
DIRECTORATE: Social Care, Safeguarding and Health
MEETING: Licensing & Regulatory Sub-Committee
Date to be considered:
DIVISION/WARDS AFFECTED: Llanhennock

1. PURPOSE:

To consider an application for a Premises Licence under the Licensing Act 2003 for Woodbank, Llanhennock. A Copy of the application is attached as Appendix A.

2. RECOMMENDATION(S):

- 2.1 It is recommended that members consider and determine the application referred to in 3.1 below, based on the information provided.

3. KEY ISSUES

- 3.1 A new application for a premises licence under the Licensing Act 2003 was received from Mrs Bess Asprou of Duffryn House of 35 St Mary Street, Monmouth, NP25 3DD for Woodbank, Llanhennock for the following:-

- Supply of Alcohol (On and Off sales) Monday to Sunday 08.00hrs – 01.30hrs
- Live and Recorded Music – Monday to Sunday 08.00hrs – 01.30hrs (Indoors and Outdoors), marquee weddings a total of 15 inside marquee until 01.30 hrs, outside on the veranda up until 23.00hrs, Christmas Eve and New Years Eve until 02.00hrs
- Plays – Monday to Sunday 08.00hrs – 00.30hrs (Indoors and Outdoors)
- Late Night Refreshment – Monday to Sunday 23.00hrs – 01.30hrs
- Hours Open to the Public - Monday to Sunday 08.00hrs – 02.00hrs

- 3.2. The applicant has described the premises as a detached property accessible by a long drive approximately 400 meters in length. Situated in its own grounds of approximately 20 acres in the village of Llanhennock. Plan of the internal area is attached as Appendix B. A satellite view of the area is also attached as Appendix C.

The applicant within their operating schedule has outlined their arrangement under the four licensing objectives.

General

To promote all four licensing objectives we will keep strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

1. No selling of alcohol to underage people
2. No drunk and disorderly behaviour on the premises
3. No violent and anti-social behaviour
4. No harm to any children
 - (i) Designated Premises Supervisor to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorise each sale – clear “Challenge 25” information to prevent the supply of alcohol to under-age drinkers.
 - (ii) As a licensed premises we know that it is necessary to carry out our functions or operate the business with a purpose of promoting these objectives, We promise to support these objectives through staff training and qualifications, policies and strategic partnerships with other agencies.

The prevention of Crime and Disorder

Not selling of alcohol to drunk or intoxicated customers. Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises. Staff will be well trained in asking customers to use premises in an orderly and respectful manner.

Public Safety

Training and implementation of underage ID checks. A log book or recording system shall be kept upon the premises (available for inspection by personnel authorised by the Licensing Act 2003, or associated legislation) in which shall be entered particulars of inspections made; those required to be made by statute, and information complied to comply with any public safety condition attached to the premises licence that requires the recording of such information.

The prevention of public Nuisance

Noise reduction measures to address the public nuisance objective. Deliveries of goods necessary for the operation of the business will be carried out, as far as possible (having regard to the nature of the events and times hosted) at such a time or in such a manner as to minimise nuisance and disturbance to nearby residents. The licensee will ensure that staff who arrive early morning or depart late at night, when the business has ceased trading, conduct themselves in such a manner to avoid causing disturbance to nearby residents. Customers will be asked not to stand around loudly talking outside the premises.

The protection of children from harm

“Challenge 25” sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photogenic driving licence or a passport) if they wish to buy alcohol. Staff trained about the requirement for persons’ identification, age establishment etc all such details provided in Training Record Book. The Log Book will be kept at the premises at all times.

- 3.3 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, Immigration and departments of Monmouthshire County Council being the Environmental Health Section, Social Services, Planning, Licensing and Trading Standards Departments, which was carried out by the applicant. 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 businesses and residents to make a representation; Page 2 the applicant duly carried this out. The application is also advertised via the Council’s website, which gives details on how

a person can make a representation and this was carried out by the Licensing Authority.

- 3.4 On the 28th January 2019 the Planning Department submitted the following in relation to the application:

Planning have no comment on this as we have not yet received an application for the change of use. We therefore have not been able to assess this use of the site for this new purpose from a planning point of view.

Section 9.45 of the revised guidance issued under section 182 of the Licensing Act 2003 states:

Where businesses have indicated, when applying for a licence under the 2003 Act, that they have also applied for planning permission or that they intend to do so, licensing committees and officers should consider discussion with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs. The applicant has submitted a pre application to Planning for this use. However, this application has not indicated operating times and the Planning Section will be duly informed of the outcome of this hearing.

- 3.5 Representations were received against the application from Heddlu Gwent Police and Licensing. However, following mediation, the applicant agreed to amend the application and plan (revised plan attached as Appendix D) in line with the representations. The applicant also submitted a statement of operation, which is attached to this report (as Appendix E).

Heddlu Gwent Police and Licensing removed their representations after an agreement was reached by all parties to the following licensable activities and conditions:-

(a) Hours of Licensable Activities

Supply of Alcohol

Indoors (area 4 shown on the plan) to be granted
08:00hrs - 01:00hrs Monday to Sunday

Outdoors (areas 1 - 3 shown on the plan) to be granted
08:00hrs – 23:00hrs Monday to Sunday

Live Music and Recorded Music

Indoors (area 4 shown on the plan) to be granted
08:00hrs - 00:30hrs Monday to Sunday

Outdoors (areas 1 - 3 shown on the plan) to be granted
08:00hrs – 23:00hrs Monday to Sunday

Plays

Indoors (area 4 shown on the plan) to be granted
08-00hrs –00:30hrs Monday to Sunday
Outdoor (areas 1 - 3 shown on the plan) to be granted
08:00hrs – 23:00hrs Monday to Sunday

Late Night Refreshment

Indoors (area 4 shown on the plan) to be granted
23:00hrs - 01:00hrs Monday to Sunday
Outdoors – No late night refreshment

Opening Hours

Reduced to 01:30hrs

(b) Plan

Licensable activities to be restricted to the areas marked 1-4 on the plan attached to this report as (Appendix D).

(c) Conditions of the Licence as stipulated in the operating schedule

General

1. To promote all four licensing objectives we will keep strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:
 - (i) No selling of alcohol to underage people
 - (ii) No drunk and disorderly behaviour on the premises
 - (iii) No violent and anti-social behaviour
 - (iv) No harm to any children
2. A challenge 25 policy will be in operation and all staff will receive training on the acceptable forms of I.D. A system will be in operation for everyone serving alcohol to record any refusals. Any refusal of alcohol due to the person being considered overly drunk or underage will be reported to the DPS or appointed responsible person for that event immediately. The Premises Licence Holder shall operate and maintain an up-to-date Register of Refusals of Sale of Alcohol, indicating the date, time and reason for refusal which shall be made available for inspection by any Responsible Authority under the Licensing Act 2003.
3. Staff training, qualifications, policies and strategic partnerships with other agencies will be documented, which shall be made available for inspection by any Responsible Authority under the Licensing Act 2003.
4. Anyone hiring the venue will be provided with a list of licensed minibuses firms/taxi firms for guests to prevent loitering at the premises. The hirer will be advised not to use coaches for transport.

The prevention of Crime and Disorder

5. CCTV cameras shall be installed both inside and outside the premises and these cameras shall be operational at all times the premises is trading. All recordings shall be retained for a minimum of 28 days and shall be made available for inspection by an Authorised Officer on request. The placement of the CCTV cameras are to include the top of the drive, within the library (bar area) and main hall. A notice will be displayed at the entrance to the premises advising that CCTV is in operation. The Premises Licence Holder will be registered as a data controller with the information commissioners office (ICO).
6. Polycarbonate glasses are to be used for any event outside other than a wedding or a corporate event outside of the main building.
7. When regulated entertainment takes place at the premises, door supervisors licensed with the Security Industry Authority (SIA) will be employed, with a ratio of 1 door supervisor per 250 persons. The ratio of door supervisors per number of persons present can be changed if deemed appropriate by the

Police and Licensing Authority, dependent on the size and nature of the event. The SIA staff will be positioned near any bar or area of dancing.

8. Anyone acting in a disorderly fashion at any event will be asked to leave the premises immediately.

Public Safety

9. In the absence of adequate daylight suitable and sufficient lighting is provided and maintained in any area accessible to the public. This outdoor lighting must be of low level and must include pathways and car park area.
10. Staff will monitor any outdoor drinking area or marquees when in use and ensure bottles and glasses are promptly collected from areas when empty or customers have finished them.

The prevention of public Nuisance

11. Deliveries of goods necessary for the operation of the business will be carried out, as far as possible (having regard to the nature of the events and times hosted) at such a time or in such a manner as to minimise nuisance and disturbance to nearby residents.
12. The licensee will ensure that staff who arrive early morning or depart late at night, when the business has ceased trading, conduct themselves in such a manner to avoid causing disturbance to nearby residents.
13. Customers will be asked not to stand around loudly talking outside the premises.
14. No outdoor stages may be erected on the licensable area outside of the main building or outside of any marquee without Monmouthshire's Event Safety Advisory Group approval for the required event.
15. Any outdoor music, which includes a marquee, will be monitored by the Designated Premises Supervisor (DPS) or appointed member of staff. This person will conduct a walk around every 2 hours when live and recorded music is being played outside. This person monitoring the music, will have access to the volume control and will request performer(s) to reduce the volume where necessary in order to prevent public nuisance.
16. Upon hire of the venue, all performers will be informed that the sound level will be set by the DPS or nominated responsible person. This will include all amplified, live or recorded music.
17. The DPS will provide a contact number to local residents prior to any outdoor music event (not including weddings or plays), which will take place between 21:00hrs and 23:00hrs. The DPS or a responsible person will consider any complaints made by local residents and will take action to remedy the complaint when applicable.
18. When conducting any outdoor live/ recorded music events, which includes a marquee, the speakers are to face away from the nearest residential property. This will be assessed depending on the field being used.
19. No flashing lights system will be installed outside the premises other than standard security lighting to reduce light disturbance to local residents.

The protection of children from harm

20. A challenge 25 policy will be operated at the premises at all times. All staff shall check identification of all persons who appear to be under 25 years old. Challenge 25 posters will be prominently displayed within the premises.
21. Children attending the premises should be accompanied by a responsible adult. Children attending a wedding function are allowed in the premises at all times. No children are permitted on the premises after 21.00hrs if attending a play.

- 3.6 If the licence referred to in 3.5 above is granted the licence would also be subject to Mandatory Conditions, which are attached to this report as Appendix F. Furthermore, if the sale of alcohol is granted the licence will also benefit from the Live Music Act 2012.
- 3.7 Representations were also received from Environmental Health and 18 other persons objecting to the application and conditions. Despite being informed of the agreed amendment referred to in 3.5 above, these representations were not withdrawn. However, there were also 5 representations in support of the application.
- 3.8 The following is the representation from Environmental Health:

It is my view that the application should be supported by an assessment of the noise impact of the proposals with regard to the nearby residential accommodation. The report should include measures to be taken to mitigate excess noise impact. The information should be prepared by a person(s) with appropriate acoustic qualifications and should be with full regard to relevant guidance.

There is potential for music levels to be generated at the proposed location which in my opinion could cause substantial disturbance to the residents living in the locality and for a statutory noise nuisance to be caused with regard to the provisions of the Environmental Protection Act 1990.

On consideration of these factors in my opinion there is the significant potential for the key Licensing Act 2003 objective 'prevention of public nuisance' not to be met and on this basis I therefore object to this application.

The applicant has arranged for a person with the appropriate acoustic qualifications to carry out a report at the premises on Tuesday 19th February 2019. A copy of this report will be submitted to members, consultees and residents before the hearing on the 5th March 2019.

- 3.9 Representations from the 18 local residents objecting to the licence, are attached (as Appendix G). As there are numerous representations objecting to this licence, I have highlighted the main concerns as below:
 - Increase in traffic in narrow lanes
 - Noise pollution
 - Refuse/rubbish storage and disposal
 - Poor visibility through the lanes
 - Risk of public disorder and anti-social behaviour
 - Safety in narrow lanes compromised
 - Concerns for local children
 - Concerns for local wildlife and farm animals

- 3.10 Representations from 5 other persons in support of the licence, are attached (as Appendix H).
- 3.11 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 9.9 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.

- 3.12 When considering their decision members are asked to consider the licensing objectives guidance issued under the revised guidance under section 182 of the Licensing Act 2003 (attached as Appendix I)
- 3.13 In accordance with 9.2 of the Home Office Guidance issued under Section 182 of the Licensing Act 2003. A hearing is not required where an application has been properly made and no responsible authority or other person has made a relevant representation or where representations are made and subsequently withdrawn..... Licensing authorities should not hold hearings for uncontested applications, for example in situations where representations have been made and conditions have subsequently been agreed. No agreement was reached with the other persons who made a representation and 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 In section 13.10 of the Guidance issued under Section 182. It is important that a licensing authority should give comprehensive reasons for its decisions in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal. It is particularly important that reasons should also address the extent to which the decision has been made with regard to the licensing authority’s statement of policy and this Guidance.
- 4.4 Monmouthshire County Council’s Policy on Prevention of Nuisance are set out in Section 11 and read as follows:

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.

When addressing the issue of prevention of public nuisance in their operating schedule, the applicant may identify steps to show that those factors that impact on the prevention of public nuisance objective have been considered.

4.5 Monmouthshire County Council's Policy on Public Safety are set out in Section 12 and read as follows

Public safety

The Licensing Authority will expect operating schedules to satisfactorily address issues concerning public safety, and applicants are advised to seek advice from various organisations, such as the health and safety enforcement officers, South Wales Fire and Rescue Service etc., before preparing their plans and schedules, particularly where regulated entertainment is to be provided.

The Licensing Authority will encourage applicants to conduct a risk assessment of the premises and/or activity. The authority recommends that specialists, e.g. a qualified safety officer, should be consulted to assist with the assessment.

Heddlu Gwent Police is promoting the use of polycarbonate drinking vessels to reduce the injuries caused by glass drinking vessels. The council supports this initiative.

In order to prevent misunderstandings with conditions already imposed on licences that specify that toughened glass drinking vessels must be used in some circumstances. This condition will be taken to include approved polycarbonate drinking vessels. This will negate the need for licence holders to apply for variations to conditions on those licences.

5. RESOURCE IMPLICATIONS:

Nil

6. CONSULTEES:

Heddlu Gwent Police, South Wales Fire Service, Immigration 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 dated April 2018.

Monmouthshire County Council's Statement of Licensing Policy dated 1st July 2015. Live Music Act 2012

8. AUTHOR:

Samantha Winn
Licensing Officer

CONTACT DETAILS:

Tel: 01633 644221

Email: samanthawinn@monmouthshire.gov.uk

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Monmouthshire Licensing Section, Abergavenny Community Education Centre, Old Hereford Road, Abergavenny, NP7 6EL

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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.

I/We

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/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 WOODBANK			
Post town	LLANTHENOCK	Postcode	NP18 1LU
Telephone number at premises (if any)		07899 751204	
Non-domestic rateable value of premises		£13000	

Part 2 - Applicant details

Please state whether you are applying for a premises licence as appropriate

- a) an individual or individuals * please complete section (A)
- b) a person other than an individual *
- i as a limited company/limited liability partnership please complete section (B)
- ii as a partnership (other than a limited liability 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 in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England 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 (by ticking yes to one box below):

- 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 <input type="checkbox"/>	Mrs <input checked="" type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev) <input type="checkbox"/>
Surname				
Date of birth or over				
Nationality				
Current residential address if from premises address				
Post town				
Daytime telephone number				
E-mail address (optional)				

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		<input type="checkbox"/>	Please tick yes
Nationality					
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
05	03	2019

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

DD	MM	YYYY

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

THE PROPERTY AT WOODBANK IS A DETACHED PREMISES ACCESSIBLE BY A LONG DRIVE APPROXIMATELY 400 M. IN LENGTH, ~~AND~~ (SIZE APPROXIMATELY 8000 FT²) SITUATED WITHIN ITS OWN GROUNDS OF APPROXIMATELY 20 ACRES, IN THE VILLAGE OF CLANKENICE INCLUDING TERRACES AND GARDENS USED BY STAFF AS PART OF THEIR WORKPLACE

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

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

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- 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 7)			Will the performance of a play take place <u>indoors or outdoors or both</u> – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finis h		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Mon	08.00	0030	Please give further details here (please read guidance note 4)		
Tue	0800	0030			
Wed	0800	0030	State any seasonal variations for performing plays (please read guidance note 5)		
Thur	0800	0030			
Fri	0800	0030	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 6)		
Sat	0800	0030			
Sun	0800	0030			

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3).		Indoors <input type="checkbox"/>
					Outdoors <input type="checkbox"/>
					Both <input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon					
Tue					
Wed					
			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur			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 6)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details (please read guidance note 4)</u>		
Day	Start	Finish			
Mon					
Tue				<u>State any seasonal variations for indoor sporting events (please read guidance note 5)</u>	
Wed					
Thur					<u>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 6)</u>
Fri					
Sat					
Sun					

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</u>	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here (please read guidance note 4)</u>	
Mon				
Tue				
Wed			<u>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)</u>	
Thur				
Fri			<u>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 6)</u>	
Sat				
Sun				

E

Live music - Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both - please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finis h		Outdoors	<input type="checkbox"/>
Mon	0800	01.30	<u>Please give further details here (please read guidance note 4)</u> FOR ANY MARQUEE WEDDINGS A TOTAL ANNUAL NUMBER OF 15 IS EXPECTED MUSIC TO BE PLAYED INSIDE MARQUEE UNTIL 01.30, OUTSIDE ON VERANDA UNTIL 11PM.	Both	<input checked="" type="checkbox"/>
Tue	0800	01.30			
Wed	0800	01.30	<u>State any seasonal variations for the performance of live music (please read guidance note 5)</u>		
Thur	0800	01.30			
Fri	0800	01.30	<u>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 6)</u>		
Sat	0800	01.30			
Sun	0800	01.30	CHRISTMAS EVE AND NEW YEARS EVE 2300 - 0200 IS REQUESTED.		

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)</u>	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finis h	<u>Please give further details here (please read guidance note 4)</u> ANY MAYQUEE WEDDINGS WILL BE LIMITED TO 15 PER ANNUM					
Mon	0800	0130						
Tue	0800	0130						
Wed	0800	0130	<u>State any seasonal variations for the playing of recorded music (please read guidance note 5)</u>					
Thur	0800	0130						
Fri	0800	0130	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 6)</u> CHRISTMAS EVE AND NEW YEARS EVE 2300 - 0200 IS REQUESTED.					
Sat	0800	0130						
Sun	0800	0130						

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finis h		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p>Please give further details here (please read guidance note 4)</p>		
Wed					
Thur			<p>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</p>		
Fri					
Sat			<p>Non standard timings. Where you intend to use the premises for the entertainment of a 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 6)</p>		
Sun					

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	2300	01.30	Please give further details here (please read guidance note 4) TO INCLUDE HOT FOOD AND DRINKS	Both	<input checked="" type="checkbox"/>
Tue	2300	0130			
Wed	2300	0130	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)		
Thur	2300	0130			
Fri	2300	0130	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 6)		
Sat	2300	0130			
Sun	2300	0130			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Mon	0800	01.30			
Tue	0800	01.30			
Wed	0800	01.30			
Thur	0800	01.30	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 6)		
Fri	0800	01.30			
Sat	0800	01.30			
Sun	0800	01.30			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor. (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	
Date of	
Address	
Postcode	
Person	
Issuing	

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 9).

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	0900		<p>Non standard timings. Where you intend 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 6)</p>
		0200	
Tue	0800		
		0200	
Wed	0900		
		0200	
Thur	0800		
		0200	
Fri	0900		
		0200	
Sat	0800		
		0200	
Sun	0800		
		0200	

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

X SEE ATTACHMENT

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

SECTION M

a) TO PROMOTE ALL FOUR LICENSING OBJECTIVES

We will keep:

Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

- 1) no selling of alcohol to underage people**
- 2) no drunk and disorderly behaviour on the premises**
- 3) no violent and anti-social behaviour**
- 4) no any harm to children**

(i) Designated premises supervisor to be in day-to-day control of the premises, to provide good training for staff on the Licensing Act (Training Record), to make or authorize each sale - Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.

(ii) As a licensed premises we know that it is necessary to carry out our functions or operate the business with a purpose of promoting these objectives. We promise to support these objectives through staff training and qualifications, policies, and strategic partnerships with other agencies.

b) The prevention of crime and disorder

Not selling of alcohol to drunk or intoxicated customers. Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises. Staff will be well trained in asking customers to use premises in an orderly and respectful manner.

c) Public safety

Training and implementation of underage ID checks. A log book or recording system shall be kept upon the premises (available for inspection by personnel authorised by the Licensing Act 2003, or associated legislation) in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information.

d) The prevention of public nuisance

Noise reduction measures to address the public nuisance objective. Deliveries of goods necessary for the operation of the business will be carried out, as far as possible (having regard to the nature of the events and times hosted) at such a time or in such a manner as to minimise nuisance and disturbance to nearby residents. The licensee will ensure that staff who arrive early morning or depart late at night, when the business has ceased trading, conduct themselves in such a manner to avoid causing disturbance to nearby residents. Customers will be asked not to stand around loudly talking outside the premises.

e) The protection of children from harm

"Challenge 25" sign which is a retailing strategy that encourages anyone who is over 18 but looks under 25 to carry acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol. Staff trained about the requirement for persons' identification, age establishment etc. all such details provided in Training Record Book. The Log Book will be kept at the premises at all times.

Checklist:

Please tick to indicate agreement

- 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 designated 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.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).

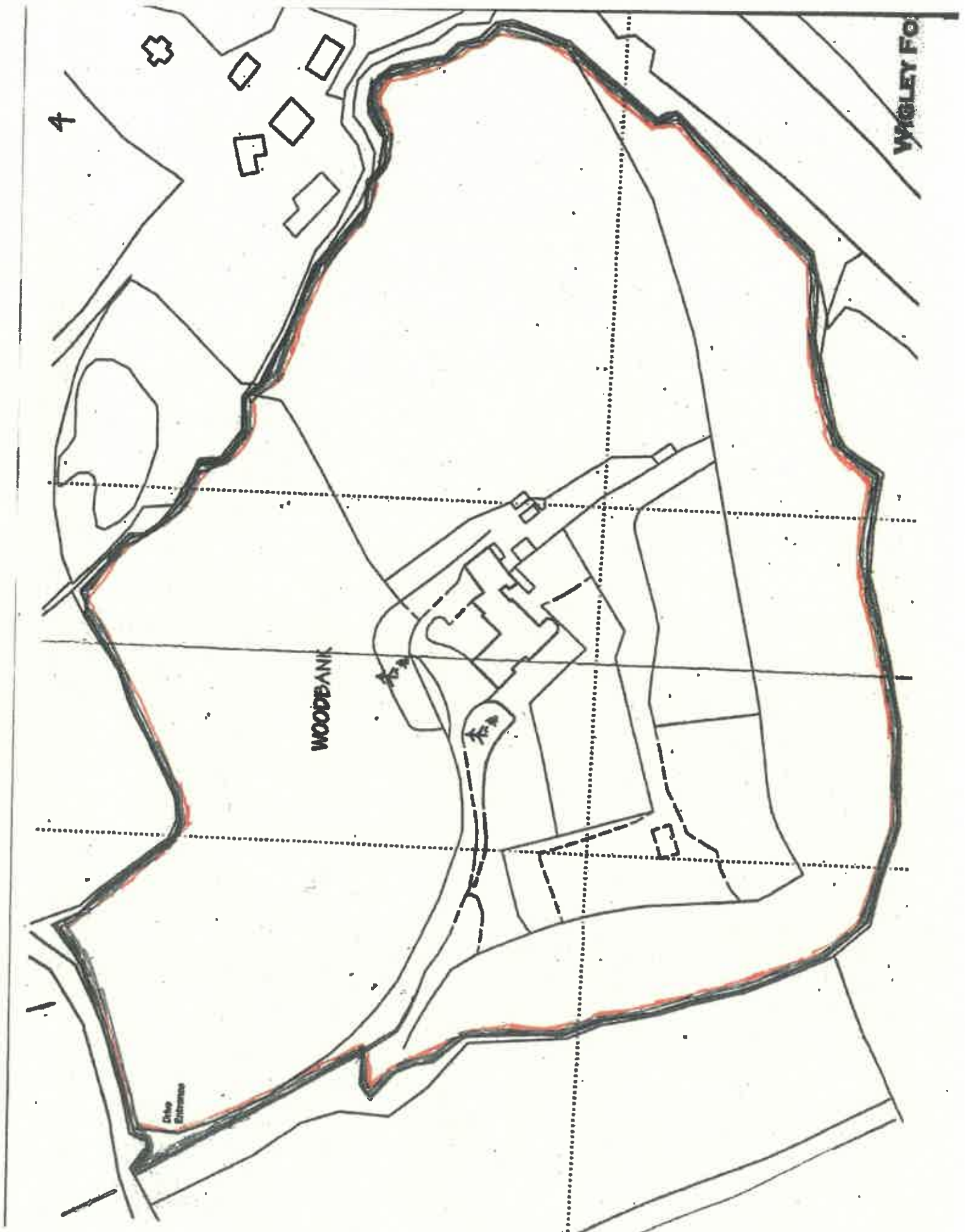
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

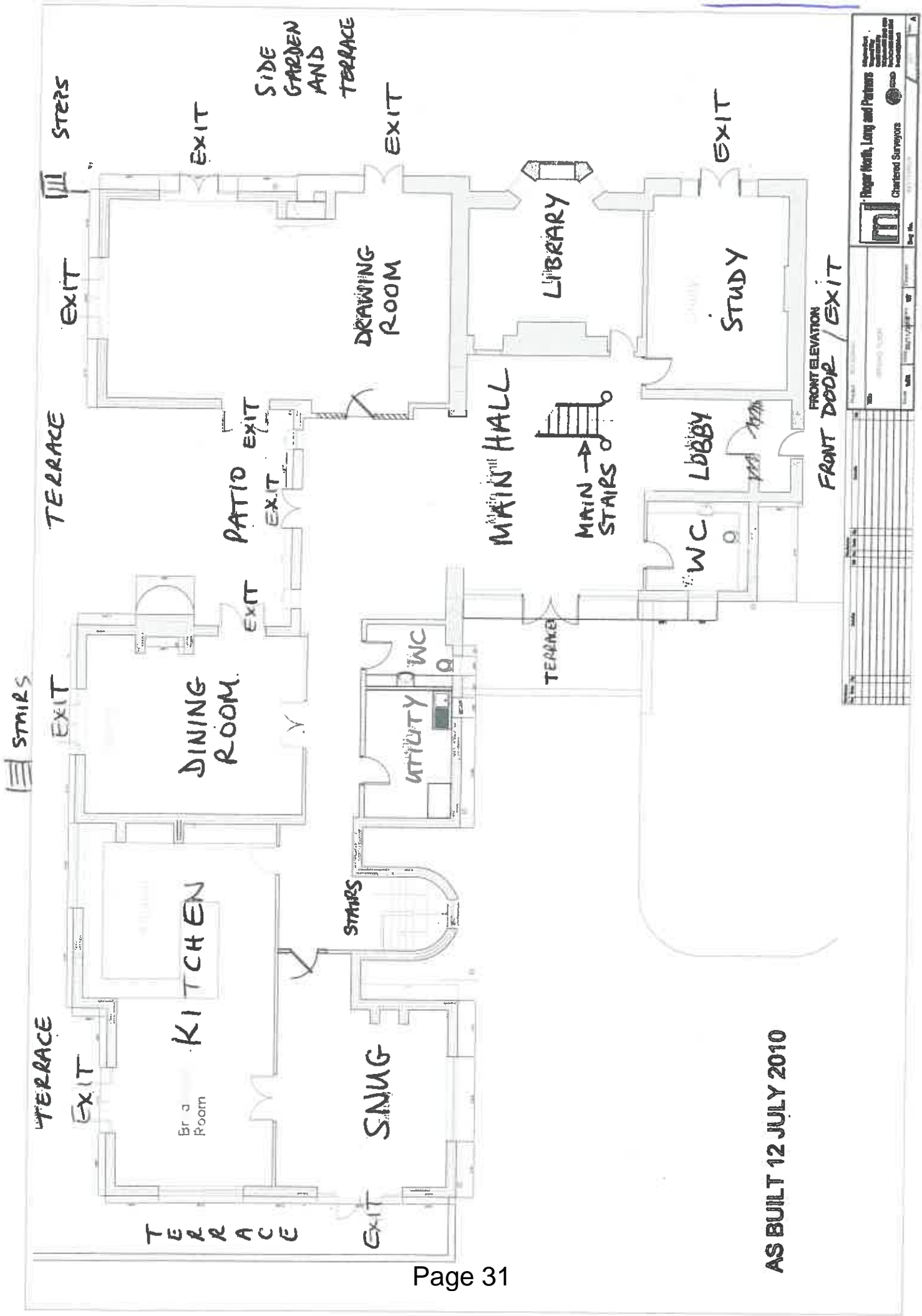
Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
Signature	
Date	



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1



AS BUILT 12 JULY 2010


Roger Heath, Long and Partners
 Chartered Surveyors

Project: []
 Date: []
 Scale: []
 Drawing No: []
 Rev: []

EXIT GROUND LEVEL

BOILER ROOM

BED

BATH

BED

STAIRS

GARAGE

STORE

LOWER GROUND

CELLAR

EXIT

EXIT

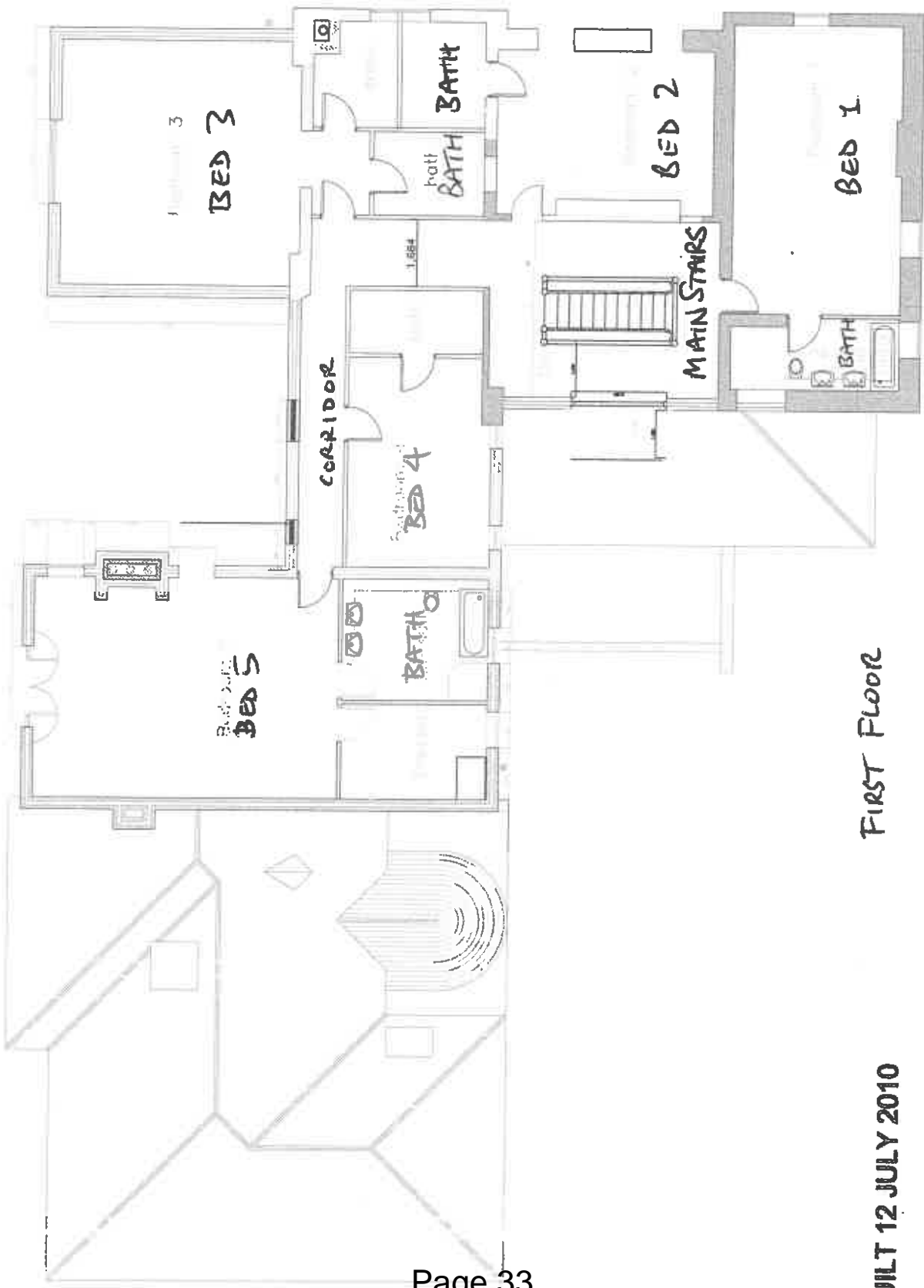
LOBBY



Project: []
 Title: []
 Date: []
 Scale: []
 Drawing No.: []

Miller
 Roger North, Long and Partners
 Chartered Surveyors

3



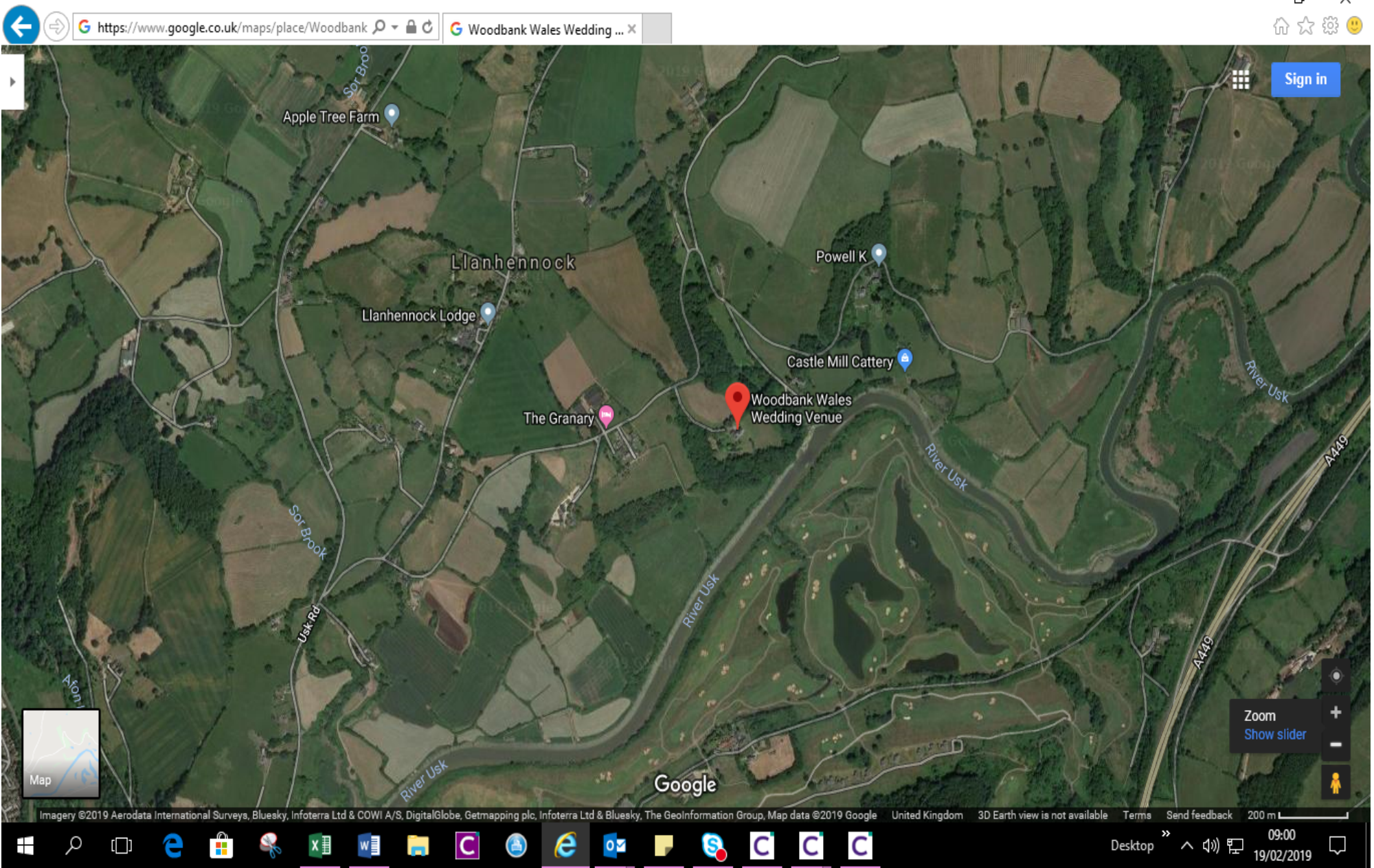
FIRST FLOOR

BUILT 12 JULY 2010

 Roger North, Long and Partners Chartered Surveyors		Project: _____ No: _____ Date: _____ Scale: _____ Drawing No: 02/03/05
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Appendix C



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Appendix D



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Woodbank Statement of Operation.

Further to my licence application, I will just like to clarify a few points. Woodbank was developed originally as my family residence prior to its use as holiday accommodation. It is therefore my intention to look after the premises during its future use.

The intention is to operate the property in accordance with a premises license as follows:

1. Continue to provide five star Visit Wales holiday accommodation and celebrations for up to 20 residents and their guests.
2. Work as an accommodation partner with ICC Wales.
3. Hold weddings or Celebrations to cater for 20 but no more than 200 guests at any one time. These will be held inside or in a marquee. The intention is to hold no more than 15 marquees a year. These will end at 00.30 inside the property and 23.00 for marquees.
4. Host corporate events such as: AGMs, lunches, dinners, meetings, training seminars or similar. These may be held inside or in a marquee (part of the 15 above).
5. I will not hold any music festivals.
6. I am happy to accept Leigh Beech's revised plan for the marquee areas.
7. The intention is to operate a licensed bar. I would like to clear up any misunderstanding. There is no intention to provide an external beer truck as this would not make economic sense. An small artisan or pop up gin/prosecco/pizza van may have been suggested as a possible option (if a guest requested it - as this is fashionable at the moment) to be put in the garden or by a marquee not in the car park, but I am happy to discuss this if it will cause concern.

I would also like to add that I have had experience in managing events. My family have run restaurants and bars in Gt. Yarmouth which I have helped manage and have experience in both bar operation and catering. I have also organised charity events and balls for up to 300 people. I am also a qualified Human Resource Manager.

I am willing to listen and work with all the Licensing Representative Authorities would like to request a meeting with all these representatives to ensure there is no mis communication.

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Mandatory Conditions – Supply of Alcohol

1 No supply of alcohol may be made under the premises licence:

- i) at a time when there is no designated premises supervisor in respect of the premises licence; or
- ii) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2 Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Mandatory Conditions – Security Activity

3 Where at specified times one or more individuals may be at the premises to carry out a security activity, each individual must be licensed by the Security Industry Authority.

For the purposes of this section:

- i) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies; and
- ii) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

Mandatory Conditions – Exhibition of a Film

4 The admission of children to the exhibition of any film must be restricted in accordance with any recommendation made by the British Board of Film Classification (BBFC) or in the absence of a recommendation from the BBFC, the Licensing Authority.

For the purposes of this section:

- i) "children" means persons aged under 18 years of age.

Mandatory Conditions – Supply of Alcohol for Consumption On The Premises

5 The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

- (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or .
- (ii) drink as much alcohol as possible (whether within a time limit or otherwise);.

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective; .

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective; .

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner; .

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

6. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

7. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

- (a) a holographic mark, or
- (b) an ultraviolet feature.

9. The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;.

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

Mandatory conditions - The ban of the sale of alcohol below the cost of duty plus VAT

10. (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2) In this condition:-

(a) "permitted price" is the price found by applying the formula $P = D + (D \times V)$, where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(b) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence-

- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

(3) Where the permitted price would not be a whole number of pennies, the permitted price shall be taken to be the price rounded up to the nearest penny.

(4) Where the permitted price on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax, the permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

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**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhenock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<ul style="list-style-type: none"> • Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, will at some point result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises • This is a rural area classified as open countryside providing a peaceful environment to nature and agriculture, a limited but very quiet residential area, with narrow lanes, limited visibility and no lighting • The grant of a licence in this location has the potential to significantly add to the burdens of an over stretched police force. Due to its geographical location, it will be virtually impossible for this Licence to be properly policed. The police and local authority have incredibly limited resources both of which will be further challenged by this licence if it were granted. • Glen Usk Road is used mainly by residential and agricultural occupiers who know the road well and who are aware of the numerous dangerous blind spots and passing places. The road, for a great part,

		<p>becomes a single track lane unsuitable for traffic passing easily in opposite directions. Increasing the traffic levels by introducing users unfamiliar with the narrow country lanes has the real prospects of raising the danger levels to local residents, children, livestock and wildlife. The consequence is the likelihood of the need for an increased input by the emergency and monitoring services.</p>
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<p>Public safety</p>	<p>Yes</p>	<ul style="list-style-type: none"> • The proposal would significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous • Late night traffic and visitors would more than likely include numerous taxis, mini-buses and coaches as well as entertainment/wedding goods being delivered by lorries and large trucks and removed from the premises • Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, rambles and horse riders that use the narrow lanes. • Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike • There are no pavements and there is no street lighting, significantly increased traffic through the narrow lane will make it an unsafe place to walk. My children as well as many children in the village regularly walk through the lanes to school and to meet friends <p>The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing such as coaches, minibuses, large delivery vans and lorries</p>
<p>To prevent public nuisance</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds • Marquees and tents where music is going to be played will travel within the valley and across open fields, this will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but many people on the Glen Usk

	<p>Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers</p> <ul style="list-style-type: none"> • Our house, along with 2 other households, one with elderly people, one with young children and a baby, plus a cattery, are directly facing the veranda where the French doors are located and are almost always left wide open during nice weather. We have already had numerous nights where we have endured very loud music late at night from holiday guests • Even though Woodbank is set within it's own grounds, it is in very close proximity to a number of homes. If a license is granted it will greatly effect residents including children and the elderly, therefore it is not suitable as a commercial wedding and entertainment venue • Up to 100 guests; potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight • Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact • Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank • Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are protected • Loud noise every day and every night will spoil the peaceful area of the Usk Valley for every one, including residents and visitors
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		<p>as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual</p> <p>Well Being of Future Generations (Wales) Act 2015</p> <ul style="list-style-type: none"> I contend that the granting of a licence at Woodbank would be in contravention of this Act and that the Licencing Authority should consider this Act fully in making in its decision <p>Human Rights Act 1998</p> <ul style="list-style-type: none"> Article 1 Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
<p>To protect children from harm</p>	<p>Yes</p>	<p>I have two young children and they along with their friends and many of the resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children</p>

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	
---	--

Signed:

- 1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.**
- 2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.**
- 3. These can only relate to the four licensing objectives.**
- 4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.**
- 5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.**
- 6. Please return this form when completed to:**

**MONMOUTHSHIRE LICENSING SECTION
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 6EL**

**Tel: 01873 735420
Email: licensing@monmouthshire.gov.uk**

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock, NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	There are very few people who use the Glen Usk Road who are not residents or their visitors. Providing these licenses and opening the venue to events for up to 100 people, potentially 7 days per week until 2am, with music and alcohol will result in significant increased footfall in the area with the added potential for anti-social behaviour when people leave the venue

<p>Public safety</p>	<p>Yes</p>	<p>Increased Traffic</p> <ul style="list-style-type: none"> • The Glen Usk Road is single lane in many places and is not suitable for use by numerous cars, taxi's, and staff working at the venue • Some of the house drives have blind access onto the Glen Usk Road (including our house at the bottom of the Llanhenock Road). This becomes more dangerous as more cars with drivers unfamiliar to the area use the road. • There are no pavements. The road is primarily currently used by residents and local people walking / running / cycling and is currently a safe environment for this, and for our children to walk to see their friends. Multiple cars who don't know the road will change this from a safe environment to an unsafe one. • The bridge situated just before Woodbank drive, on the way to the Usk Road, was repaired a few years ago with the road closed for several months. There is already a large crack in the brickwork. Significant additional traffic is likely to further weaken the bridge. • There is no public lighting at night along the lanes making leaving the premises at night unsafe.
<p>To prevent public nuisance</p>	<p>Yes</p>	<p>Noise</p> <ul style="list-style-type: none"> • The village currently has almost zero ambient noise levels; the licenses for Woodbank are requesting permission for plays, live music and recorded music both inside and outside from 8am to 1.30am (and 2am on specified occasions). • There are a number of houses, farm animals and a cattery, close to Woodbank which will be disturbed by noise. Loud noise will also travel to houses along the Glen Usk Road and to the village. • Consistent loud noise will be significant and harmful to health – permission for loud noise 7 days and nights per week is unacceptable • The Noise Act 1996 states that "night" hours are 11pm to 7am, so loud music should be turned off after 11pm. This license would allow us to be disturbed every night outside the hours in the Noise Act. Which is also extremely detrimental to health. • Loud noise over a number of nights in the year is a statutory nuisance – we have a right to enjoy living in our home without being disturbed • Loud noise will upset the quiet landscape of the Usk Valley, so will also affect visitors to the area. • The application states that live or recorded music after 11pm will be in a marquee – a marquee does not significantly reduce the noise levels. On warm nights, the marquee is likely to be open and the parties will be using the veranda, all of which will cause loud noise until potentially 2am every night. <p>Traffic</p>

		<ul style="list-style-type: none"> • See points above listed under public safety. • There is also a blind bend by our house. Unfamiliar visitors to the area can sound their horn before they go around the bend. This will disturb our peace and our sleep if this occurs at night. • The noise from the significantly increased traffic flow, particularly late at night, will have an adverse impact on sleep and be prejudicial to health.
To protect children from harm	Yes	<ul style="list-style-type: none"> • There are no pavements. Our children walk to see their friends, and to reach the school bus / public transport by walking down this road. Multiple cars who don't know the road will change this from a safe environment to an unsafe one. • There is also potential for harm due to adverse effects on sleep and the health implications associated with this.

Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **	
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Signed:

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5. Your representation will be passed to the applicant, to allow them the opportunity of addressing your concerns. Your representations will be published in the report available to the Licensing committee, which will be publicly available. Names will only be withheld from the Committee report at your request.
6. Please return this form when completed to:

MONMOUTHSHIRE LICENSING SECTION

Winn, Samantha

From:
Sent:
To:
Subject:

Ms Winn

We wish to confirm our continued objection to the above application.

Of particular concern is the lack of investigation and consideration of the considerable impact on public safety for the local area. Many people, both adults and children walk and cycle around the village. These are narrow lanes and totally unfit for any volume of traffic, let alone where alcohol is also involved. There is no footpaths and no lighting creating extremely an extremely dangerous environment with real risk to health given the considerably increased traffic volume and the size of the vehicles likely to be used by those attending events at the premises.

Section 4(2)(b) makes it clear that public health is an objective of the licensing authority.

The Monmouthshire Statement of Licencing Policy provides as follows:

The Human Rights Act 1998 incorporates the European Convention on Human Rights and makes it unlawful for a local authority to act in a way that is incompatible with such a right. The Licensing Authority will have regard to the Human Rights Act when considering any licensing issues, and particularly in respect of the way in which applications are considered and enforcement activities are carried out.

Proper investigations and consideration needs to be made into the impact of the traffic on the public health of those who will be effected by any decision to grant the license sought. Without such investigations, we cannot see how the Authority to satisfy the requirement to ensure it decisions are reasonable and not therefore be susceptible to a successful judicial review application.

Please therefore confirm what steps will be taken to inform the Authority's decision

Kind regards

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<ul style="list-style-type: none"> • Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, will at some point result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises • This is a rural area classified as open countryside providing a peaceful environment to nature and agriculture, a limited but very quiet residential area, with narrow lanes, limited visibility and no lighting • The grant of a licence in this location has the potential to significantly add to the burdens of an over stretched police force. Due to its geographical location, it will be virtually impossible for this Licence to be properly policed. The police and local authority have incredibly limited resources both of which will be further challenged by this licence if it were granted. • Glen Usk Road is used mainly by residential and agricultural occupiers who know the road well and who are aware of the numerous dangerous blind spots and passing places. The road, for a great part, becomes a single track lane unsuitable for

		<p>traffic passing easily in opposite directions. Increasing the traffic levels by introducing users unfamiliar with the narrow country lanes has the real prospects of raising the danger levels to local residents, children, livestock and wildlife. The consequence is the likelihood of the need for an increased input by the emergency and monitoring services.</p>
Public safety	Yes	<ul style="list-style-type: none"> • The proposal would significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous • Late night traffic and visitors would more than likely include numerous taxis, minibuses and coaches as well as entertainment/wedding goods being delivered by lorries and large trucks and removed from the premises • Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, ramblers and horse riders that use the narrow lanes. • Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike • There are no pavements and there is no street lighting, significantly increased traffic through the narrow lane will make it an unsafe place to walk. My children as well as many children in the village regularly walk through the lanes to school and to meet friends • The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing such as coaches, minibuses, large delivery vans and lorries
To prevent public nuisance	Yes	<ul style="list-style-type: none"> • Noise pollution is a significant concern from noise breakout from both the venue's

		<p>Internal sound system as well as entertainment within the grounds</p> <ul style="list-style-type: none"> • Marquees and tents where music is going to be played will travel within the valley and across open fields, this will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but many people on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers • Our house, along with 2 other households, one with elderly people, one with young children and a baby, plus a cattery, are directly facing the veranda where the French doors are located and are almost always left wide open during nice weather. We have already had numerous nights where we have endured very loud music late at night from holiday guests • Even though Woodbank is set within it's own grounds, it is in very close proximity to a number of homes. If a license is granted it will greatly effect residents including children and the elderly, therefore it is not suitable as a commercial wedding and entertainment venue • Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight • Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact • Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank • Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that
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		<p>live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are protected</p> <ul style="list-style-type: none"> • Loud noise every day and every night will spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual <p>Well Being of Future Generations (Wales) Act 2015</p> <ul style="list-style-type: none"> • I contend that the granting of a licence at Woodbank would be in contravention of this Act and that the Licencing Authority should consider this Act fully in making in its decision <p>Human Rights Act 1998</p> <ul style="list-style-type: none"> • Article 1 Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
<p>To protect children from harm</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Both my children, their friends and many of the resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children.

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the</p>	
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Licensing Sub committee to take into account **

Sign:

Date: 11/01/19

NOTES

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6. Please return this form when completed to:

MONMOUTHSHIRE LICENSING SECTION
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 6EL

Tel: 01873 735420

Email: licensing@monmouthshire.gov.uk

Winn, Samantha

From:
Sent:
To:
Subject:

Winn, Samantha
Re: Woodbury, Larraine

Hi Samantha,

I am incredibly disappointed and angered with the conditions that have been agreed between the applicant and the police and also with licensing. It changes nothing.

I will most certainly be continuing with my objection and will be attending the hearing.

18 JAN 2019

16 January 2019

Dear Sir/Madam

I am writing to formally lodge my objections to the licence application from the owners of Woodbank, Llanhennock NP18 1LU for an entertainment and Alcohol Licence.

The site is in the heart of a rural and agricultural area with people's livelihood depending on the movement and grazing of cattle. Tractors and large vehicles at various times of the year going from field to field and for transportation of hay slage and various harvesting back to farm buildings.

The lanes are narrow with few passing places and used by walkers and cyclists. The bridge at the entrance to Woodbank is already having trouble with subsidence and general wear and tear.

The site is situated in a valley and noise and pollution will travel far over the open fields.

I feel that the probable use of fireworks will cause a great deal of distress to farm stock, horses and local wild life and pets. The wild life are particularly vulnerable.

This property is presently rented out for weekends, family holidays etc. I feel that the granting of this licence will totally change the surrounding area from a rural village area to a noisy busy semi industrial area to the detriment of all living in this valley.

I have read that sending in this representation means I will be expected to attend a meeting of the licencing Authority's Committee. This I am not prepared to do. I have lived in this village for 57 years and am old. I would hope that this will be accepted without my attendance and given due consideration

Yours faithfully

Winn, Samantha

From:
Sent:
To:
Subject:

I will not be withdrawing my representation of objection to the above application.



**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock, NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	There are very few people who use the Glen Usk Road who are not residents or their visitors. Providing these licenses and opening the venue to events for up to 100 people, potentially 7 days per week until 2am, with music and alcohol will result in significant increased footfall in the area with the added potential for anti-social behaviour when people leave the venue
Public safety	Yes	<p>Increased Traffic</p> <ul style="list-style-type: none"> The Glen Usk Road is single lane in many places and is not suitable for use by numerous cars, taxi's, and staff working at the venue Some of the house drives have blind access onto the Glen Usk Road (including our house). This becomes more dangerous as more cars with drivers unfamiliar to the area use the road. There are no pavements. The road is primarily currently used by residents and local people walking / running / cycling and is currently a safe environment for this, and for our children to walk to see their friends. Multiple cars who don't know the road will change this from a safe environment to an unsafe one. The bridge situated just before Woodbank drive, on the way to the Usk Road, was repaired a few years ago with the road closed for several months. There is already a large crack in the brickwork. Significant additional traffic is likely to further weaken the bridge.

<p>To prevent public nuisance</p>	<p>Yes</p>	<p>Noise</p> <ul style="list-style-type: none"> • The village currently has almost zero ambient noise levels; the licenses for Woodbank are requesting permission for plays, live music and recorded music both inside and outside from 8am to 1.30am (and 2am on specified occasions). • There are a number of houses, and a cattery, close to Woodbank which will be disturbed by noise. Loud noise will also travel to houses along the Glen Usk Road and to the village. • Consistent loud noise will be significant and harmful to health – permission for loud noise 7 days and nights per week is unacceptable • The Noise Act 1996 states that "night" hours are 11pm to 7am, so loud music should be turned off after 11pm. This license would allow us to be disturbed every night outside the hours in the Noise Act. • Loud noise over a number of nights in the year is a statutory nuisance – we have a right to enjoy living in our home without being disturbed • Loud noise will upset the quiet landscape of the Usk Valley, so will also affect visitors to the area. • The application states that live or recorded music after 11pm will be in a marquee – a marquee does not significantly reduce the noise levels. On warm nights, the marquee is likely to be open and the parties will be using the veranda, all of which will cause loud noise until potentially 2am every night. <p>Traffic</p> <ul style="list-style-type: none"> • See points above listed under public safety • There is also a blind bend by our house. Unfamiliar visitors to the area can sound their horn before they go around the bend. This will disturb our peace and our sleep if this occurs at night.
<p>To protect children from harm</p>	<p>Yes</p>	<ul style="list-style-type: none"> • There are no pavements. Our children walk to see their friends, and to reach the school bus / public transport by walking down this road. Multiple cars who don't know the road will change this from a safe environment to an unsafe one.

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	
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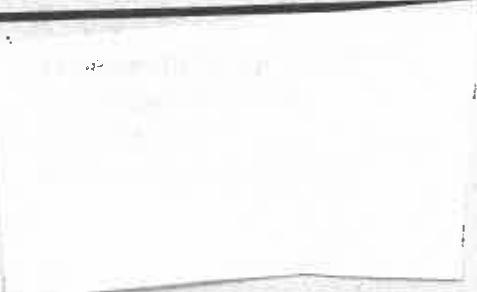
Signed:

Date: 10/1/19

NOTES

Winn, Samantha

From:
Sent:
To:
Subject:



Dear Mrs Winn,

I wish to continue with my representation. With the exception of the environmental health response, (which requires a report by the owner), none of my concerns have been resolved.

Winn, Samantha

From:
Sent:
To:
Subject:

bank Alcohol & Entertainment Licence

Dear Sir / Madam

Reference: Notification of Objection, concerning the application for an Alcohol and Entertainment Licence For

Dear Sir / Madam,

It has come to our attention that a neighbouring property has applied for an Alcohol and Entertainment License for events to be held at their premises known as Woodbank Llanhennock.

As our residential property is in extremely close proximity to Woodbank, sharing the same and only minor access road, we would like to object under the following grounds:

Road access is extremely limited and runs adjacent to our property. We have deep concerns about the volume of traffic that events would attract both arriving and leaving, especially late at night. Given the size and nature of the lane, which produces both blind bends and limited passing places, additional traffic would raise great safety and noise concerns. Especially traffic from drivers unfamiliar with the location, unaware of passing places and residential accesses. This lane is the only way we can access our homes and our village facilities by either foot or vehicle. I would have extreme concerns about walking between our property and the village centre during both daylight and night hours, should there be an increase in traffic. There is no footpath present, restricted vision and high hedges limiting a pedestrians opportunity to move out of the way of on-coming traffic. Additionally there is no public transport available locally for Woodbanks guests to arrive, so the only suitable method would have to be private vehicles, size appropriate to negotiate the lane, which poses many logistical difficulties when shuttling large groups to and from the premises.

Noise is of great concern. Noise in the area travels acoustically due to the undulating nature of the Valley. With Woodbanks close proximity to our property and home, we feel the noise and disruption posed by Guests arriving and leaving, especially during late hours and equally under the influence of alcohol would be highly disruptive. Noise levels and increased logistics from party groups and social events involving entertainment, loud music and bands would have an extremely negative effect on the quality of life for both ourselves and our livestock.

Should any further correspondence be required or should we need to submit our objections in any alternative format, we would be happy to do so.

With regards

ennock NP18 1LU.

Winn, Samantha

From:
Sent:
To:
Subject:

Dear Samantha,

**Reference: Woodbank Llanhennock
Notification of our continuing objection towards an Alcohol and Entertainments License.**

Please find confirmation that we will be continuing with our objections. Additionally we do not believe that any of the current adjustments offered by Woodbanks contingents will make a difference to the situation at hand.

Enabling a village house to become a venue for late night entertainment, alcohol consumption and loud music, either indoors or outdoor, to accommodate parties, plays and events in a rural village environment will offer nothing but disruption to the local community.

The area is a valley, so noise travels, especially music and additional noise generated by parties. Woodbank is surrounded by close proximity village family homes and fields housing livestock. Whether or not private arrangements can be made to transfer the party goers to and from the establishment is irrelevant as it will still cause a greatly increased flow of traffic along a minor village lane, adjacent to village properties, causing late night disruption and dangerous conditions for local pedestrians. It is already a logistical struggle to find a local taxi company to provide transport to and from Llanhennock for current residents trying to attend events in Newport, let alone providing cover late at night to ferry hundreds of guests away from a private event situated here. The applicant has already acknowledged that coaches are unsuitable, I fail to see how numerous smaller vehicles moving around past midnight could be acceptable to local residents. Relying on outsourced private companies to police and safe guard the well being of intoxicated revellers leaving a premises in a rural environment is unfeasible. Furthermore there is nothing in place that can be utilised to govern the actions of the remaining guests that chose to stay at the premises.

This area is populated by farmers, young families and retired elderly people who have chosen to live in a rural village community. Both the infrastructure and surroundings are completely unsuitable for this type of business and venture.

**in
irm Llanhennock NP18 1LU**

Android

**On Tue, 12 Feb 2019 at 12:46, Winn, Samantha
<SamanthaWinn@monmouthshire.gov.uk> wrote:**

Good afternoon

The consultation period for the premises application for Woodbank, Llanhennock has now closed.

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	Drivers who have taken alcohol and may be over the limit are likely to risk driving when they consider they will avoid detection on a narrow single lane coming from Woodbank.
Public safety	Yes	In the event of considerable increase of vehicles (taxis, lorries, commercial vehicles,) using the narrow lane, the resident's children, dogs, horses and farm animals will be in danger. Also the walkers, horse riders and cyclists who normally pass through the lanes safely will be affected. There are no pavements and very limited places to pass.
To prevent public nuisance	Yes	The noise from vehicles using the quiet country lane will be a nuisance to residents as well as and music, entertainment and fireworks until early hours of the morning will disturb residents. Everybody has a right to peaceful enjoyment.
To protect children from harm	Yes	The points also raised re public safety apply particularly to the many children who live nearby. Parents would worry about them using the lane, in addition to the possible loss of sleep due to the significant disturbance late at night into the early hours of the morning.

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Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **	
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Signed:

Date:

NOTES

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**MONMOUTHSHIRE LICENSING SECTION
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 6EL**

**Tel: 01873 735420
Email: licensing@monmouthshire.gov.uk**

15 JAN 2019

13 January 2019

The Licensing Officer
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 8EL

Dear Mrs Winn,

Re: Woodbank, Llanhenrick : Application for a premises licence

I refer to the above application which we have been made aware of by a neighbour. We have not received any formal notice of the application or contact from the owner of Woodbank in respect of it.

We have viewed the application online and note the following activities have been applied for:

1. A licence to serve alcohol from 8am until 1.30am 7 days a week
2. A licence to play music both recorded and live music from 8am until 1.30am 7 days week
3. A licence to play live and recorded music on xmas eve and new years eve between the hours of 11pm and 2am
4. A licence to carry out the above activities both indoors and out doors.

Woodbank by its own wedding website (<https://woodbankwales.co.uk/>) is " a stunning detached country house, two miles from the village of Llanhennock, South Wales. Located within 20 acres, overlooking the River Usk and Celtic Manor Resort (opposite the 2010 Ryder Cup course) and surrounded by beautiful countryside". Any form of application for change of use should therefore not be entered into lightly and take every precaution to protect the property but also its setting and immediate neighbours of which there are several within a few hundred meters.

It is our view that the applicants have failed to satisfy one or more of the 4 licensing objectives via the Operating schedule as required by the Licensing Act 2003 and the application should accordingly be refused.

In particular, the Applicant states prevention of public nuisance will be satisfied as follows:

- A) delivery off goods will be done at times not inconvenient to neighbours
- B) Staff will conduct themselves in a way not to cause disturbance to neighbours
- C) Customers will be asked not to stand around talking loudly outside.

None of the above address the main public nuisance concerns that will arise if the application is granted. The Applicant should have addressed the obvious public nuisance concerns that will arise from the application as follows:

- A) how noise levels will be controlled between the hours of 11pm and 9am so that the noise will be inaudible at all times to other properties in the vicinity of the property. The applicants have provided a plan but it is of the property boundary only and gives an impression that the property is within an isolated area when it is not.
- B) What specialist sound insulation and other changes to the property will be required and made prior to the licensing application being granted to achieve (A). The Council will be aware of historical noise complaints made to the Police and environmental health arising from late night parties held at the property in the past 2 years from local residents. There are common principles that local authorities follow/ adopt to achieve acceptable noise reduction but none have been stated in the application to be implemented e.g. closing of openings in the building e.g. windows and doors and openings being fitted with acoustic secondary glazing , ventilation fitted with acoustic baffles/attenuators.
- C) Conservatories or other outside structures such as marquees are normally considered not suitable to host amplified music and entertainment yet the application specifically states these structures will be used as part of the licence if granted. As such it is reasonable to expect enhanced and detailed noise reduction measures be in place but again none form part of the application.
- D) The property is elevated in the valley and so any outside noise will carry for many miles around in what is whilst semi rural is still a residential and agricultural area which will have an unacceptable adverse impact on human and animal quality of life.
- E) Had the application been limited to internal music only then evidence of installation of suitable noise monitors/limiters should have been included to ensure compliance with noise nuisance are kept within acceptable limits. At the very least an acoustic assessment of noise should have formed part of the application but it has not.
- F) Refuse/rubbish storage and disposal plans have not been addressed. With Council collections currently operating fortnightly in Llanhennock the

Infrastructure to manage increased waste for regular events attended by large groups of people is a public nuisance and health concern

G) Use of Fireworks are controlled by the Fireworks Regulations 2004 and any use of such is prohibited between the hours of 11pm and 7am other than special occasions such as New Years Eve and November 5th. It would be reasonable to expect a specific declaration that compliance with these regulations would be adhered to via the operating schedule but no such declaration has been included which coupled with no neighbour consultation to date illustrates a lack of consideration of the setting and makes no attempt to protect the "beautiful countryside" the property website acknowledges it is located within.

In summary, the property in our view in its current state and condition is not suitable to be granted a licence for the activities stated.

Furthermore the property, even if granted the appropriate permissions to make the appropriate changes to attain acceptable public nuisance standards to carry out the activities stated will still have an unacceptable adverse impact on its location that it shares with its neighbours as illustrated above.

The property's own wedding website states that visitors can carry out many activities one of which being "relax on the terrace". The application contains no such consideration to the property's neighbours to be allowed to "relax on their own terrace"

Winn, Samantha

From:

Sent:

To:

Subject:

Thankyou for the update but without sight of the Noise assessment report I do not see how concerns raised in our objection have been addressed. Furthermore, if I read below correctly, the reduction in hours will still result in substantial activity well into the early hours of the morning which is totally unreasonable. e.g. Music until 12.30 am, Serving alcohol until 1am, 7 days a week. We are not talking about a few friends over for the evening. This is a business operation intending to cater for hundreds of people. Not even city centre pubs/nightclubs are afforded such scope. Very disappointing to see such little consideration and protection for the neighbouring properties Samantha. The objection/representation still stands.

Winn, Samantha

From:
Sent:
To:
Subject:

Granting an entertainment and alcohol licence to Woodbank and potentially up to 100 people, that would be able to drink and party on a daily basis would have an adverse effect on a quiet residential area.

. Allowing more traffic to use such narrow lanes that are unlit at night with poor visibility in certain areas would make the village even more dangerous for residents and visitors.

. The movement of people, vehicles, taxis and possibly heavy goods from the premises day and night.

. Narrow lanes make it difficult at the best of times, excessive traffic would make it even more unsafe.

. This would have a big impact on the wildlife too.

. As a family we cycle as much as possible. Our children also walk the lanes with family and friends and are obviously on the road as there are no pavements in the country lanes.

. The lanes have many blind spots and large farm machinery are regularly passing through.

. A few years ago the bridge just before Woodbank was repaired and the road was closed for some time whilst repairs took place. The bridge wall has already got some substantial cracks and the road is starting to dip away along side the bridge. Increasing traffic is going to cause further problems.

. A significant concern is the level of noise from the venue and the adjacent grounds.

. Marquees and tents will create noise pollution across the open landscape.

. There is one house and a field between us. We have pets and neighbouring horses. Not only would the noise from music and entertainment have an effect but fireworks cause a considerable disturbance.

. Fireworks from Woodbank in the past has caused a considerable upset with the livery yard below even resulting in a horse getting an injury from being spooked by them and he was stabled at the time.

. Noise from Woodbank potentially day and night would spoil this beautiful peaceful village. This would come at a great loss to the residents, animals and wildlife all for the individual that would gain financially.

Human Rights Act 1998

. **Article 1**

Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

. Our children along with nieces, nephews and friends etc walk, cycle and ride in these lanes. More vehicles using the lanes with very few places to pull in for passing traffic will make it even more unsafe.

Winn, Samantha

From:
Sent:
To:
Subject:

Good morning Sam

We wish to carry on with my representation. The new changes won't make any difference, this is still a significant impact on our beautiful peaceful countryside. I would just like to add that as a community we take great pride in looking after this area. Most weekend we litter pick and do our best in our spare time to look after our environment.

Winn, Samantha

From:

Sent:

To:

Cc:

Subject:

Attachments:

We totally endorse the objections raised by [redacted]. We have nothing to add because the objections they have raised are totally compatible with our views.

Our house is on the Glen Usk Road as well, which is a SINGLE track road, barely passable by two cars. To have a constant stream of additional vehicles at all hours of the day and night would not just be a nuisance but also a public safety issue as there will be people unfamiliar with the roads and unfamiliar with how to navigate such roads.

Granting an entertainment and alcohol license to Woodbank is inviting dangerous driving conditions and potential accidents for the local community and would have a negative impact on the local environment.

Again, this is a rural, open-space, country side community, and I don't think the environmental impact of such a license has been taken into consideration.

The decision to license Woodbank for entertainment would be a wrong decision, so please think again. **Big Mistake**

17 JAN 2019

**Monmouthshire Licensing Authority
 Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate): (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	NP18 1LU, Llanhennock

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	y	Late night drinking is likely to cause antisocial behaviour at the venue and on the route to and from the venue.
Public safety	y	The venue can only be accessed by a narrow road from the Oak road. This has a number of blind corners, which with an increase in traffic will lead to an increased probability of serious road traffic collisions.
To prevent public nuisance	y	Live and recorded music in open air and marquees will cause excessive noise pollution. This will be particularly noticeable late at night. We have two young children who not be able to sleep because of this pollution. The licencing request on Christmas eve appears particularly provocative in this regard. The noise in this area carries for long distances and would be totally out of place in this tranquil area.
To protect children from harm	y	My children will not be able to sleep at night because of the noise pollution. Can you imagine a Christmas eve with children awake because of the noise. Moreover, as a family we regularly take walks along the road in the area. Consequently, there is an increased probability of my children hurting themselves from rubbish (included broken bottles) dumped by partygoers when leaving the venue.

Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. "

- 1. No late night (live and recorded) music permitted in open air and marquees.**
- 2. No live and recorded music on Christmas eve.**
- 3. To put in place changes to the road to improve safety at blind corners.**
- 4. To limit the number of live music events to a lower number (say 6), and to limit this to finish when children in the area go to bed (8pm).**

Sign

- 1. If you do not attend the meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.**
- 2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.**
- 3. These can only relate to the four licensing objectives.**
- 4. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider representations that you have made.**
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- 6. Please return this form when completed to:**

**MONMOUTHSHIRE LICENSING SECTION
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 6EL**

**Tel: 01873 735420
Email: licensing@monmouthshire.gov.uk**

Winn, Samantha

From:
Sent:
To:
Subject:

Dear Samantha,

Thank you for sending me this update. We wish to continue our representation to oppose the application. The proposed changes do not address my objections.

Sincerely,

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<p>Granting an entertainment and alcohol license to a large premises in a small rural farming community is likely to lead to an increase in crime and disorder. This will have a number of impacts adversely affecting the local community and the supporting services such as the Council and Emergency services. This is predominantly an agricultural area whereby it would be disturbing to residents and livestock to have a venue with increased numbers of people and noise.</p> <p>There is a risk of antisocial behaviour in the area, when introducing large volumes of people at licensed premises. The emergency services are already under resourced, therefore this would put further strain on resources.</p>
Public safety	Yes	<p>The lanes are not built for heavier volumes of traffic, the area attracts many people who like to enjoy the outdoors. Hence there are often people horse riding in the lanes, there are a large number of walking groups and the area is very popular for cyclists. Increasing the volume of traffic in rural lanes could lead to the higher risk of collisions and put public safety at risk.</p>

		<p>The lanes have a number of blind spots and there are not any pavements, therefore making it difficult to pass walkers, cyclists and horse riders.</p> <p>There is not any street lighting in the area, therefore with increasing numbers of people in the area at night time this could increase risk to public safety.</p>
To prevent public nuisance	Yes	<p>Noise pollution and light pollution is a major concern from the granting of an entertainment and alcohol license. The sound carries around the valleys, and it is not reasonable to expect householders, farm animals and wildlife to experience regular noise pollution and light pollution.</p>
To protect children from harm	Yes	<p>There are a large number of families in the area, with children that walk and cycle in the lanes, therefore it will decrease the safety levels for children with increased traffic volumes especially at weekends.</p>

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account.</p>	
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Signed:

Date: 28/01/19

NOTES

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Winn, Samantha

From:
Sent:
To:
Subject:

jm>

Hello Samantha

Thank you for your email. I can confirm that we would like to continue with the representation. We are concerned that there is not report from Highways. The road network leading into Llanhennock and within Llanhennock/Tredunnock is not sufficient for large volumes of traffic or large vehicles. There are 3 possible points of access from the Usk Road, none of these roads and the turnings into any of these lanes are suitable for large minibuses or coaches. I do think this should be considered in more detail before making a decision.

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Woodbank, Llanhennock, NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	yes	We live next door to the property within line of sight approximately 100 metres away. We have a number of out buildings, barns, storage areas which we would be very concerned about if intoxicated individuals/groups from the Woodbank property were to head to our land and damage, steal from or graffiti. We are surrounded by fields and woodland which are connected to the Woodbank by a public footpath giving easy access to our property to cause crime. We have had numerous articles stolen from our property in the past without hundreds of people next door, this worries us very much.

<p>Public safety</p>	<p>yes</p>	<p>The public footpath which connects Woodbank to our property drops down a steep hill and crosses a stream over an old wooden bridge, adjacent to a large pond. If drunk individuals were to attempt to cross this, especially at night, it is highly likely they will fall in to the stream which is approx. 3 meters below. The consequence of granting this alcohol license would lead to large events to be held at the premises which concerns us a great deal. The roads of this village are not designed for 100s of guests and delivery lorries and so on. It is a rural small village with single lane roads which accesses main road links via other small villages, or villages that already suffer from pollution (e.g. Caerleon). In addition, alcohol licenses are linked to numerous safety issues due to greater consumption of alcohol for example and most relevant to us, the increase in litter to the countryside and specifically broken glass and potentially drug remains (eg needles) which will litter the grass land around our home which our children use for play (see for more details Forsyth et al 2007, SCCJR). On a heavy party weekend for this property (up to 15 guests) the bin they use placed at the road side regularly overflows and attracts wildlife and litters the road. What also concerns us is the road immediately outside the entrance to Woodbank collapsed a few years back causing significant disturbance to the local community and no doubt endless traffic across this stretch of road would make it susceptible to further damage at the local councils expense. It also caused great losses to our neighbourhood for several months as farm traffic could not use the roads. The granting of the alcohol license would mean an increase in traffic because of such events, or many cars being left on the road as people use public transport to get home. This is causing great concern at the thought of potentially damaging the road on a regular basis. In addition, the increased use of minibuses and taxis at anti-social hours will concern us a great deal, as the area successfully houses a number of wildlife species, some of which are protected. The thought of people walking through the lanes due to the inability of getting a taxi, possibly urinating, possibly tampering with barns but most definitely scaring livestock and wildlife as they try to get back home is of great concern. Woodbank is a dangerous environment, it has very steep hills on 3 of its 4 boundaries which all run in to water including the river usk which is at the end of their field. We do not wish to witness a drunken accident which would almost definitely</p>
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		<p>result in fatality due to the clay riverbank and strong currents.</p> <p>We do not wish to see somebody attempt to ride our horses which are in the field next door to woodbank.</p>
To prevent public nuisance	yes	<p>We already have significant noise and disturbance from the Woodbank property from the current holiday rentals there. We have not complained as we thought we were being accommodating. We shall note and record distances going forward to highlight the regularity of this. To have larger formal occasions taking place all day, with deliveries, music, fireworks and so on which would accompany an alcoholic license would be horrendous for our peaceful farm house. An alcohol license would mean more drunken guests, gather larger crowds for entire days / weekends, which would increase the noise further which would travel throughout the valley here. Topographically we are below them at the bottom of the hill around 100meters away and so the noise would travel very easily to us. We have very young children (see below). These disturbances would also cause considerable stress to our numerous animals including horses, chickens, cats and dogs.</p> <p>We do not wish to witness and be a victim of drunk and disorderly guests, potentially singing, arguing, dancing, causing damage, urinating and wandering around a potentially dangerous farm environment when intoxicated. We are a peaceful valley surrounded by a species rich wildlife and a variety of livestock.</p>
To protect children from harm	yes	<p>We have 3 young children aged 2, 4 and 7 and we do not wish for them to be subjected to drunken behaviour at all day parties from their neighbours. We have moved to countryside for the contrary. Nor do we wish for intoxicated individuals to be using the public footpath which goes through our home and causing harm to the children directly or indirectly, physically or verbally, swearing or worse with our children present. There are many research studies which show a link between alcohol licenses and increases in antisocial behaviour, violence, violent crime and would no doubt increase in our village due to granting this alcohol license (see for example Piliakas et al 2018 in the Journal of Preventative Medicine). We have moved to the countryside for a peaceful existence for our children, so they can enjoy the countryside and all it has to offer, not for 7 day a week alcohol fuelled parties in the neighbouring Woodbank which would interfere with their childhood and</p>

	upbringing.
<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account.</p>	<p>There are far too many major concerns to be able to allow this application of an alcohol license.</p> <p>An alcohol license is unacceptable to a peaceful valley that is so potentially dangerous if intoxicated for all parties, namely the river and its extremely strong current, the clay riverbank, the stream, the pond, the steep nature of the valley, the use of the public footpath to access us neighbours, the wandering of public into our garden and therefore our animals, the small lanes, the worrying of a species rich wildlife and livestock in our area. We are a small, rural and peaceful village and do not need a 7 day wedding venue serving alcohol until midnight.</p> <p>A major Health and safety concern. Even if Woodbank was to secure some fencing to prevent some of the above it will be seen as a challenge for some intoxicated individuals and the natural geography of the land is unavoidably dangerous.</p>

Signed
Date: 1

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Winn, Samantha

From:
Sent:
To:
Subject:

Thanks Samantha

We will keep our objection, we do not want to withdraw it.

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<ul style="list-style-type: none"> • Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises • This is a very quiet residential area, with narrow lanes, limited visibility and no lighting

<p>Public safety</p>	<p>Yes</p>	<ul style="list-style-type: none"> ● Pencraig Farm is a working Dairy Farm and cattle are frequently moved from field to field for grazing purposes. Farmland belonging to Pencraig Farm adjoins Woodbank and is based on either side of Glen Usk Road. The proposal will significantly increase vehicle movements along the minor narrow lane (Glen Usk Road) as well as increasing the traffic volume through the village of Llanhennock. The increase in traffic may impact on the safe movement of cattle as well as making some blind spots even more dangerous. ● There will be an increase in traffic at night time as Evening and late night visitors to Woodbank will require taxis, mini-buses and coaches to take them to and fro the premises. ● There will be an increase in daytime traffic when entertainment/wedding goods are delivered by lorries and large trucks and removed from the premises. ● Llanhennock is popular with many dog walkers, runners, cyclists, ramblers and horse riders that use the narrow lanes. Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike. ● One of the occupants of Pencraig Farm is a fit eighty year old lady, who regularly walks on the Glen Usk Road and around the local area to keep fit. Walking on a single lane with frequent and excessive traffic will make her feel vulnerable and potentially have a negative impact on her health and wellbeing. ● There are no pavements and there is no street lighting. An increase in traffic through the narrow lane will make it an unsafe place to walk. Children in the village regularly walk through the lane to school and to meet friends. ● The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly.
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		<p>passing across it such as coaches, minibuses, large delivery vans and lorries</p>
To prevent public nuisance	Yes	<ul style="list-style-type: none"> • Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds • Marquees and tents where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this will effect not only the neighbouring houses but residents who live on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers • Woodbank is currently used a holiday let for up to 20 persons. My house, is located on adjoining land to Woodbank. I have already experienced occasions when there has been noise disturbance from holiday guests renting the Woodbank. Noise disturbance will significantly increase if the Woodbank is permitted an entertainment and alcohol licence. • I am aged eighty years old. There is a risk that Party Goers under the influence of alcohol become disorientated and trespass on my property. I would feel extremely vulnerable and frightened should this occur. • Even though Woodbank is set within its own grounds, it is in very close proximity to a number of homes (including my house). If a license is granted it will greatly affect all residents and therefore it is not suitable as a commercial wedding and entertainment venue. • Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight. • Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on properties located on Glen Usk Road. • Woodbank are requesting a license from

		<p>8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank.</p> <ul style="list-style-type: none"> • Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails many of which are endangered. • Loud noise every day and every night will therefore spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife. <ul style="list-style-type: none"> • Human Rights Act 1998 • Article 1 Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
<p>To protect children from harm</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Many of the local resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, and walk dogs; run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children. • A four year old child also resides at Pencraig Farm. The additional traffic will therefore affect him directly in the future and pose a potential risk to his safety, particularly when he is old enough to walk

		/ride a bike on Glen Usk Road unaccompanied to meet up with friends etc.
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<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	
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Sign

19

1. If you are a member of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
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6. Please return this form when completed to:

MONMOUTHSHIRE LICENSING SECTION
Abergavenny Community Education Centre
Old Hereford Road
Abergavenny
NP7 6EL

Tel: 01873 735420
Email: licensing@monmouthshire.gov.uk

16th February 2019

FAO Ms Samantha Winn, Licensing Officer

Dear Ms Winn

Re:-Woodbank, Licensing Act 2003

Further to your letter dated 12th February 2019, we write to confirm that we have considered the revised applications for an Entertainment and Alcohol licenses for Woodbank House, Llanhennock. After reviewing the revised proposal, we write to confirm our objection to the revised applications.

The reasons for our continued objection are follows:-

Environmental.

Noise and Impact on Pencraig Farm

Pencraig Farm is a working Dairy Farm which has been farmed by the Evans family for the last thirty years. The impact of the additional noise pollution i.e. noise from discos, night time events and bands could have a significant impact on our farm stock who all graze in the fields which adjoin and are opposite Woodbank House Property. The revised applications, if agreed, will significantly impact our livelihood and business.

Additionally, Fireworks could be displayed throughout the year, causing considerable disturbance and frightening farm stock, horses, local wildlife and pets.

Other Noise Pollution Concerns

1. Even though Woodbank House is set within its own grounds, our house is only one field away from the proposed plot for the Marquee (1 on Plan) and

the outside areas 2, and 3 detailed on the plan. We will therefore suffer significant noise pollution when weddings and events are taking place. This will significantly impact on our quality of life, health and wellbeing.

2. Up to 250 guests, potentially 7 days a week until early hours of the next morning (by the time taxi drivers have picked people attending the event/wedding) will mean lack of privacy and will be a huge concern to us.
3. Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on our well-being.
4. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails, many of which are endangered.
5. We spend a considerable amount of our spare time in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our garden and will potentially impact on our health and wellbeing, but particularly that of Jeaneatta Margaret Evans who is eighty years old and gets immense enjoyment from spending time in her garden.

Human Rights Act 1998

6. **Article 1** Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

In summary, the changes proposed in the revised applications will not impact on the environmental concerns we have about the proposed applications. The revised applications, if agreed, will significantly impact our livelihood and business. Furthermore, we will still experience significant noise pollution if the applications are granted which will impact on our health and well-being.

Public Safety

Public safety remains a significant concern for the following reasons:-

Traffic

7. As stated in our previous submission, there will be a significant increase in daytime traffic (in terms of attendees attending the events/weddings and when entertainment/wedding items are delivered by lorries and large trucks and removed from the premises) and night time traffic as evening and late night visitors to Woodbank will require taxis, min-buses to take them to and from the premises.

As Farmers, we regularly move livestock, feed and machinery from field to field. The only access route to Pencraig Farm, Pencraig Farmyard and our farmland is via the road which also leads to the entrance to driveway leading to Woodbank House Property. Our land adjoins and is opposite Woodbank

House Property. We frequently drive large agricultural vehicles, tractors and farm machinery along the road that leads to the driveway to Woodbank House Property, as do a number of other local farmers who farm land nearby. Manoeuvring large agricultural vehicles along the road when cars are driving in the opposite direction along the road is difficult and tricky. The additional traffic will cause significant disruption particularly when we plough, plant and harvest our fields. Furthermore, a milk tanker attends Pencraig Farm every other day to pick up milk. We believe that the additional traffic attending Woodbank House Property will cause significant inconvenience to our business, local residents and has the potential to make the road unsafe as there are limited places for vehicles to pass.

We also believe there is significant risk that gateways to our fields may be blocked if attendees at events opt to park on the road outside boundary of Woodbank House particularly as there is no hardstanding car parking available at Woodbank House Property.

We are also very concerned at the damage that may be done to the road by the additional traffic on the road. As indicated in my previous submission, the bridge located just before the driveway to Woodbank House Property was only repaired a few years ago and is already showing signs of damage. The risk of damage to the road and further damage to the bridge will only increase with the additional traffic going along the road.

8. There are no pavements and there is no street lighting. An increase in traffic and parked cars through the narrow road will also make it an unsafe place to walk. Children in the village regularly walk through the road to school and to meet friends.

In summary, the changes in the revised application will not reduce the significant increase in vehicle movements along Glen Usk road. The road to the drive which leads to Woodbank House Property is a minor narrow road. The farmyard and the farm house driveway also connects to this road. The additional traffic volume will significantly affect us, our livelihood, our business and other residents who live along this road as well as the many visitors to the area.

Security and Prevention of Crime and Disorder

9. Granting an entertainment and alcohol license allowing up to a 250 people to use Woodbank, potentially on a daily basis until 2300, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises.

It is noted that Security arrangements will be put in place to ensure the safety of people attending events and weddings at Woodbank House including security at the driveway gates. However a key issue of concern to us in the revised proposals is that drunk and disorderly attendees can be removed from the premises (point 3 under section titled Prevention of Crime and Disorder). As Woodbank House Property is located in a rural area, there is a real risk that individuals not permitted entry or removed from the premises for poor

behaviour will loiter and cause a disturbance on the road or by nearby residents houses (ours) while they wait for transport home. It is difficult to get a taxi at very short notice to attend Llanhennock and often there is wait of us up to 2 hours (depending on the time of year). The nearest bus stop is based on Usk Road (one mile away) and services cease early evening.

It would not be safe for an inebriated person to walk along an unlit road at night.

Please ensure that all our objections are considered by the licensing committee when they consider the revised applications for Alcohol and Entertainment Licenses to be granted for Woodbank House Property.

Yours sincerely

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Yes	<ul style="list-style-type: none"> • Granting an entertainment and alcohol license allowing up to a 100 people to use Woodbank, potentially on a daily basis until 1.30 - 2am, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises • This is a very quiet residential area, with narrow lanes, limited visibility and no lighting

<p>Public safety</p>	<p>Yes</p>	<ul style="list-style-type: none"> • The proposal will significantly increase vehicle movements along a minor narrow lane and increase the traffic volume through the village of Llanhennock, as well as making some blind spots even more dangerous • There will be an increase in traffic at night time as Evening and late night visitors to Woodbank will require taxis, mini-buses and coaches to take them to and fro the premises. • There will be an increase in daytime traffic when entertainment/wedding goods are delivered by lorries and large trucks and removed from the premises • Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog walkers, runners, cyclists, rambles and horse riders that use the narrow lanes. • Excessive traffic would make the lane unsafe as there are limited places for vehicles to pass. Also, many people visit this area of the Usk valley to enjoy the peaceful walks, countryside and wildlife, this would not only impact residents but visitors alike • There are no pavements and there is no street lighting. An increase in traffic through the narrow lane will make it an unsafe place to walk. Children in the village regularly walk through the lane to school and to meet friends. • The bridge directly outside Woodbank was repaired just a couple of years ago and the road was closed for some time whilst the repairs took place. A significant increase in traffic would jeopardise this. There are already some cracks appearing, so it will not withstand large vehicles regularly passing across it such as coaches, minibuses, large delivery vans and lorries
<p>To prevent public nuisance</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Noise pollution is a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds • Marquees and tents where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up, this

		<p>will effect not only the neighbouring houses but residents who live on the Glen Usk Road and on the top lane in the village. Noise is amplified in the small valley and travels across open fields where there are few sound buffers</p> <ul style="list-style-type: none"> • Woodbank is currently used a holiday let for up to 20 persons. Our house, is located in close proximity to Woodbank .We have already occasions when we have had noise disturbances from holiday guests. This will significantly increase if the Woodbank is permitted an entertainment and alcohol licence. • Even though Woodbank is set within its own grounds, it is in very close proximity to a number of homes (including ours). If a license is granted it will greatly effect residents particularly the elderly and children and therefore it is not suitable as a commercial wedding and entertainment venue • Up to 100 guests, potentially 7 days a week until early hours of the next morning, would mean lack of privacy would become a huge concern for the properties located next to Woodbank and in direct line of sight • Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact • Woodbank are requesting a license from 8am to 1.30 - 2am, 7 days a week, this will mean constant noise, which is totally unreasonable. Noise during these hours, 7 days/nights per week is not acceptable and will be harmful to health for those living close to Woodbank • Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are endangered. • Loud noise every day and every night will
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		<p>spoil the peaceful area of the Usk Valley for everyone, including residents and visitors as well as having a harmful effect on animals and wildlife, all for the financial gain of one individual.</p> <p>Both of us work full time and spend a considerable amount of our spare time (Evenings and Weekends) in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our Garden and will potentially impact on my health and wellbeing.</p> <p>Human Rights Act 1998</p> <ul style="list-style-type: none"> • Article 1 Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.
<p>To protect children from harm</p>	<p>Yes</p>	<ul style="list-style-type: none"> • Many of the local resident's children regularly walk through the lane to meet up, catch the mini bus to school, ride bikes, and walk dogs, run and play. Numerous vehicles, many of which will be large, with drivers who are unfamiliar with the area, will make the lane unsafe. There are many blind spots and as previously stated no street lighting and no pavements. This will make it unsafe for children

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	
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27/01/19

meeting of the
 eding. If you do
 not attend, the Committee will consider any representations that you have made.

16th February 2019

FAO :- Ms Samantha Winn, Licensing Officer

Dear Madam,

RE:- Woodbank, Llanhennock- Licensing Act 2003

Further to your letter dated 12th February 2019, we write to confirm that we have considered the revised applications for Entertainment and Alcohol Licenses for Woodbank House Property, Llanhennock. After reviewing the revised applications, we write to confirm our objection to the revised proposals.

The reasons for our objections are follows:-

Environmental

Noise pollution remains a key concern for the following reasons:-

1. Noise pollution until 2300 remains a significant concern from noise breakout from both the venue's internal sound system as well as entertainment within the grounds
2. Marquees and tents to be located outside (identified as 1-3 on the plan) where music is going to be played will travel within the valley and across open fields. This will be made even worse during pleasant weather as windows and doors will be left open in the house and marquees will be opened up. Even though Woodbank House Property is set within its own grounds, it is in very close proximity to a number of homes (including ours). We will therefore suffer significant noise pollution when Weddings and Events are taking place. This will significantly impact on our quality of life and Health and Wellbeing.
3. Up to 250 guests, potentially 7 days a week until early hours of the next morning (by the time taxi drivers have picked people attending the event/wedding) will mean lack of privacy and will be a huge concern to us.

4. Additional noise from wedding partners/planners from early hours, during the day and late at night whilst setting up and taking down will also have an impact on us.
5. Fireworks could be displayed throughout the year, causing considerable disturbance to residents as well as frightening farm stock, horses, local wildlife and pets.
6. Light and noise from discos and bands will have a detrimental effect on the large bat population, birds and diverse wildlife that live here. There are many species that would be impacted which are nesting within the woodland around Woodbank, such as owls, buzzards, woodpeckers, migrating wagtails as well as animals such as badgers to name but a few, many of which are endangered.
7. Loud noise every day and every night will spoil the peaceful area of the Usk Valley for everyone, including residents, ramblers (there are many public footpaths which are used frequently by walkers including one which passes through the field where the marquee is to be sited o/s reference 367/8/3) and visitors as well as having a harmful effect on animals and wildlife.
8. Both of us work full time and spend a considerable amount of our spare time (Evenings and Weekends) in our garden. Music and noise disturbance every day and night would have a significant impact on our ability to enjoy our Garden and will potentially impact on our health and well-being.

In summary, the changes proposed in the revised applications will not impact on the environmental concerns we have about the proposed applications. We will still experience significant noise pollution if the applications are granted which will impact on our health and well-being.

Human Rights Act 1998

9. **Article 1** Protection of property. Every natural or legal person is entitled to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

Public Safety

Public safety remains a significant concern for the following reasons:-

Traffic

10. As stated in our previous submission, there will be an significant increase in daytime traffic (in terms of attendees attending the events/weddings and when entertainment/wedding items are delivered by lorries and large trucks and removed from the premises) and night time traffic as evening and late night visitors to Woodbank will require taxis, mini-buses to take them to and from the premises.

Additionally, Llanhennock mainly consists of farming land and there is livestock regularly moved from paddock to paddock as well as many dog

walkers, runners, cyclists, ramblers and horse riders that use the narrow roads.

We believe that the additional traffic attending Woodbank House will cause significant inconvenience to local residents and has the potential to make the road unsafe as there are limited places for vehicles to pass. We regularly walk along the road to enjoy the peaceful walks, countryside and wildlife. The revised proposal will not only impact local residents (like us) but the many walkers, dog walkers, runners, cyclists, ramblers and horse riders that use the narrow roads.

There are no pavements and there is no street lighting. An increase in traffic through the narrow road will make it an unsafe place to walk. Children in the village regularly walk through the road to school and to meet friends.

We are also very concerned at the damage that may be done to the road by the additional traffic on the road. As indicated in our previous submission, the bridge located just before the driveway to Woodbank House Property was only repaired a few years ago and is showing signs of damage. The risk of damage to the road and further damage to the bridge will only increase with the additional traffic going along the road.

In summary, the changes in the revised applications will not reduce the significant increase in vehicle movements along Glen Usk road. The road to the drive which leads to Woodbank House is a minor narrow road. Our driveway also connects to this road. The additional traffic volume will significantly affect us and other residents who live along this road as well as the many visitors to the area.

Security

11. Granting an entertainment and alcohol license allowing up to a 250 people to use Woodbank, potentially on a daily basis until 2300, may result in drunken and disorderly behaviour when large numbers of partygoers are leaving the premises.

It is noted that Security arrangements will be put in place to ensure the safety of people attending events and weddings at Woodbank House including security at the driveway gates. However a key issue of concern to us in the revised proposals is that drunk and disorderly attendees can be removed from the premises (point 3 under section titled Prevention of Crime and Disorder). As Woodbank House Property is located in a rural area, there is a real risk that individuals not permitted entry or removed from the premises for poor behaviour will loiter and cause a disturbance on the road or by nearby residents houses (ours) while they wait for transport home. It is difficult to get a taxi at very short notice to attend Llanhennock and often there is wait of us up to 2 hours (depending on the time of year). The nearest bus stop is based on Usk Road (one mile away) and services cease early evening.

It would not be safe for an inebriated person to walk along an unlit road at night.

Please ensure that all our objections are considered by the Licensing Committee when it considers the revised Applications for an Alcohol and Entertainment Licenses for Woodbank House Property.

Yours Sincerely



Winn, Samantha

reps

From:
Sent:
To:
Subject:
Attachments:

I refer to the attached. As I am away in Spain sadly I am unable to print the attached form. However I hope the information you need is given below:-



We are making the representation about the property Woodbank, Llanhennock. Newport NP18 1LU. Our representation is regarding the following Licensing Objectives:-

TO PREVENT PUBLIC NUISANCE:-

The property is in a rural area and very close to several houses and indeed farms. The noise from the property and it's requested activities would be a considerable nuisance to the nearby properties and their residents and children and animals.

PUBLIC SAFETY AND TO PROTECT CHILDREN FROM HALM:-

The property and neighbouring properties are accessed by a small single track road which is unsuitable for the increased vehicle use for the party goers and supplier lorries.

Local children and family pets use this road for dog walking and exercise and the proposal would endanger their safety.

wish to object to this application. If will arrange.

ated outlining concerns with the change of use at place for an alcohol and entertainment y the owners, although it is not very visible, the

application is available to view online:

Winn, Samantha

From:
Sent:
To:
Subject:

Many thanks for the email.

I wish to continue with our representation and objection to the proposal.

The details in your email give me no comfort and indeed heighten our concerns about noise pollution, light pollution, numbers involved, outdoor use, alcohol abuse, volume of traffic and taxis/buses late at night on the very small road system.

We also believe the volume of non local people visiting the area from away could lead to an increased levels of robbery in this quiet area.

Indeed we agree with the Environmental Health Department who also object to the application.

Regards.

10/10/10

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)

Organisation name/name of body you represent (if appropriate) (see note 3)

Postal and email address

Contact telephone number

Name of the premises you are making a representation about

Woodbank

Address of the premises you are making a representation about

Woodbank, Llanhennock, NP18 1LU

Your representation must relate to one of the four Licensing Objectives (see note 4)

Licensing Objective	Yes	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	yes	We live next door to the property within line of sight approximately 100 metres away. We have a number of out buildings, barns, storage areas and a cattery which we would be very concerned about if intoxicated individuals/groups from the Woodbank property were to head to our land and damage, steal from or graffit, We are surrounded by fields and woodland which are connected to the Woodbank by a public footpath giving easy access to our property and to our business to cause crime. We have had numerous articles stolen from our property in the past and our cattery business vandalised and this was without hundreds of people next door, this worries us very much.

<p>Public safety</p>	<p>yes</p>	<p>We are pensioners who have lived at this address for nearly 30 years working hard to sustain an independent life through our cattery business and rental of fields for livestock and horses – the thought of the neighbouring property having a 7 day alcohol license fills us with dread and anxiety which is not conducive with our current complex health needs which include treatment for high blood pressure, stroke, heart disease and stress.</p> <p>The public footpath which connects Woodbank to our property drops down a steep hill and crosses a stream over an old wooden bridge, adjacent to a large pond. If drunk individuals were to attempt to cross this, especially at night, it is highly likely they will fall in to the stream which is approx. 3 meters below. The consequence of granting this alcohol license would lead to large events to be held at the premises which again concerns us a great deal. The roads of this village are not designed for 100s of guests and delivery lorries and so on. It is a rural small village with single lane roads which accesses main road links via other small villages, or villages that already suffer from pollution (e.g. Caerleon). In addition, alcohol licenses are linked to numerous safety issues due to greater consumption of alcohol for example and most relevant to us, the increase in litter to the countryside and specifically broken glass and potentially drug remains (eg needles) which will litter the grass land around our home which our grandchildren use for play (see for more details Forsyth et.al 2007, SCCJR). On a heavy party weekend for this property (up to 15 guests) the commercial sized bin they use is placed at the road side and regularly overflows affecting wildlife and litters the road (which then ends up in our field via wind dispersal). An increase in numbers as a consequence of an alcohol license would mean an increase in this also. What also concerns us is the road immediately outside the entrance to Woodbank collapsed a few years back causing significant disturbance to the local community and no doubt endless traffic across this stretch of road would make it susceptible to further damage at the local councils expense. It also caused great losses to our neighbourhood for several months as farm traffic could not use the roads. The granting of the alcohol license would mean an increase in traffic because of such potentially larger events, or many cars being left on the road as people use public transport to get home. This is causing great concern at the thought of potentially</p>
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		<p>damaging the road on a regular basis. In addition, the increased use of minibuses and taxis at anti-social hours will concern us a great deal, as the area successfully houses a number of wildlife species, some of which are protected. The thought of people walking through the lanes due to the inability of getting a taxi, possibly urinating, possibly tampering with barns but most definitely scaring livestock and wildlife as they try to get back home is of great concern.</p> <p>Woodbank is a dangerous environment. It has very steep hills on 3 of its 4 boundaries which all run in to water including the river usk which is at the end of their field. We do not wish to witness a drunken accident which would almost definitely result in fatality due to the clay riverbank and strong currents.</p> <p>We do not wish to see somebody attempt to ride our horses which are in the field next door to woodbank. I am also greatly concerned that we will lose business on our livery yard as riders will be reluctant to rent stables and fields next to a noisy, intoxicating, party venue for the long hours as requested. Similarly, our cattery's unique selling point is the tranquillity of the area (e.g. no kennels for dogs, just a peaceful valley) which would no longer exist should this licence be granted. The noise will be too much for some customers as the sound resonates extremely easily within a valley.</p>
<p>To prevent public nuisance</p>	<p>yes</p>	<p>We already have significant noise and disturbance from the Woodbank property from the current holiday rentals there. We have not complained as we thought we were being accommodating. We shall note and record this going forward to highlight the regularity of this. To have larger formal occasions taking place all day, with deliveries, music, fireworks and so on which would accompany an alcoholic license would be horrendous for our peaceful cottage, cattery and livery yard. An alcohol license would mean more drunken guests, gather larger crowds for entire days / weekends, which would increase the noise further which would travel throughout the valley here. Topographically we are below them at the bottom of the hill less than 100meters away and so the noise would travel very easily to us. We have a small cattery business and the animals are very susceptible to stress and anxiety with loud noises, the alcohol license would only intensify this and prolong it for entire days. This is not fair or appropriate for our business and more importantly the animals which our local community trust in us looking after.</p>

<p>To protect children from harm</p>	<p>yes</p>	<p>We live next door to our 3 young grandchildren children aged 2, 4 and 7 and we do not wish for them to be subjected to drunken behaviour at all day parties from their neighbours. We do not wish for intoxicated individuals to be using the public footpath which goes through our home and causing harm to the children directly or indirectly, physically or verbally. There are many research studies which show a link between alcohol licenses and increases in antisocial behaviour, violence, violent crime and would no doubt increase in our village due to granting this alcohol license (see for example Piliakas et al 2018 in the Journal of Preventative Medicine). A 7 day a week alcohol license for parties in the neighbouring Woodbank would interfere with the childhood of our grandchildren.</p>
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<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	<p>There are far too many major concerns to be able to allow this application of an alcohol license.</p> <p>An alcohol license is unacceptable to a peaceful valley that is so potentially dangerous if intoxicated for all parties, namely the river and its extremely strong current, the clay riverbank, the stream, the pond, the steep nature of the valley, the use of the public footpath to access us neighbours, the wandering of public into our garden and therefore our animals, the small lanes, the worrying of a species rich wildlife and livestock in our area. We are a small, rural and peaceful village and do not need a 7 day venue serving alcohol until midnight.</p> <p>A major Health and safety concern. Even if Woodbank was to secure some fencing to prevent some of the above it will be seen as a challenge for some intoxicated individuals and the natural geography of the land is unavoidably dangerous.</p>
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Sign
Date

1. If you are not attending a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.

**Monmouthshire Licensing Authority
Licensing Act 2003**

REPRESENTATION FORM FROM OTHER PERSONS

This representation is made by an Other Person

Your name/organisation name/name of body you represent (see note 3)	
Organisation name/name of body you represent (if appropriate) (see note 3)	
Postal and email address	
Contact telephone number	

Name of the premises you are making a representation about	Woodbank
Address of the premises you are making a representation about	Llanhennock, NP18 1LU

Your representation must relate to one of the four Licensing Objectives. (see note 4)

Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	Y	It is perceived that large numbers of people attending functions at Woodbank will most probably result in public order offenses especially since alcohol is to be served. It is unlikely that 100 people leaving at 1.30am or 2.00am would be without incidents.
Public safety	Y	The lane on which Woodbank is situated is a narrow, meandering, unlit lane with no pedestrian pavements. The increase in traffic at all times of day and late into the night from staff and guests will increase the road risks to local residents and users of the countryside. These include our school age children, walkers, cyclists, horse riders etc. We live on a dangerous junction and there is a high risk of traffic incidents due to unfamiliar people driving in the dark lanes.
To prevent public nuisance	Y	Nuisance noise from events is a massive concern. To have recorded music and bands playing until 1.30am or later inside the main premises or marquees could affect not only the nearby neighbours but those further afield since the location is quite open. It is likely that the noise from events will unreasonably and substantially interfere with the use or enjoyment of peoples' homes. Having multiple vehicles leaving late at night and

		<p>possibly sounding their horns in the narrow lanes is worrying also.</p> <p>If fireworks were used then these could affect people over a vast area and not just the immediate neighbourhood.</p> <p>There is a risk of harm to wildlife and livestock from noise and lighting.</p> <p>One of the benefits of living in a quiet rural community such as ours is the peace and tranquillity that we enjoy, especially in the evenings and at night. If this was compromised this would seriously affect our enjoyment of our home. I believe that it is a right that people are allowed "peaceful enjoyment of their possessions".</p> <p>Night hours are defined in the Noise Act 1996 as 11.00 pm until 7.00 am. To reduce noise nuisance from houses and premises, the law defines a maximum amount of noise which is acceptable during night hours. The requested licensing hours are outside of this defined time period.</p>
<p>To protect children from harm</p>	<p>Y</p>	<p>Our children and many other people use and the lane for recreation and walking to school. Increasing the traffic flow will increase risks to road users and pedestrians.</p>

<p>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</p>	
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Signed: |

19

1. If you do make a representation you will be expected to attend a meeting of the Licensing Authority's Committee and any subsequent appeal proceeding. If you do not attend, the Committee will consider any representations that you have made.
2. This form must be returned within the statutory period of 28 days from the date the application was displayed on the premises of the date given to the public notice in a local newspaper or other local publication.
3. These can only relate to the four licensing objectives.

5th February 2019

To who it may concern,

I have known [redacted] over 20 years, working closely with her on numerous charity events.

She has organised large and small charity events in a very professional manner. Each event I have attended has been well co-ordinated and run in a very proficient style.

I have been aware that Bess works very well with external suppliers and stakeholders.

At the events I have attended, her catering and management procedures are excellent. Bess is especially careful with noise control and making sure that her guests are considerate of the environment.

All guests are well briefed on safety procedures and what facilities are available.

Bess cares very much about the wellbeing of any guests with special needs.

Bess is also someone who cares very much about helping charities within the community.

Working closely with Gwent Police for 8 years as an independent member I have no hesitation in recommending Bess as an excellent organiser for events at Woodbank.

If you require any further information, please feel free to contact me on my mobile:

With kindest regards



Tony Curtis MBE
Executive Chairman and Founder

From: "Woodcock, James" <JamesWoodcock@monmouthshire.gov.uk>

Date: 10 January 2018 at 10:07:00 AM

To:

Subject: RE: Woodbank

It was good to speak to you again recently and to discuss your plans to establish Woodbank as a venue for weddings, celebrations and events.

I note that you have been offering high quality accommodation at the property for at least five years and recognise that expanding your offer will enable you to realise more of its full potential.

I recall that we first met at the property in 2016 for initial discussions and it clearly offers a unique location for occasions of this kind.

It is also ideally placed to benefit from the new International Convention Centre, Wales, and I understand that they have already indicated that they would like to include Woodbank as one of their partners.

I wish you well with your plans.

Kind Regards,

James

James Woodcock
Business Insights Manager
Monmouthshire Business & Enterprise
Tel: 01633 644036

Email: jameswoodcock@monmouthshire.gov.uk

Web: www.monmouthshire.biz

On the 25th May 2018 General Data Protection Regulations (**GDPR**) changed – to view the Business Support **Privacy Notice** Click [here](#)

Mae'r neges e-bost yma a'r ffeliliau a anfonir gyda hi yn gyfrinachol ac fe'i bwriedir ar gyfer yr unigolyn neu gorff y'u cyfeiriwyd atynt yn unig. Gall gynnwys gwybodaeth freintiedig a chyfrinachol ac os nad chi yw'r derbynnydd bwriadedig, rhaid i chi beidio copïo, dosbarthu neu gymryd unrhyw gamau yn seiliedig arni. Os cawsoch y neges e-bost yma drwy gamgymeriad hysbyswch ni cyn gynted ag sydd modd os gwelwch yn dda drwy ffonio 01633 644644. Cafodd y neges e-bost yma sgan firws Microsoft Exchange Online Protection.

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Mae'r Cyngor yn croesawu gohebiaeth yn Gymraeg, Saesneg neu yn y ddwy iaith. Byddwn yn cyfathrebu â chi yn ôl eich dewis. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

The Council welcomes correspondence in English or Welsh or both, and will respond to you according to your preference. Corresponding in Welsh will not lead to delay.

Reply Reply All Forward

From: <Louise.Garrett@gov.wales>
Date: 20 January 2019 10:00:00 GMT
To: _____
Subject: Ref: D206475 - Visit Wales gradina - Woodbank
Good evening _____

Further to my recent visit on 15th January 2019, I can confirm that Woodbank has, as per previous visits, maintained a most worthy Visit Wales 5 Star Self Catering rating.

On behalf of Visit Wales, I would like to thank you for your continued and ongoing participation in our grading scheme, over the last 5 years, since our first meeting in 2014.

Woodbank is an exceptional property and a real asset to Monmouthshire, the wider region and to the Visit Wales grading scheme.

As discussed during my recent grading assessment, Visit Wales, Business Wales and Superfast Business Wales, to name just three, can offer tourism and business advice to help you develop and evolve your business moving forward. I recall you also mentioned you were a member of the Wye Valley/Forest of Dean Tourism Association too.

I also sent an email after the visit to our Visit Wales Product News and PR Teams to advise them that you had comfortably maintained your 5 Star rating again this year and to remind them to consider you in future marketing activities and leisure, tourism, event and corporate orientated events and so on that they might be involved in, all of which are of course aimed at supporting the local economy and/or encouraging tourism to Wales and its specific marketing regions, including Monmouthshire.

We look forward to working with you moving forward into 2019 and beyond!

Louise

Louise Garrett

Swyddog Gweithredol Datblygu Ansawdd / Quality Development Executive

Sicrwydd Ansawdd / Quality Assurance Department

Croeso Cymru / Visit Wales

Adran yr Economi a'r Seilwaith / Department of Economy and Infrastructure

Llywodraeth Cymru / Welsh Government

Ffôn / Phone: + 44 (0)845 010 8020

Ffacs / Fax: + 44 (0) 300 062 2081

Symudol / Mobile: + 44 (0)7881 805484

e-bost / e-mail: louise.garrett@gov.wales / louise.garrett@gov.cymru

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monmouthshire
sir fynwy

Monmouthshire County Council
PO Box 106, Caldicot,
NP26 9AN

Cyngor Sir Fynwy
Blwch SP 106, Caldicot
NP26 9AN

Tel/Ffôn: 01633 644644
Fax/Ffacs: 01633 644666

E-Mail/Ebost: contact@monmouthshire.gov.uk
Web/Gwefan: www.monmouthshire.gov.uk

The person dealing with this matter is
Kevin Ford
Tel/Ffon: 01633 644842
Email: kevinford@monmouthshire.gov.uk
Date/Dyddiad: 17 January 2019

To whom it may concern,

Woodbank has been working with us at Monmouthshire Tourism and Visit Wales for the last 5 years. Bess Asprou is always willing to reply to requests for help and information and has kept in close touch with us throughout this period. Woodbank has achieved (and kept) a Visit Wales 5 Star grading and appears on the Visit Monmouthshire and Visit Wales websites. Woodbank is a great contributor to tourism and accommodation in Monmouthshire and the greater South East Wales region.

Yours sincerely,

Kevin Ford
Digital Tourism Marketing Officer
Monmouthshire County Council



The new and exciting ICC Wales is being built in the grounds of Celtic Manor Resort in Newport. When it opens in the summer of 2019, it will be a world class facility and something Wales will be extremely proud of.



The building itself can accommodate 5000 delegates at one time and will offer over 2000 car parking spaces with 700 having direct access to the atrium. The design also includes an abundance of networking and breakout areas, a 4000 square metre pillar free hall, 1500 seater split level auditorium and have access straight into the surrounding woodland areas. The slate and sustainable building will even have on site catering for delegates.

We are looking to attract large events from Associations Nationally and Internationally into Wales which will not only benefit the Welsh economy but also help with further research and development into key sectors here. The economic impact for this Convention Centre will be in the region of £70 million only a few years after opening. We have already secured a number of high profile events for ICC Wales from 2019 to 2023.

For events that run for consecutive nights, organisers will need to offer delegates accommodation within the local area – we estimate an additional 100,000 bedroom nights per year into local hotels, bed & breakfasts and serviced apartments, therefore it is important to be aware of the impact this will have to the already growing bed stock in South East Wales and imperative that property developers continue to consider Newport for their newest investments. We are happy to be working with Wood Bank House, Monmouthshire which is just 10 mins from the ICC Wales site.

To find out more, visit our website www.iccwales.com

Cerys Davey

ICC Wales Liaison Officer

01633 410210 cerys@iccwales.com

2. The licensing objectives

Crime and disorder

- 2.1 Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).
- 2.2 In the exercise of their functions, licensing authorities should seek to co-operate with the Security Industry Authority ("SIA") as far as possible and consider adding relevant conditions to licences where appropriate. The SIA also plays an important role in preventing crime and disorder by ensuring that door supervisors are properly licensed and, in partnership with police and other agencies, that security companies are not being used as fronts for serious and organised criminal activity. This may include making specific enquiries or visiting premises through intelligence led operations in conjunction with the police, local authorities and other partner agencies. Similarly, the provision of requirements for door supervision may be appropriate to ensure that people who are drunk, drug dealers or people carrying firearms do not enter the premises and ensuring that the police are kept informed.
- 2.3 Conditions should be targeted on deterrence and preventing crime and disorder including the prevention of illegal working in licensed premises (see paragraph 10.10). For example, where there is good reason to suppose that disorder may take place, the presence of closed-circuit television (CCTV) cameras both inside and immediately outside the premises can actively deter disorder, nuisance, anti-social behaviour and crime generally. Some licence holders may wish to have cameras on their premises for the prevention of crime directed against the business itself, its staff, or its customers. But any condition may require a broader approach, and it may be appropriate to ensure that the precise location of cameras is set out on plans to ensure that certain areas are properly covered and there is no subsequent dispute over the terms of the condition.
- 2.4 The inclusion of radio links and ring-round phone systems should be considered an appropriate condition for public houses, bars and nightclubs operating in city and town centre leisure areas with a high density of licensed premises. These systems allow managers of licensed premises to communicate instantly with the police and facilitate a rapid response to any disorder which may be endangering the customers and staff on the premises.
- 2.5 Conditions relating to the management competency of designated premises supervisors should not normally be attached to premises licences. It will normally be the responsibility of the premises licence holder as an employer, and not the licensing authority, to ensure that the managers appointed at the premises are competent and appropriately trained. The designated premises supervisor is the key person who will usually be responsible for the day to day management of the premises by the premises licence holder, including the prevention of disorder. A condition of this kind may only be justified as appropriate in rare circumstances where it can be demonstrated that, in the circumstances associated with particular premises, poor management competency could give rise to issues of crime and disorder and public safety.

- 2.6 The prevention of crime includes the prevention of immigration crime including the prevention of illegal working in licensed premises. Licensing authorities should work with Home Office Immigration Enforcement, as well as the police, in respect of these matters. Licence conditions that are considered appropriate for the prevention of illegal working in licensed premises might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that a copy of any document checked as part of a right to work check are retained at the licensed premises.

Public safety

- 2.7 Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above. There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.
- 2.8 A number of matters should be considered in relation to public safety. These may include:
- Fire safety;
 - Ensuring appropriate access for emergency services such as ambulances;
 - Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4 above);
 - Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
 - Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
 - Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
 - Ensuring appropriate limits on the maximum capacity of the premises (see paragraphs 2.12-2.13; and Chapter 10; and
 - Considering the use of CCTV in and around the premises (as noted in paragraph 2.3 above, this may also assist with promoting the crime and disorder objective).
- 2.9 The measures that are appropriate to promote public safety will vary between premises and the matters listed above may not apply in all cases. As set out in Chapter 8 (8.38-8.46), applicants should consider when making their application which steps it is appropriate to take to promote the public safety objective and demonstrate how they achieve that.

Ensuring safe departure of those using the premises

2.10 Licence holders should make provision to ensure that premises users safely leave their premises. Measures that may assist include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks.

Maintenance and repair

2.11 Where there is a requirement in other legislation for premises open to the public or for employers to possess certificates attesting to the safety or satisfactory nature of certain equipment or fixtures on the premises, it would be inappropriate for a licensing condition to require possession of such a certificate. However, it would be permissible to require as a condition of a licence or certificate, if appropriate, checks on this equipment to be conducted at specified intervals and for evidence of these checks to be retained by the premises licence holder or club provided this does not duplicate or gold-plate a requirement in other legislation. Similarly, it would be permissible for licensing authorities, if they receive relevant representations from responsible authorities or any other persons, to attach conditions which require equipment of particular standards to be maintained on the premises. Responsible authorities – such as health and safety authorities – should therefore make their expectations clear in this respect to enable prospective licence holders or clubs to prepare effective operating schedules and club operating schedules.

Safe capacities

2.12 "Safe capacities" should only be imposed where appropriate for the promotion of public safety or the prevention of disorder on the relevant premises. For example, if a capacity has been imposed through other legislation, it would be inappropriate to reproduce it in a premises licence. Indeed, it would also be wrong to lay down conditions which conflict with other legal requirements. However, if no safe capacity has been imposed through other legislation, a responsible authority may consider it appropriate for a new capacity to be attached to the premises which would apply at any material time when the licensable activities are taking place and make representations to that effect. For example, in certain circumstances, capacity limits may be appropriate in preventing disorder, as overcrowded venues can increase the risks of crowds becoming frustrated and hostile.

2.13 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act¹, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should send their recommendation to the fire and rescue authority which will consider it and decide what the "permitted capacity" of

¹ S 177 of the 2003 Act now only applies to performances of dance.

those premises should be.

- 2.14 Public safety may include the safety of performers appearing at any premises, but does not extend to the prevention of injury from participation in a boxing or wrestling entertainment.

Public nuisance

- 2.15 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.
- 2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.
- 2.17 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.
- 2.18 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.
- 2.19 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the

early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

2.20 Measures to control light pollution will also require careful thought. Bright lighting outside premises which is considered appropriate to prevent crime and disorder may itself give rise to light pollution for some neighbours. Applicants, licensing authorities and responsible authorities will need to balance these issues.

2.21 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.

Protection of children from harm

2.22 The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

2.23 The Government believes that it is completely unacceptable to sell alcohol to children. Conditions relating to the access of children where alcohol is sold and which are appropriate to protect them from harm should be carefully considered. Moreover, conditions restricting the access of children to premises should be strongly considered in circumstances where:

- adult entertainment is provided;
- a member or members of the current management have been convicted for serving alcohol to minors or with a reputation for allowing underage drinking (other than in the context of the exemption in the 2003 Act relating to 16 and 17 year olds consuming beer, wine and cider when accompanied by an adult during a table meal);
- it is known that unaccompanied children have been allowed access;
- there is a known association with drug taking or dealing; or
- In some cases, the premises are used exclusively or primarily for the sale of alcohol for consumption on the premises.

2.24 It is also possible that activities, such as adult entertainment, may take place at certain times on premises but not at other times. For example, premises may operate as a café bar during the day providing meals for families but also provide entertainment with a sexual content after 8.00pm. It is not possible to give an exhaustive list of what amounts to entertainment or services of an adult or sexual nature. Applicants, responsible

authorities and licensing authorities will need to consider this point carefully. This would broadly include topless bar staff, striptease, lap-, table- or pole-dancing, performances involving feigned violence or horrific incidents, feigned or actual sexual acts or fetishism, or entertainment involving strong and offensive language.

- 2.25 Applicants must be clear in their operating schedules about the activities and times at which the events would take place to help determine when it is not appropriate for children to enter the premises. Consideration should also be given to the proximity of premises to schools and youth clubs so that applicants take appropriate steps to ensure that advertising relating to their premises, or relating to events at their premises, is not displayed at a time when children are likely to be near the premises.
- 2.26 Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.
- 2.27 Conditions, where they are appropriate, should reflect the licensable activities taking place on the premises. In addition to the mandatory condition regarding age verification, other conditions relating to the protection of children from harm can include:
- restrictions on the hours when children may be present;
 - restrictions or exclusions on the presence of children under certain ages when particular specified activities are taking place;
 - restrictions on the parts of the premises to which children may have access;
 - age restrictions (below 18);
 - restrictions or exclusions when certain activities are taking place;
 - requirements for an accompanying adult (including for example, a combination of requirements which provide that children under a particular age must be accompanied by an adult); and
 - full exclusion of people under 18 from the premises when any licensable activities are taking place.
- 2.28 Please see also Chapter 10 for details about the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010.
- 2.29 Licensing authorities should give considerable weight to representations about child protection matters. In addition to the responsible authority whose functions relate directly to child protection, the Director of Public Health may also have access to relevant evidence to inform such representations. These representations may include, amongst other things, the use of health data about the harms that alcohol can cause to underage drinkers. Where a responsible authority, or other person, presents evidence to the licensing authority linking specific premises with harms to children (such as ambulance data or emergency department attendances by persons under 18 years old with alcohol-related illnesses or injuries) this evidence should be considered, and the licensing authority should also consider what action is appropriate to ensure this licensing objective is effectively enforced. In relation to applications for the grant of a licence in areas where evidence is presented on high levels of alcohol-related harms in persons aged under 18, it is recommended that the licensing authority considers what conditions may be appropriate to ensure that this objective is promoted effectively.
- 2.30 The 2003 Act provides that, where a premises licence or club premises certificate

authorises the exhibition of a film, it must include a condition requiring the admission of children to films to be restricted in accordance with recommendations given either by a body designated under section 4 of the Video Recordings Act 1984 specified in the licence (the British Board of Film Classification is currently the only body which has been so designated) or by the licensing authority itself. Further details are given in Chapter 10.

2.31

Theatres may present a range of diverse activities and entertainment including, for example, variety shows incorporating adult entertainment. It is appropriate in these cases for a licensing authority to consider restricting the admission of children in such circumstances. Entertainments may also be presented at theatres specifically for children. It will be appropriate to consider whether a condition should be attached to a premises licence or club premises certificate which requires the presence of a sufficient number of adult staff on the premises to ensure the wellbeing of the children during any emergency.

Offences relating to the sale and supply of alcohol to children

2.32

Licensing authorities are expected to maintain close contact with the police, young offenders' teams and trading standards officers (who can carry out test purchases under section 154 of the 2003 Act) about the extent of unlawful sales and consumption of alcohol by minors and to be involved in the development of any strategies to control or prevent these unlawful activities and to pursue prosecutions. Licensing authorities, alongside the police, are prosecuting authorities for the purposes of these offences, except for the offences under section 147A (persistently selling alcohol to children). Where, as a matter of policy, warnings are given to retailers prior to any decision to prosecute in respect of an offence, it is important that each of the enforcement arms should be aware of the warnings each of them has given.

Table of relevant offences under the 2003 Act

Section	Offence	Prosecuting Authority
Section 145	Unaccompanied children prohibited from certain premises	Police and/or Licensing Authority
Section 146	Sale of alcohol to children	Police, Licensing Authority and/or Local Weights and Measures Authority
Section 147	Allowing the sale of alcohol to children	Police, Licensing Authority and/or Local Weights and Measures Authority
Section 147A	Persistently selling alcohol to children	Police and/or Local Weights and Measures Authority
Section 149	Purchase of alcohol by or on behalf of children	Police and/or Licensing Authority
Section 150	Consumption of alcohol by children	Police and/or Licensing Authority
Section 151	Delivering alcohol to children	Police and/or Licensing Authority
Section 152	Sending a child to obtain alcohol	Police and/or Licensing Authority
Section 153	Prohibition of unsupervised sales by children	Police and/or Licensing Authority