

**Watts, Taylor J.**

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**From:**  
**Sent:** 16 July 2021 09:44  
**To:** MCC - Licensing  
**Subject:** Tintern Station

I am very much against granting an alcohol license for Katie Burton at the Old Station Tintern. This is a family recreational site and alcohol has no place there. If people would like alcohol there are plenty of pubs and hotels nearby. I live in Tintern and I do not wish the Station to become another adult space. Our children love going there. Keep it alcohol free please

Sent from my iPhone

## **Watts, Taylor J.**

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**From:** MCC - Licensing  
**Sent:** 27 July 2021 14:10  
**To:** MCC - Licensing Area C  
**Subject:** FW: Licensing Application The Old Station, Tintern

Mrs Samantha Winn  
Licensing Officer/ Swyddog Trwyddedu  
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#APUS  
APPY



Fy Sir Fynwy  
My Monmouthshire



**From:** >  
**Sent:** 27 July 2021 13:53  
**To:** MCC - Licensing <[Licensing@monmouthshire.gov.uk](mailto:Licensing@monmouthshire.gov.uk)>  
**Subject:** Licensing Application The Old Station, Tintern

Dear Sir,

We write to voice our concerns over the licensing application that has been put in to serve alcohol at the above premises. You may be aware that our Chairman spoke with Mr Taylor Watts about the matter as the first knowledge our council had of the application was from concerned residents. The notice had been inadequately displayed and as a result Mr Watts agreed to extend the date for comments to be made. At our council meeting last night the matter was discussed by Councillors. It transpires that there is a ground-swell of public opinion in the community against the application. We also feel that there has been a lack of communication and clarification with both the Council and public as to what is intended at the premises. The sale of alcohol late into the evening is, we feel, wholly inappropriate due to the nature and use of the premises, which is predominantly a family based small activity centre. Also, there is no residential landlord on site and the premises are therefore left unsupervised at night when closed. There are already issues with anti-social behaviour, drug misuse after hours and its proximity to the river, which could result in an accident by a member of the public. We feel the site is a valuable and attractive asset to the community which is appreciated by young families and will be spoilt, not enhanced, by the provision of a license to serve alcohol. We would therefore ask that you take our comments into consideration when making a decision about the premises.

Thank you.

**Watts, Taylor J.**

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**From:**  
**Sent:** 30 July 2021 14:18  
**To:** Watts, Taylor J.  
**Subject:** Alcohol Licence Station Tintern

Thank you for your email. As I understand it a new application has been submitted and that the late night music and late night functions have been withdrawn from the new application. My concern is that if an alcohol licence is granted is it then just a formality that late night functions and late night music are granted. My objections to this licence being granted are as follows.

**Public safety.** Insufficient car parking, there is also a quiet camp site at the station and they will park their cars there to. Also on leaving the station late at night the entrance and exit to this facility is on a very bad corner and there have already been a number of accidents and deaths.

**Prevention of Crime and disorder.** This will depend on the type of people who will use the facility. My main concerns are drugs, motor bikes and people drinking more than the limit, and becoming noisy, which will carry through the village as we are in a valley. I doubt if the police will even come out for either of these offences. Also there is a speed limit on the A466 through the village of Tintern, and I can assure you that outside my property no one takes any notice of this and nobody does anything about it. Late at night when people leave, this speed limit will not be adhered to and the traffic going over the installed traffic bumps will create a terrible noise and keep people awake.

**Public Nuisance.** I can foresee a lot of noise and people bringing their own music. Noise when they leave the site.

**Public safety.** There is a camp site at the station and people walk back from the village late at night, the pavements are not in good order, not cleaned of debris falling from the trees, and people walk in the road.

**Protection of Children.** The Station at Tintern has always been a place where families come, there is a picnic area, and serving alcohol all day will destroy this as a safe place where families come for a day out and a picnic. There is also a play area for children at the station, where I am sure children from the village come on their own.

Are the toilet facilities adequate. They certainly need to be in this day and age re covid 19. Changing this tea room into an Alcohol premises, is planning permission required or change of use required. I also feel that the building is far too small to accommodate people well into the evening. The setting area is very small and only a few tables.

I strongly object to our tea room and picnic area being granted an Alcohol Licence, from 10am until 11pm., it is an area for families with children to enjoy a day out.

**Watts, Taylor J.**

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**From:**  
**Sent:** 31 July 2021 11:31  
**To:** Watts, Taylor J.  
**Subject:** The Old Station Tintern Premises Licence Application

The alcohol licence has been applied for without the music but is this a strategy so that the music can be applied for on individual occasion basis?

This venue has long been a child & family centred popular one with play ground areas & programmes of childrens activities which draws an enthusiastic audience, who enjoy ice creams, cream teas & pop etc. To grant an 11 hour alcohol licence would completely alter the type & nature of this popular attraction & I believe will deter customers.

**Prevention of crime & disorder:-** the site is spread among trees & unless it is well illuminated it may prove difficult to control.

**Public Safety:-**In my opinion the site vehicle access is on one of the most dangerous corners of the A466 in Tintern-(it is the site of many accidents & several fatalities.) Any planner with safety in mind could not allow a public house to operate on that stretch of road.

Safety for pedestrians is also of concern around this venue Pedestrians often choose to walk on the A466 because of obstructions on the pavement. the footpaths from the Old station are particularly hazardous;- the path to the village is gained by a 2 story high flight of steps. The path to Brockweir Bridge ends in a short but very steep flight of steps between dense bushes. The other paths are along the edge of the river, to make these areas safe late at night twill require bright & extensive lighting which will seriously disturb the riverbank flora & fauna & altering the whole riverbank environment in that area . Before any such licence is granted a full environment study should be undertaken.

#### **Protection of children**

On this riverside & in parts secluded & totally unfenced area children need to be constantly watched from wandering away. alcohol consumption could make this more difficult.

I therefore on all these grounds strongly object to this application.

**Watts, Taylor J.**

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**From:** MCC - Licensing  
**Sent:** 03 August 2021 16:02  
**To:** MCC - Licensing Area C  
**Subject:** FW: Application for alcohol licence at Tintern Old Station, NP16 7NX

Mrs Samantha Winn  
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APPY



Fy Sir Fynwy  
My Monmouthshire



**From:** :  
**Sent:** 03 August 2021 16:00  
**To:** MCC - Licensing <[Licensing@monmouthshire.gov.uk](mailto:Licensing@monmouthshire.gov.uk)>  
**Subject:** Application for alcohol licence at Tintern Old Station, NP16 7NX

We feel that this licence should not be approved, as at the moment the old station is a family orientated tourist attraction, providing a safe area for children to play and picnic with their families. Teas and snacks can be bought at the moment. Also the application is for up to 500 people to be able to drink alcohol, play music, park all their cars up to 11 PM every day of the week. Is this really in keeping with the peace and tranquillity of the the Wye Valley AONB?

The reason most people visit the Wye Valley is to enjoy an area of relatively unspoilt beauty.

Sent from my Galaxy

**Watts, Taylor J.**

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**From:**  
**Sent:** 05 August 2021 18:45  
**To:** MCC - Licensing  
**Subject:** Tintern old station licensing application

To whom it may concern

I am writing to object to licensing application for Tintern old station.

This is a primarily a children's play area and picnic site with a cafe so I do not think it is appropriate for alcoholic drinks to be sold.

I see absolutely no reason for a change in the current arrangement as a temporary event notice can be applied for for weddings or other occasional events.

Please acknowledge receipt of my objection

Many thanks

6 August 2021

**The Old Station, Tintern Licensing application**

Further to our letter dated 10 July 2021, please find below our representation in respect of a revised application by Monmouthshire County Council (MCC). This representation is also for residents and businesses in the vicinity who will be affected by the proposal. Some have objected directly and many through Tintern Community Council (TCC). As suggested, representation is made in relation to the licensing objectives and we have taken time to address them all, but there are no grounds for a licence at a Picnic Site and Designated Historic Asset in an Area of Outstanding Natural Beauty (AONB) in a rural location.

We will all be adversely affected by licensable activities at Tintern Station with noise pollution and disturbing of neighbours, the environment and wildlife, and from risk of public disorder and anti-social behaviour, increased risk of crime, concern for child safety and adverse impact on local tourism businesses. The application contravenes all four licensing objectives and the proposal is a major change of use contrary to the asset class and protected status of this picnic site and heritage listed asset.

<b>PREMISES LICENCE GUIDANCE</b>	
<b>Requirement</b>	<b>Representation</b>
<p><b>2.1 Part 1: premises details</b> ... asks for the address and some other details of the premises. If the premises has no postal address, for example, if the application relates to an event on open land, you should describe the location of the premises or give the Ordnance Survey map reference.</p>	<p>This should include the OS map references to reflect the size of the outdoor picnic areas and to only quote the address is misleading as it veils the outdoor drinking that is planned.</p>
<p>The section also asks for the non-domestic rateable value (NDRV) of the premises.</p>	<p>It's not "N/A". Tintern Station is designated as a picnic site which under the Town and Country Planning Act is class D2 in Wales (F.2 England) and no permitted change – this is a major change of use. (And it must have a rateable value.)</p>
<p><b>2.4 General description of the premises</b> You are asked to describe the premises. For example the type of premises, its general situation and layout and any other information that would be relevant to the licensing objectives. You should also describe any areas that you intend to provide for people to consume alcohol that you sell or supply such as outside areas e.g. beer gardens.</p>	<p>There is a lot of information relevant to this application that is not presented and the description is misleading e.g. the "green area" equates in licensing terms to a beer garden spread over picnic areas of 8+3+9+3=21 acres (for the relevance of the split see 10.) within which there are many problems relevant to licensing.</p> <p>The application includes a drawing of the interior of the Station tearoom and carriages, implying indoor sales and consumption only in that area, but the request references outdoor drinking. A public house seeking a licence for a beer garden and operating in an outdoor space this close to homes would need to be precise with a map of specific and contained areas.</p> <p>The "café area" and "picnic seating area" encompass all green picnic spaces along the platform to the children's playground, behind the carriages and into the overflow car park with the Legends Statues. We've been told new commercial gas and electric BBQs have been purchased inferring beer garden usage. These are all small areas broken up by heritage assets and unsuitable for alcohol.</p> <p>Aside from the picnic areas the site includes protected wildflower meadows (which flood in winter and spring) in an AONB with grassland of nature conservation interest, where mowing is constrained so that plants flower &amp; seed and orchids and invertebrates are protected. It's buzzing with wildlife all year round and unsuitable "premises" for drinkers and hundreds of feet.</p>
<p><b>2.6 Licensable activities</b> You should indicate which licensable activities you wish to carry on by ticking the appropriate boxes. In considering what to put in this section, you should think about all the activities you may want to conduct at the premises in the future and consider whether any are licensable activities under the act. You can include whatever licensable activities you like, but should think about how these might be viewed by responsible authorities or interested parties. You'll also need a TEN<sup>1</sup> if a particular licensable activity is not included in the terms of your existing licence, for</p>	<p>Last month's application referenced plays (outdoors 08.00-23.00 up to 500 people), films (indoors), live music (outdoors, non-standard timings) &amp; recorded music (indoors 10.00-18.00), late night refreshments (indoors &amp; outdoors) and alcohol sales on &amp; off premises (10.00-23.00 with unspecified seasonal variations). Residents are told these are still planned "we don't need a licence for music" but this is incorrect and live music requires a licence regardless of the number of participants. These activities have been deleted from the application which is misleading to interested parties and responsible authorities particularly as we're told the application had been copied from another</p>

<sup>1</sup> Extract from Temporary Events Notice (England and Wales).gov.uk

<p>example holding a wedding reception at a community centre.</p>	<p>request. We know they're already happening at other MonLife venues in Caldicot and Abergavenny but these are both larger and more open parklands in excess of 50 acres (one is even in a town centre) and not a picnic site with heritage assets within protected meadows and conserved grassland at the bottom of a valley where noise spreads. None of this location is suitable for outdoor plays and films especially when those events at other MonLife sites are finishing at 22.55 followed by clearing up time i.e. beyond 23.00. We also have the open grounds of Tintern Abbey for events like that held once a year and our village hall where money raised is vital for its upkeep. See also 6, 10, 11.</p> <p>Weddings and events are referred to in the application. There have been weddings but quiet, family affairs often with railway associations or locals not minding the sewerage works next door. Guests use the picnic site as intended with homemade food and seeking the quiet and simplicity of the rural setting. They usually leave before 17.00 to continue celebrations in suitable locations predominantly local licensed businesses where guests are staying overnight thereby avoiding residential noise disturbance, driving under the influence, plus helping the local economy. Temporary Event Licences were applied for as needed as this picnic site equates to an outdoor community centre for residents. See also 7.</p> <p>The proposed activities are unclear and the application reads as a blanket licence for any alcohol related activity whereas none is suitable here.</p>
<p>You should give timings using the 24-hour clock and only give details for days of the week when you intend the premises to be used for the licensable activities in question.</p>	<p>"Occasional" is vague but also implies a temporary licence - the boxes are on the form for that and ticking 7 days per week 10.00-23.00 without constraint and stating the premises will be used for "non-standard timings" is too broad. There's no evidence of ability to safely manage this scale of operation. Even temporary licences require proper risk assessment including fire, traffic &amp; event management plans etc., letters sent to residents stipulating dates and times of the event and a telephone number for Environmental Health. Notices would be erected warning residents. Leaving this to chance and waiting for public disorder after an improperly managed event is negligent. See also M.</p>
<p><b>Box L: hours premises are open to the public</b> While this may include times where no licensable activities take place, it is important for responsible authorities, interested parties and the licensing authority to know how long your premises is open in addition to the times where licensable activities will take place. For example, it might be necessary and proportionate to ensure that licensable activities finish in good time before the premises closes to the public to allow orderly departure. You should indicate whether any of the 'seasonal variations' to and 'non standard timings' for licensable activities, would affect the hours the premises are open to the public, in the spaces provided. You may also wish to consider whether there will be any seasonal variations or non-standard timings when the premises will be open to the public at different times for non-licensable activities</p>	<p>Tintern Station picnic site is open 24 hours but has always been manned 10.00-16.00 April to October with the overflow car park closing 30 minutes before to ensure orderly and tidy departure and the barrier closed to prevent illegal overnight vehicles and camping. Walkers and families often appear then to enjoy the quiet and one group meet regularly with relatives from further away. Having extended the closing time to 17.00, departing staff do not always have time to check the site (not their fault) and most days the overflow is still open leaving locals to secure it. Reflecting these hours as standard is incorrect and this application is trying to extend hours further.</p> <p>Changing the licensing hours request by 2 hours from a 08.00 to 10.00 start still with a 23.00 finish doesn't alter the unacceptable nature. This is classified as a Picnic Site and Historic Asset (one listed building has been used as a tearoom) to provide refreshments for transit visitors driving through the valley and stopping for a break at the picnic site, within the guidelines set by the Countryside Commission<sup>2</sup> in 1969 when this old railway line was designated a picnic site with no permitted change. It was not intended and is not suitable as a commercial enterprise.</p>
<p><b>M: steps to promote the licensing objectives</b> You are asked to describe the steps you intend to take to promote the 4 licensing objectives:</p> <ul style="list-style-type: none"> <li>• the prevention of crime and disorder</li> <li>• public safety</li> <li>• the prevention of public nuisance</li> <li>• the protection of children from harm</li> </ul>	<p>Dreadfully weak presentation (see 9 to 13). The described steps are a tick box of administrative actions including alcohol refusals, incident book &amp; CCTV recordings (see also 2, 9, 10, 4, 12) all past actions and nothing to prevent crime, disorder, public nuisance or maintain public &amp; child... safety i.e. It does not promote licensing objectives and is an indictment against them. Even 'nothing beyond existing health &amp; safety/fire safety requirements' would have shown the applicant has considered the objectives but of course</p>

<sup>2</sup> Ultimately subsumed into Natural Resources Wales



	<p>this cannot be stated because they haven't and failure would constitute an offence under the Act.</p> <p>There is no evidence of the consideration of risks and what can be done to mitigate them. Neither the organisation nor applicant appear to understand risks to the licensing objectives and examples herein of where inappropriate use of the picnic site can cause crime, disorder, public nuisance and risks to public safety support no licence. We hope neither operate a licence currently (cannot check as the public register is still inoperative, noted the problem has been escalated). General consensus is that if this had been a private business presenting this poorly-conceived application it would never have gone this far.</p>
<p><b>2.9 Plans</b> The plan of the premises needs to meet the requirements set out in the act and the Licensing Act 2003 to show the following:</p> <ul style="list-style-type: none"> <li>the extent of the boundary of the building, if relevant, and any external and internal walls of the building and, if different, the perimeter of the premises</li> <li>the location of points of access to and egress from the premises</li> <li>the location of escape routes from the premises</li> <li>In a case where the premises is used for more than one existing licensable activity, the area within the premises used for each activity</li> <li>fixed structures (including furniture) or similar objects temporarily in a fixed location (but not furniture) which may impact on the ability of individuals on the premises to use exits or escape routes without impediment</li> <li>In a case where the premises includes a raised area, the location and height of each area relative to the floor</li> <li>In a case where the premises includes any steps, stairs, the location of the steps, stairs</li> <li>In a case where the premises includes any room or rooms containing public conveniences, the location of the room or rooms</li> <li>the location and type of any fire safety and any other safety equipment, including if applicable marine safety</li> </ul> <p>Unless you have previously agreed with the relevant licensing authority in writing that an alternative scale plan is acceptable to it, the plan should be drawn in standard scale, where 1 millimetre represents 100 millimetres.</p>	<p>As we're proposing the application is rejected we've not addressed all of these but more information is contained below and in brief the plan does not meet requirements:</p> <ul style="list-style-type: none"> <li>the licensed area is not just the tearoom and carriages but outdoors with picnic areas with heritage assets that risk damage as well as the protected meadows</li> <li>no scale to allow a considered review of the premises: both "buildings" are too small for those hosted now let alone up to 500 people as are the picnic areas adjacent</li> <li>no identification of where different licensed activities would take place</li> <li>there are raised areas</li> <li>there are steps</li> <li>no mention of the toilets</li> <li>unclear coverage of fire equipment, no mention that with a full car park a fire engine would struggle to gain access; no mention of safety equipment for drunk customers by the river (none of which has been needed until this)</li> </ul> <p>The description remains inadequate and the plan is a poorly hand-drawn note without scale or specifications. An unlimited licence allowing 500-people events cannot be granted on minimal information with no risk assessments especially when the intention is for drinkers to spill outdoors into picnic site &amp; meadows (see also 2.4 &amp; 2.6).</p> <p>This plan presents premises where no alcohol is consumed outside which is contrary to the outdoors wording of the application and without CCTV alcohol cannot be sold or consumed beyond the plan area; although CCTV has suddenly appeared at Tintern Station it does not cover all 21 acres and nor should it in a picnic site, playground and public meadows in a rural location. See also 10.4. more evidence on inappropriateness of a licence.</p>

LICENSING ACT 2003 POLICY STATEMENT 2020 <sup>3</sup>	
Requirement	Representation
<p><b>4. Fundamental principles</b> 4.2 the Licensing Authority will primarily focus on the direct impact of the activities taking place at licensed premises on members of the public living working or engaged in normal activity in the area concerned.</p>	<p>This area isn't a city or town it's a mix of retired people and small often family businesses making a living from tourists enjoying the unique peace <i>'sitting quietly in the Wye Valley AONB, Tintern is a wonderful place in which to live, raise families and enjoy the spirit of community ... visitors who pass this way each year seeking the renewal which comes from a short time spent in its surroundings.'</i><sup>4</sup></p> <p>The privately owned businesses in this village rely on tourism, are struggling through this pandemic and a service business of a council should not be using its position in the public sector to deplete that trade. Local councillors are rightly staunch advocates of this and the preservation of this heritage area. See 10. to 13.</p>
<p><b>5. Zoning and licensing hours</b> 5.2 As part of its licensing policy, the licensing authority may also wish to consider the use of alternative measures such as fixed closed times and zoning</p>	<p>A premises licence allows alcohol to be sold and consumed on that premises and not in outside space, here a picnic site. The Anti-Social Behaviour, Crime &amp; Policing</p>

<sup>3</sup> fyi section 14.6 refers to 20.24 which does not exist  
<sup>4</sup> Tintern village website

	<p>Act 2014 introduced public spaces protection orders which allows an authority to designate areas where anti-social behaviour such as street drinking will be prohibited: this is a public picnic site and meadows not suitable as a beer garden.</p>
<p>5.3 The Authority considers that it is vital to create an appropriate balance between the economic needs of licensed premises and the rights of local residents to be able to enjoy a reasonable degree of peace and quiet at noise-sensitive times and other persons not experience early fall out of the night-time economy.</p>	<p>This area is noise-sensitive 24-7. See 10. and 11. By its nature a picnic site /park has areas accessible to the public that are hidden and at a distance which make control impossible and no lighting as day turns to evening. Additional lighting would be detrimental to the environs (see 11.2) making it impossible to guarantee public safety. Staff will not be able to monitor outdoor drinking across 21 acres. CCTV cannot be erected across it and would be too late to prevent an incident, which is why designated picnic sites are not developed as anything else and are protected.</p>
<p>5.4 because of the problems experienced in some local communities in Monmouthshire arising from the availability of alcohol for sale at local shops for consumption off the premises this Licensing Authority has decided that it will not adopt this general position but instead will expect applicants and licence-holders to trade alcohol at hours which are appropriate to their particular local environment.</p>	<p>There are no licensing hours appropriate to this rural and protected family picnic site; it's a major change of use. Licence to 23.00 means people will carry on drinking afterwards and can even buy supplies in the gift shop to do that; no one to supervise with no time for staff to move drinkers, clear litter etc. See 10 and 11.</p>
<p>5.7 groups of people congregated and have caused anti-social behaviour. Applicants should very carefully consider the appropriateness of selling alcohol during early morning or late evening hours.</p>	<p>The sale of alcohol at any time and particularly before midday and after 17.00 on this picnic site is negligent. See 10.1, 10.8 and 11.7</p>
<p>5.8 Drinking up time/cooling down time: During this time music volume may be reduced, customers may finish their drinks &amp; make arrangements for transportation from the premises. The Council considers that a 30 minute drinking up time will assist in the gradual dispersal of customers &amp; consequently reduce any potential negative impact on area</p>	<p>The applicant hasn't considered this. See Box L. above Tearoom and carriages staff have left by 17.00 and do not always have time to check the whole site, clear litter and lock the overflow car-park. A 23.00 close means a very late clear up, lock-down of the site and will adversely affect the core users and impact the area. See 6. to 13.</p>
<p><b>6. Commercial demand</b> 6.1 The commercial demand for additional premises licences (as distinct from cumulative impact) will not be a matter for the Licensing Authority. These matters would be a specific consideration for the local Planning Authority taking into account the demands of the licensed trade and market demands</p>	<p>There is no market demand for licensed trade in this picnic area &amp; park and this licence is being proposed by MCC for MCC which is anti-competitive to the existing licensed trade in Tintern. As presented it is in danger of appearing like a public governing body setting up a commercial business and approving its own licences etc. in areas which overlap with many existing Tintern businesses (including those that already cater for &amp; after weddings) whilst ruining a designated picnic site, its protected meadows &amp; conserved grassland and historic listed assets. If unconcerned about reputation risk there is certainly a risk of conflict of interest /democracy which the Public Services Ombudsman for Wales was set up to avoid. This is not just a licence application but a major change of asset class and change of use: Tintern Station is a Picnic Site and Designated Historic Asset and selling alcohol here is wholly inappropriate. How can MCC grant its department a licence which would normally have to be approved as a beer garden and wouldn't be because of its designated and historic status. MCC accounts for Tintern Station as a heritage asset<sup>5</sup>; it is not a leisure centre or social club. Residents were unsure if the weakness of the application reflected incompetence or belief that it would be ticked through without question (particularly when the original notice was ineffectually used), as part of a larger scheme. The latter has been confirmed by those who are/were involved that it's neglect caused by disinterest in key heritage aspects of the picnic site so plans for a more commercial business can be introduced, the alcohol licence being the start, and this is confirmed in budgets and plans. Almost 70 years of experience has been lost with the resignations of disillusioned staff, and the many and hardworking volunteers who have been told they're no longer needed and the lack of interest in preserving history i.e. anything that isn't deemed money-making. There is demand for: • the train; money spent on overnight storage and it was ready to be run socially, distanced but now confused children stand by the</p>

<sup>5</sup> FRS102 'maintained principally for their contribution to knowledge and culture'

	<ul style="list-style-type: none"> <li>• tracks - maintained by volunteers - making train noises</li> <li>• the £1/2 children's trails which were taken down and replaced with a £4.50 activity pack that most families of 2-4 cannot afford when they come with their homemade picnic</li> <li>• a gift shop selling toys and sweets cheap enough for children's pocket money. Carriages were refurbished and ready - with a miniature model railway completed by volunteers - before this season started yet they are rarely open or even attended. They can still sell higher-end home and tourist gifts for visitors with money.</li> <li>• Art exhibitions and craft fayres in the signal box prior users say rental increases have priced them out but they still come to paint. Visitors coming for those events normally spend money in the tearoom</li> <li>• a Tourist Information Centre (it's on sat-nav as one) to answer questions and provide maps, sell books etc.</li> <li>• safe green space: Green Flag awards are open to freely accessible parks and those awarded benefit from external funding and grants that recognise the award as a standard, for example, the Heritage Lottery Fund. Tintern Station has applied and won since 2009 so why not apply for Green Heritage Site Accreditation and broaden the grant net.</li> </ul> <p>MonLife concerns over "footfall" and calculating spend per person "it's often pence and not enough" are misplaced: the tearoom has only been open 3 months and the gift shop is closed. The focus is on quick money when there's plenty at Tintern Station for income if it's preserved but no infrastructure in a picnic site for any more than that. This is not a place for corporate exploitation it's a picnic site and selling high price alcohol brings licensing risks which are too high for this rural and vulnerable area.</p> <ul style="list-style-type: none"> <li>◆ Complaints have been made about the Wye Valley AONB carved wooden signs that were cut down to make way for a MonLife version at Tintern Station and at the Lower Wireworks (not "just a car park" but also Tintern history). It's a heritage site and should remain in keeping with an AONB with a reputation for <i>preserving the natural and picturesque</i> not a lurid red &amp; pink sign (not MonLife green colours nor heritage colours of RGB/rosewood) which infers cheap inferior tourism, reminiscent of an amusement leisure park, and doesn't even give opening times but is corporate advertising with website &amp; small details. The black-and-white branding of Tintern Station is part of its listed asset status where 'group value' specifies the name board on the station platform. The same type of notices at the entrance may not be original (still researching) but anything that reflects the heritage status should be preserved. Either this hasn't been researched or it's being ignored.</li> <li>◆ Platform flower beds, tube and hanging baskets used to be tended and watered; rose bushes planted under local guidance on how the platform looked when trains ran and Tintern won best kept platform in the 1800s for its colourful flowers - these have been left to wither and no effort on maintenance.</li> <li>◆ The Circle of Legends statues created from grants but not maintained and were rotting and in danger of disintegrating so Tintern volunteers organised fundraising for chemicals for treating and the sculptor created a new head for one at a reduced cost. They raised £700 to cover this as MonLife hadn't "money or time" for it. They were also told to look after remaining supplies which would be "thrown away" when other newer statues would need treatment. The Tree of Life was to be renovated but was chopped and kicked into a ditch - volunteers tried to rescue but couldn't lift it up the steep slope.</li> </ul>
<p><b>7. Alcohol Harm</b></p>	
<p>7.2 Research has repeatedly shown that the economic, geographical and temporal availability of alcohol has a significant effect on the level of alcohol related harms, including health harms. Research and real-life experiments have shown that the range of times and days alcohol is available for sale has a significant impact on the harms caused by alcohol.</p>	<p>MCC used to have a zero-tolerance policy to alcohol and wouldn't countenance it on any of its green sites. We understand staff have been assaulted by drunk visitors in the past highlighting that selling alcohol here will exacerbate that sort of behaviour which is negligent. Staff have witnessed or found evidence of drug use, drug delivery, alcohol, illegal camping and inappropriate sexual behaviour. Again alcohol sales will fuel this which is unacceptable for a family picnic site with children.</p> <p>Sadly past weddings had problems with customers drinking too much. The council having a licence and selling alcohol is condoning and encouraging unacceptable behaviour.</p>
<p>7.3 Research has demonstrated that the most effective and cost-effective approach to tackle the harms from alcohol misuse is to reduce the affordability, availability of and access to alcohol.</p>	<p>This is a picnic site where tea coffee and soft drinks are sold and MCC should not be changing the use of a mainly alcohol-free zone.</p>
<p>7.5 Alcohol data shared by Public Health Wales 2019 indicates that Monmouthshire local authority area has: The <b>highest rate</b> of adults self-reporting hazardous drinking when compared to all local authority areas in Wales, and the <b>lowest rate</b> of adults self-reporting to be non-drinkers.</p>	<p>MonLife is meant to be a service group "to support resilient, living and active environments for all ... focus is on enabling health, activity, ecosystem" not a commercial business ruining heritage assets for money with MCC as part of the Welsh government condoning drinking by</p>

(12.8%) compared to all local authority areas in Wales.	profiting in this way.
7.6 Within the context of promoting the four licensing objectives, the Licensing Authority expects applicants to propose licensing conditions to mitigate the impact their premise may have on the health and well-being of their customers, the neighbourhood and the wider community.	The effect of licensable activities at a picnic site and heritage asset is a disproportionate and unreasonable impact on the health and well-being of this neighbourhood and wider community. See also 11.
7.7 The Licensing Authority expects applicants to consider and mitigate the harm by including licensing conditions when their premise is close to the location of treatment services, and areas where children and young people may congregate, such as schools, youth clubs and parks.	The site includes a playground where there are often children after 17.00 and the whole platform and carriages area is a park where families have picnics or barbecues. See also 11, 12, 13
<b>9. Licensing Objectives</b>	
9.2 The Licensing Authority will therefore continue to work in partnership with its neighbouring authorities, the Police, Health Board, Immigration, Safer Monmouthshire Group, local businesses, licensees and local people towards the promotion of the objectives.	
<b>10. Prevention of crime and disorder</b>	
10.1 Licensed premises, especially those offering late night/early morning entertainment, alcohol and refreshment for large numbers of people, can be a source of crime and disorder problems.	There is nothing in the application to protect the area and residents from anti-social behaviour which would inevitably arise and place a strain on already scarce police resources  Owing to the nature of the one-way in approach and narrow drive and Station House sharing that access there will be more noise and disturbance from large numbers entering the picnic site and loitering. This year after the Greenway opened there were two separate instances of sober people urinating and defecating outside the house (the toilets were open) and alcohol sold here will fuel problems further leading to increased unacceptable behaviour of this kind and crime. See also 12.3
10.4 The Licensee/applicant should also use their own experience and knowledge of their customers and locations	No evidence of the applicant's experience and knowledge of this location and its customers; those who did have experience have left and know that this picnic site and heritage asset is unsuitable for a licence. The tearoom has only been open under MonLife management for 3 months, the women running it are very good but it's all been during the pandemic and most during lockdowns so there is no experience of hospitality here let alone opening it up to an alcohol market. There are no mitigations proposed to prevent excessive alcohol consumption and noise / behaviour issues and crime. Staff have said management behind the plans rarely visit and don't know and understand the picnic site, heritage or the village. No-one involved lives in Tintern or they would understand the negative impact and unsuitability of the location.  There are few if any taxi services that will service Tintern so it's a car journey or long walk/cycle for visitors. Only local people can come to the site without driving, advocating events where people will be drinking and driving representing a clear risk to the licensing objective prevention of crime and disorder. Police and authorities will be well aware of the problems from drink-driving in the village. For example, in the last year there have been at least 4 cases of drink-driving incidents at this Parva end of the village causing serious damage outside public houses, even a dead body found in a field, and even more on the junction of Tintern Station drive with the A466. There will be others we don't know.
Is there CCTV, and, if so what are the areas covered?	CCTV does not cover all the areas where drinkers could congregate e.g. along the platform by the train, the playground and not even behind the building, toilets and carriages. Is there CCTV inside the tearoom?
Are there restrictions of drinks being taken outside?	There are no restrictions and customers can move outdoors in the picnic site and heritage areas, into the protected meadows and river or around neighbouring properties - all in the dark there is no lighting - impossible to move on/control.
10.5 Preventable alcohol-related attendances and admissions have a negative impact on limited NHS resources, staff and other patients.	Drunkenness often leads to accidents or injuries from violence, resulting in attendance at emergency departments and use of ambulances. Some incidents will be reported to police, many not. Such information is relevant to the public safety objective and crime & disorder objective. Particularly pertinent during this pandemic and MCC would be seen as adding to already overstretched resources when our First Minister is striving to protect.

<p>10.6 The Authority will endeavour to reduce crime and disorder throughout the County in accordance with its statutory duty under s.17 of the Crime and Disorder Act 1998.</p>	<p>MCC has a duty to consider the impact of a licensing decision in favour of its own department, leading to crime and disorder including anti-social and other behaviour adversely affecting the environment on a picnic site it owns; community councillors know the locality and can represent the views of their residents.</p> <p>Records will note instances of drug use and alcohol consumption that have caused problems including vandalism on the picnic site and warranted intervention, and an alcohol licence will encourage unsupervised drinking and disturbance at any time. The toilets are closed every evening to prevent the same.</p> <p>Once it is known that alcohol, expensive/high-end products are on site it will be even more vulnerable to theft which of course will flow into surrounding houses and villages. The police will know we've already had a number of break-ins in the area including Tintern Station in the past.</p>
<p><b>11. Prevention of public nuisance</b></p> <p>11.1 Licensed premises have significant potential to impact adversely on persons living and working (including those carrying on business) in the area around the premises, and also further afield through public nuisances that arise from their operation. 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 these parties which may be disproportionate and unreasonable</p>	<p>This is a picnic site and protected wildflower/grassland which was set up for people to enjoy a picnic with friends or family who couldn't afford to pay to eat out and a safe place for children in the playground and on the platform.</p> <p>Tintern will be losing something very special and unique; it may be considered "outdated" by MonLife but that's its charm and families have been coming here for 50 years for that experience. Income can exist alongside the picnic and families the two are not mutually exclusive but the latter would be pushed out by crowds and alcohol drinkers. Residents use the tearoom to meet friends and family, have meetings and more so since the new menu. The tearoom was closed one day last week and the carpark and picnic areas were full despite that. Calculating "spend per person" at a picnic site is unacceptable it's not a commercial venue and using alcohol to increase spend is negligent and encouraging drinking and anti-social behaviour. This is a protected asset. See also 6.</p> <p>Walkers, joggers, dogs (Tintern and the tearoom are dog-friendly) and children are on site daily and alcohol and large events would interfere with that causing public nuisance from unreasonable behaviour, noise, vandalism, litter and even river pollution danger of people or bottles etc. falling in as the site adjoins the Wye. Motor bikers have always stopped there and are coming back again now that breakfast rolls are on the menu. Tintern holiday lets at this end of the village were starting to market the tearoom as a peaceful place for breakfast. All users would be unreasonably nuisanced by drinkers and disruptive large groups.</p> <p>Noise, littering including potential for broken glass, damage to listed and other heritage assets or protected wildflower meadows and conserved grassland, and any other unacceptable behaviour can spill out into the extension car park where vehicles will be moving, the back of Station House private residence or onto the busy A468 road.</p> <p>MonLife have already started to warn users of private events and the need to "check first". They cannot block public footpaths: a National Trail, the Wye Valley Walk, passes through the carriages and tearoom areas and there is a public footpath all along the river. These are public rights of way and users should not be blocked or scared to proceed faced with an event of drinkers. And the community picnic areas and protected meadows are open to locals 24 hours a day 7 days a week and not a "venue" to be booked for private groups. Again, we've heard other MonLife sites are being closed for events and some users of Tintern Station have been told "free this time".</p>
<p>11.2 Matters giving rise to 'public nuisance' are mainly accepted to include issues relating to noise, light pollution, odour and litter. It may also arise as a result of the adverse effects of dust, insects, accumulations or any other matter which is determined to have an adverse impact on the living and working environment of other persons living and working in the area of the licensed premises.</p>	<p>See 10, 11.3, 11.5 to 11.10</p> <p>There are no street lights in this area nor should there be, any additional artificial light after 16.00 is light pollution affecting those living here and will illegally damage the bats and other nationally scarce Red DataBook protected species at Tintern Station including mammals - dormice - and lepidoptera: Scarce Hook-tip and Fletcher's Pug moths are monitored on the small-leaved lime prevalent at the Station. Wildlife groups have registered concerns about</p>



	<p>additional light pollution and the adverse impact on the other mammals, birds (land and river) that locals don't publicise but enjoy when the tearoom is closed and visitors who don't know how to observe them with care have gone home.</p> <p><i>'For real dark sky remoteness, stay in one of our rural holiday properties ... no streetlights'</i><sup>6</sup> - we have that at this end of Tintern and residents and holiday guests come here for it: they can sit outside in the dark and look up at the stars while listening to the owls, but not if there are bright lights at the Station and music, noise and drunken voices drowning the wildlife.</p> <p>There are already problems with overflowing litter bins where the picnic site cannot cope with increased visitors from the Greenway and it would only get worse with additional alcohol products (users won't look for bins when drunk).</p>
<p>11.3 The Licensing Authority recognise the key links to health and well-being from public nuisance in terms of disturbed sleep, stress caused by nuisance and pollution. Disturbed sleep and stress can add to residents' mental and physical health issues, and their wider wellbeing. Lack of sleep can have an impact on the immune system and can contribute to heart disease and diabetes. Lack of sleep can also contribute to anxiety and depression. Stress can contribute to anxiety and depression, and cardio-vascular diseases. Applicants should consider the potential impact their premise may have on public nuisance particularly from noise and put in place mitigating measures.</p>	<p>Statutory nuisance: Injure health or be likely to injure health from stress or sleep deprivation caused by noise produced day or night.</p> <p>It's a safe and peaceful picnic site where the only sounds competing with the birds and passing traffic are children laughing with families and dogs barking.</p> <p>The tearoom has no sound proofing and nor should it be interfered with as a listed historic building so any noise or music will not be muffled and residents will be disturbed.</p>
<p>11.4 The Licensing Authority expects applicants for premises licences and club premises certificates to have made relevant enquiries and considerations about the local area before submitting their application. The purpose of this is to enable the applicant to consider the most appropriate controls for potential inclusion in the operating schedule with a view to ensuring their activities do not undermine the licensing objective with regard to the prevention of public nuisance. It is important to recognise that the impacts of licensed activity are not contained within a building. Inevitably there is a wider impact as people travel to and from the premises or congregate outside whilst it is in operation. Nuisance is best managed by careful consideration of the suitability of the selected site and any necessary mitigation at an early stage.</p>	<p>No evidence that any of this has been done. In fact it's been acknowledged that communication should have taken place and we've been told the aim was to push this through quickly knowing there would be resistance before enacting wider plans. The impact of licensed activity in a heritage building and outdoors in a picnic area will impact all neighbours and the wider area as people travel to and from the premises and congregate outdoors.</p> <p>Tintern Station abuts the A466 and there were no notices there or anywhere else across the 21 acres. After the initial mismanagement by MonLife new signs went up although still building-centric i.e. many walkers didn't see them. Luckily this area is very communicative and news travels particularly the bad kind. If they'd talked to local councillors who know and use the picnic site / heritage asset they'd have been told it is not viable.</p>
<p>11.5 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. When a suitable site is identified, operating schedules should be prepared on the basis of a risk assessment of the potential sources of nuisance posed by the premises operation to those who may be impacted by their activities. The operating schedule should demonstrate an understanding of the level of risk of nuisance and include positive measures to manage any potential risks.</p>	<p>The Operating Schedule does not address public nuisance, description of the premises is vague with no reference to the proximity of neighbours, and there's no risk management e.g. visitors can leave Tintern Station with alcohol purchases and walk anywhere in the picnic site including the benches, playground, car park, or drive into the village. No-one involved in managing this lives in Tintern or they would have realised the negative impact.</p> <p>See also 2.4, 2.6; M and 2.9</p>
<p>11.6 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:</p> <ul style="list-style-type: none"> <li>• they are situated in a residential or noise sensitive area; or</li> <li>• extended opening hours are proposed.</li> </ul>	<p>The licence would undermine the prevention of public nuisance. This location is rural in nature where background noise levels are extremely low, exacerbated by being in a valley with an echo effect from the surrounding hills. Any events, particularly open air, will lead to disturbance especially by drunk customers who are audible - inside and outdoors - to neighbouring properties, causing significant disturbance and creating a detrimental effect to local residents<sup>7</sup> in spring and summer when windows are open and year-round when residents are enjoying or working in their gardens. The location is a noise sensitive habitat and not fit for purpose.</p> <p>Station House may be the closest residence (the Stationmaster's house has been there as long as Tintern Station) and certainly in relation to shared boundaries and</p>

<sup>6</sup> Forest of Dean & Wye Valley Tourism

<sup>7</sup> Councils have a duty under the European Convention on Human Rights to protect the rights of a resident to privacy & family life (Article 8)

	<p>drive access, but there are other private residences at NP16 7NX and closest village Brockweir. They may be in Gloucestershire but this is a border and being in the vicinity they will be adversely affected by licensable activities on this picnic site particularly NP16 7NG, Quayside &amp; Underhill. Other immediate residents on both sides of the river Wye include farmers with livestock harmed by noise after 17.00.</p> <p>The Forest of Dean District Council has complaints from their residents in Woodcroft &amp; Tutshill, situated within a mile of Monmouthshire venues. Applying the same criteria here, most homes and businesses in Tintern will be affected by any new noise including outdoor drinking. It's not only nuisance to neighbours but residential guests in B&amp;Bs and holiday lets in the immediate and adjoining areas, sold on the basis of coming to the peaceful Wye Valley in an AONB where sounds of wildlife prevail i.e. damaging Tintern's tourism. It's not enough to take income from the licensed businesses but to adversely impact the rest of the existing trade is maladministration.</p>
<p>11.7 The Licensing Authority recognises that beyond the immediate area surrounding the licensed 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. However, applicants are encouraged to consider the actions they may take as a responsible licence-holder to mitigate the potential adverse impact of patrons. The operating schedule should again be used to demonstrate an understanding of the potential risks and positive measures that may be implemented to manage such issues.</p>	<p>The application does not address this, a demonstrable misunderstanding of licensing objectives and no mitigation for the effects of drinkers anywhere in the 21 acres. It's a Picnic Site and Designated Historic Asset where public nuisance is a given and will crystallise as soon as alcohol is involved, especially when Tintern Station becomes known as an easy and remote place for alcohol with no-one around at night to do anything about unsociable behaviour and crime (many tourism areas of New Zealand have community owned licensing and only allow TENs).</p>
<p>11.10 ... Licensing Authorities are to have regard to the requirements of the Well-being of Future Generations (Wales) Act 2015 specifically as it may relate to the promotion of the Licensing Objective, the Prevention of Public Nuisance. It is clear ... in the Welsh Government's 'Noise and Soundscape Action Plan 2018-2023' that there is recognition of the impact of noise. The Licensing Authority will have regard to this action plan when determining applications ...</p>	<p>This Act requires local authorities in Wales to think about the long-term impact of their decisions, to work better with people, communities and each other, and to prevent persistent problems specifically the prevention of crime &amp; disorder and public nuisance. It recognises there is a need to create appropriate soundscapes - the right acoustic environment in the right time and place. This is the wrong time and place, it's a picnic site with heritage assets in a valley with hills where noise travels day or night.</p> <p>Waiting for problems after the fact is a waste of time and money and frankly negligent when local residents and councillors are saying it will not work. Nuisance caused by this licence would deter visitors from entering the local area and no steps proposed by the applicant can prevent that nuisance as it's impossible on a wholly unsuitable site.</p>
<p><b>12. Public safety</b></p> <p>12.3 Depending on individual style and characteristics of the premises and/or events, the following issues may be relevant:</p> <ul style="list-style-type: none"> <li>• The number of people attending the premises/safe capacity levels, (factors may include access and egress, flow around premises, comfort levels, seating provisions, dance areas, accessibility to bars, etc.);</li> <li>• The age, condition, design and layout of the premises, including the means of escape in case of an emergency;</li> <li>• The nature of the activities to be provided, in particular the sale or supply of alcohol and/or the provision of music and dancing and whether those activities are of a temporary or permanent nature;</li> <li>• The hours of operation, differentiating between the hours of opening from the hours when the licensable activities will be provided;</li> <li>• Customer profile (e.g. age, disability etc.);</li> </ul>	<p>There will be an increase in traffic in a narrow drive with no pavement or lighting which is a public safety issue and danger to drivers, walkers, runners, children, wildlife. In July a bicycle and some pedestrians had a near miss - no physical injuries for the child but not unusual in this 5mph drive and the altercation and bad language ticked the noise pollution box. These aspects have not been taken into consideration another element of a picnic site that has never been intended to be an event or alcohol venue.</p> <p>The drive and car parking is for a picnic site; it would not cope and cannot be altered further without impeding the picnic areas which will lead to the following (all of which have happened in the past if large events attempted):</p> <ul style="list-style-type: none"> <li>• double parking on the one-way in drive; there are no other vehicle exits for emergency services to enter,</li> <li>• blocking Station House gates and again emergency services,</li> <li>• parking on the A466 on a dangerous bend, where although the speed limit has been reduced to 40mph there have been at least 5 bad accidents in the last 3 years; in fact in Spring 2018 a car travelling too fast ploughed through fences and trees to avoid a collision and would have otherwise landed on the tearoom,</li> <li>• and any nearby drives from the Nurtons &amp; other private homes, the brewery and sculpture garden to Welsh Water's drive and further to Parva Vineyard, St Michael's church, Fryer's Wharf/Parva Farmhouse</li> </ul>

	<p>&amp; Wye Valley Hotel - residents along here are already having to use traffic cones to protect properties and pedestrians which shouldn't be necessary, more so on a busy A-road where cars speed,</p> <p>that's without including coach parties and delivery lorries, refuse collection and the postman trying to gain access. Parking is already a problem in Tintern. Experienced staff (see 6. and 10.4) were always ready with cones and notices to protect the drive and gateways and stop dangerous double parking. There were enough of them to watch the car parking build up and move vehicles who mis-parked just to be close to the tearoom. This is not happening now and that's without a licence. It's irresponsible to know of traffic and parking problems already occurring in Tintern that risk residents' safety &amp; exacerbate it at a MCC owned area.</p> <p>Tintern has an elderly population who use the site as a safe and protected space as do small groups of vulnerable adults and children on day-trips to a safe space free from discrimination. They'd feel scared and excluded in a different environment with drinkers and noise. And when staff depart leaving visitors drinking there are no businesses right next to the picnic site to watch the neighbourhood, only local residents.</p> <p>See also 10.1, 10.4 and 11</p>
<p><b>13. Protection of children from harm</b></p> <p>13.7 Children and young people are also more vulnerable to certain harms in licensed settings. They have higher levels of vulnerability and risk associated with being on licensed premises that need to be considered and appropriately addressed in licensing policies, practices and processes. The Licensing Authority also recognise the serious impact of parental alcohol misuse on children at every age, and the long-term consequences (i.e. adverse childhood experiences).</p>	<p>This is a designated Picnic Site and Historic Listed Asset where children run freely and play and no-one should be encouraging them to be in a licensed premises or around any adults consuming alcohol when in charge of children or worse driving. It happens but a council should not be implementing it for profit. The application does not convey how access to the premises is restricted or prohibited to children and the vulnerable to protect them other than mentioning that alcohol will not be sold to children. It's not just preventing sales to them it's protecting them from unacceptable behaviour which sadly comes with alcohol.</p>
<p>13.9 To support the age-verification process the Authority strongly recommended that premises have the following measures in place to ensure age verification for sales:</p> <ul style="list-style-type: none"> <li>● That the designated premises supervisor shall ensure that, as far as is reasonably practical, alcohol is displayed in an area which can be constantly monitored or supervised by staff, separate from goods likely to be purchased by persons under 18.</li> </ul>	<p>The alcoholic gifts that are already on display on shelves in the tearoom are in the seating area and cannot be constantly observed by staff who are working at the tills leaving problems after the fact e.g. with theft.</p>
<p>14.1 The Licensing Authority will expect applicants to address the licensing objectives in their operating schedule having regard to the type of premises, the licensable activities to be provided, the operational procedures, the nature of the location and the needs of the local community. In this way, those with a right to make representations or objections are able to fully assess the factors that may affect them.</p>	<p>The application does not fully address objectives, the operating schedule has no regard to the Picnic Site and Historic Assets, nor the nature of the location or the needs of the local community where no-one wants a licensed premises here.</p> <p>Tintern Station is a heritage site preserving the old railway line waiting room, carriages, signal box etc. and not a visitor attraction in the sense of a theme park. It's a picnic site and local park for immediate and nearby residents including dog walkers (from daylight 05.00 until &amp; including the dark) and those unable to pay to eat out but enjoying family meals outdoors for free. It may attract visitors but they've always been encouraged to respect the unique, peace and tranquillity of the area including flora and fauna.</p>
<p>17.2 The Licensing Authority will also have cognisance to the following legislation when it decides to discharge its responsibilities under the Licensing Act. This list is not exhaustive:</p> <ul style="list-style-type: none"> <li>● Environmental Protection Act 1990 which deals with noise and nuisance</li> </ul>	<p>Statutory nuisance: unreasonably and substantially interfere with the use or enjoyment of a home or other premises - specifically mentions gardens i.e. outdoor space, even dogs barking which happens here but is acceptable at a Picnic Site and Designated Historic Asset whereas music and alcohol is not. Residents are not unreasonable and have never complained about intruder alarms going off late at night, the use of a loudspeaker, people shouting across the drive early morning, accumulations of litter, use of an aerial drone, the new parking meter with a very bright light, or any other of the issues mentioned herein. See also 11</p>
<p>26.1 All new and variation applications should incorporate an 'operating schedule' which outlines how the premises will be operated. This should include details of how the</p>	<p>Other similar picnic/ heritage asset / family venues do not hold an alcohol licence but apply for a Temporary Events Notice (TEN) as needed. No-one should be able to sell</p>



<p>applicant will promote the four licensing objectives and reduce any potential negative impact from the operation of their business on the local community, depending on the type of premises, location and profile of customers.</p>	<p>alcohol 7 days a week from 10.00-23.00 at outdoor events that have never been undertaken here and which have not been risk assessed (including fire, traffic &amp; event management plans etc.) MonLife used the picnic site argument when other businesses complained about them selling refreshments during lockdown and can't have it both ways. If reputational damage isn't perceived as a risk the likelihood of alcohol related crime or nuisance with the potential for abuse of power must give MCC cause to pause as the press would have a field day particularly the first time something goes wrong.</p>
<p>26.2 In completing an operating schedule, applicants are expected to have regard to this statement of licensing policy and to demonstrate suitable knowledge of their local area</p>	<p>The minimum amount of information has been put forward. The application does not fully address objectives, the operating schedule gives no details on how the negative impact on the local community will be addressed and certainly no knowledge of the local area is demonstrated or the application quite simply wouldn't have been submitted.</p>

**Conclusion**

The applications have been incomplete and misleading and evidence a worrying lack of understanding of licensing - any alcohol sales and large events at this Picnic Site and Designated Historic Asset are inappropriate and irresponsible. In fact it doesn't warrant committee time and deliberation and locals believe a private applicant would have been told to withdraw. We wonder why this picnic and heritage site is controlled by a leisure service and not a dedicated heritage protection and countryside concern. Perhaps Tintern Station should be considered as a candidate site for protection under the Monmouthshire Replacement LDP or preserved as a village asset.

We're encouraged to see that the Wye Valley AONB 2021 Management Plan seeks to mitigate adverse impacts of tourism activity in Tintern which will hopefully draw attention to the risk of further damage. Tintern Abbey is not the only listed asset in Tintern and there is an historic link between that, the old railway station and lower wireworks. It's obvious but warrants stating that Tintern is heritage and its assets should be protected and not treated as tourist attractions to make money, for if they continue to be neglected in this way we lose some of what visitors come here to see. They must be protected and preserved as part of our natural environment and Welsh heritage. MCC are custodians of these assets with a duty to safeguard.

And please don't respond 'irrelevant to licensing'; with backgrounds in financial policy and government regulation we understand delineation of duties but this is MCC for MCC and all facts are relevant to a major change of use so noted for TCC and other interested parties concerned about further deterioration.

The application does not comply with the licensing requirements, there are risks to all four licensing objectives and it should be rejected.

**Watts, Taylor J.**

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**From:**  
**Sent:** 09 August 2021 10:42  
**To:** Watts, Taylor J.  
**Subject:** Licensing application for the Old Station Tintern

Taylor Watts,  
Licensing Officer,  
Monmouthshire County Council,  
NP7 6EL

**The Old Station, Tintern**

I would like to make the following representation against granting the recent licensing application for The Old Station, Tintern.

In terms of licensing objectives, I would like to note the following:

**\* the prevention of crime and disorder**

- the location is well away from existing facilities, there is no public transport, and there have been recent accidents caused by drink driving (three such in the last 6 years; most recently involving cars written off outside Wye Valley Hotel)

- the junction for access off the A466 has been the site of numerous accidents, and increasing turning and joining traffic here can only worsen the likelihood of accidents in the future

**\* public safety**

- the submitted plan of the premises is just a drawing of the inside of the tea room and carriages whereas there will likely be alcohol sold and consumed across the site.

- the drawings do not cover aspects of safety that would be fully addressed in a temporary license application

- the site is on a number of levels, with no safety features to prevent falls off the edges between levels. During the day and with picnickers this may not be considered a problem, but with alcohol involved and potentially during the hours of darkness safety becomes a very different issue

**\* the prevention of public nuisance**

- as the location is well away from existing facilities, the progress of revellers unlikely to be quiet on their return to their homes or holiday accommodation

- the application would allow playing of amplified music, showing films and plays for up to 500 people etc., between the hours of 8am and 11 pm

**\* the protection of children from harm**

- the site currently operates as a picnic site endeavouring to foster a 'family friendly' reputation; unless very strictly monitored, the provision of alcohol in such a place can only worsen the exposure of children to potential harm

I would also like to note:

- It seems to me that there is a conflict of interest between a council operating a site and that same council considering whether to licence it for sale and consumption of alcohol

- the application seems anti-competitive with regard to existing licenced premises in the village and local area

- the site is currently designated as a picnic site, with the designation specifying that no change is permitted

- Tintern Station is grade II listed as a Designated Historic Asset, with several items listed for "group value".

In summary, it seems highly inappropriate to consider these premises for licencing for sale and consumption of alcohol.

Regards,

**Watts, Taylor J.**

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**From:** t>  
**Sent:** 09 August 2021 11:47  
**To:** Watts, Taylor J.  
**Subject:** Licensing application for the Old Station Tintern

Taylor Watts,  
  
Licensing Officer,  
  
Monmouthshire County Council,  
  
NP7 6EL

**The Old Station, Tintern**

Dear Taylor Watts,

I am really shocked that you would even consider granting this recent licensing application for The Old Station, Tintern.

Tintern Station is an award winning picnic site & cafe for families and specifically with their children! They run train rides there & a lovely cafe and it is a site in the AONB area which is protected. It is set in a beautiful haven of beauty by the river. There is a residential building close by.

How on earth could this be allowed! You are putting children at risk and you must be fully aware of the implications for such a facility. Litter and bottles and takeout junk is strewn all over our precious countryside and so an influx of booze seeking visitors cannot help the raising of awareness of respect for our natural world.

Families can enjoy the area without the use of booze. We need to be encouraging healthy approaches to living and not degrade a beautiful & already successful venue for visitors. People should not be encouraged to associate pleasure with alcohol and at night, we certainly don't want bouncers and heavies scrutinising the boozing behaviours. This is an ugly ugly proposal which must be prevented at all costs!

It will bring elements that are undesirable into the area and something special and precious will be open to violation. Who stands to make a profit from this exploitation?

The location is well away from existing facilities & will also detract from other local pubs & their already compromised businesses through the covid crisis, which have been set for purpose and have been established over many years.

There is a conflict of interest between a council operating a site and that same council considering whether to licence it for sale and consumption of alcohol! It is currently designated as a picnic site, with the designation specifying that no change is permitted. Tintern Station is grade II listed as a Designated Historic Asset, with several items listed for "group value".

There is no public transport, and there have been recent accidents caused by drink driving (three such in the last 6 years; most recently involving cars written off outside Wye Valley Hotel)- the junction for access off

the A466 has been the site of numerous accidents, and increasing turning and joining traffic here can only worsen the likelihood of accidents in the future.

The progress of revellers is unlikely to be quiet on their return to their homes or holiday accommodation- the application would allow playing of amplified music, showing films and plays for up to 500 people etc., between the hours of 8am and 11 pm! This is out of all proportion and is not a clever trick, even if you paired it down to half that number! It is an outrage!

The submitted plan of the premises is just a drawing of the inside of the tea room and carriages whereas there will likely be alcohol sold and consumed across the site. The drawings do not cover aspects of safety that would be fully addressed in a temporary license application.

The site is on a number of levels, with no safety features to prevent falls off the edges between levels. During the day and with picnickers this may not be considered a problem, but with alcohol involved and potentially during the hours of darkness safety becomes a very different issue.

Drinking, gambling, drugs are all on this spectrum of destroying a healthy community. Monmouth is now rife with problems and this application is aiding further criminalisation of this addiction patterning with mental health and drug aid resources being stretched to their limits. Encourage awareness in natural history and enjoying the beauty of this stunning area. There is no need to turn it into a theme park or a booze venue when the place can be enjoyed in a nurturing family way and for walkers who are visiting and exercising their bodies and wellbeing along the Wye.

Children are not to be put at risk. City people need a more healthy option. Have we learned nothing from this recent crisis? You in the licensing/planning dept have a great opportunity to envision a more balanced & people/nature friendly world. Let us welcome such a vision.

Thankyou for reading this in entirety,

best wishes,

**Watts, Taylor J.**

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**From:**  
**Sent:** 09 August 2021 12:41  
**To:** Watts, Taylor J.  
**Cc:** im  
**Subject:** RE: Licensing application for the Old Station Tintern

Dear Mr Watts

Please note our objections below.

We wholeheartedly endorse the objections noted below and would add that, this is a site of historical importance and interest and an irreplaceable amenity in its current form for the wellbeing of residents and visitors alike. It does not need entertainment status with or without alcohol.

In a time when councils are supposed to be focusing their attention on enhancing environmental awareness and increasing opportunities for environmental appreciation and education, granting this application in this location seems hypocritical, venal and dismissive of the intrinsic value of the site.

Increased footfall centred on having a Sunday afternoon / evening binge in the country works in direct opposition to the care and attention that has been given to this site and the area over the past years that we have known it – often on a voluntary basis. As residents of Tintern for the past 15 years. I would suggest that welcoming visitors to Tintern's history might be possible in a more sensitive manner. As noted below there are plenty amenities for a drink and a chat in the village itself.

We would implore those considering this application to raise their aspirations for this site. Instead of introducing a party spirit during opening hours, they might focus on the educational value of upgrading the carriages for this purpose instead of selling "tat" and perhaps even engage a part-time information officer on the site to provide much lacking (currently seriously tacky) information on the local ecosystems and environment. Children will not benefit from the sale of alcohol but they might just benefit from understanding what sustainability and environmental protection actually means. It is my earnest hope the council can understand these sentiments and use them to guide their decision making process in this instance. Lack of this understanding is exactly why UNESCO have been steadily withdrawing world heritage status for sites in the UK.

I look forward to following the progress of this application with great interest.

With thanks and best regards

**Watts, Taylor J.**

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**From:**  
**Sent:** 09 August 2021 15:57  
**To:** MCC - Licensing  
**Subject:** The Old Station Tintern

Dear Licencing,

It has been brought to my attention that a Licensing application has been submitted for the Old Station Tintern.

As a licensee and local resident, I wish to object.

The old station has over the years received grants and funding to provide the great facilities as a park and picnic area for families, especially for those on low incomes.

I Think The Old Station should continue as it is, providing services to families and not private functions.

The Old Station is and has always been a family area and I do not think it should be a licensed area.

There are enough Licensed premises in Tintern which have all had difficult times recently and another licensed outlet may well effect the viability of existing businesses

I would therefore request that this application be given more time for more detailed consideration.

Regards.

**Watts, Taylor J.**

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**From:**  
**Sent:** 09 August 2021 22:23  
**To:** MCC - Licensing  
**Subject:** Old Station Tintern

I write to object to the application made by Old Station Tintern for a drinks license.

Having worked at Old Station for many years I witnessed first hand the unsavoury goings on at the site late at night, all these were fuelled by alcohol. They include drug use, sexual activity and vandalism including breaking into site property.

The police were notified on numerous occasions and staff were put at risk not only physically by treats but also from clearing away the debris the next morning including used needles and condoms etc.

The site is used widely at night with groups of youths gathering in cars. The fact that alcohol would be sold on site means it will be stored on site making the buildings attractive to break ins.

The site is and should remain a safe and friendly environment for families and other members of the public.

**Watts, Taylor J.**

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**From:** >  
**Sent:** 10 August 2021 22:31  
**To:** Watts, Taylor J.  
**Subject:** Licence application for the Old Station, Tintern

Dear Mr: Watts,

Thank you for the reminder about this application.

Although the application has been altered, there are still some points I would like to make.

The main thing is that the Old Station is a place visited by families or groups including children to enjoy the outdoor space and peace and quiet and natural surroundings in this beautiful AONB. Although I do not have a problem with small amounts of alcohol being sold as gifts, it will be difficult to keep it out of children's reach in the confines of the railway carriages.

My other concern is events being held late at night. These could very easily become noisy and disturbing to local residents. The area is visited by people looking for peace and quiet who will not be wanting to hear loud music until late in the evening. There will also be a lot of traffic coming out on to a dangerous road at the end of the event. My feeling is that any event planned for out of normal opening hours should have a special licence and not be covered by the day time licence otherwise there would be no limit to the number of events that could be held.

Parking is limited at the Old Station and when that is full, people will park in unsuitable and sometimes dangerous places.

I hope these points will be taken into consideration.



**Watts, Taylor J.**

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**From:** MCC - Licensing  
**Sent:** 11 August 2021 06:17  
**To:** MCC - Licensing Area C  
**Subject:** FW: Old station at Tintern

Mrs Samantha Winn  
Licensing Officer/ Swyddog Trwyddedu  
Tel / Ffon; 01633 644221  
Mobile: 07880838305  
Email / E bost: [samanthawinn@monmouthshire.gov.uk](mailto:samanthawinn@monmouthshire.gov.uk)  
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Follow us on Twitter / Dilynwch ni ar Twitter: [www.twitter.com/monmouthshirecc](https://www.twitter.com/monmouthshirecc)

# **APUS  
APPY**



**Fy Sir Fynwy  
My Monmouthshire**



**From:**  
**Sent:** 10 August 2021 15:27  
**To:** MCC - Licensing <[Licensing@monmouthshire.gov.uk](mailto:Licensing@monmouthshire.gov.uk)>  
**Subject:** Old station at Tintern

Hi,

I am concerned at the proposed change of use of the site at the old station in Tintern.

I fully understand that the site should be self funding and that this may require a minor change to it's licensing status and the ability to host weddings; the latter of which does seem like a good use of the site so long as it doesn't impact on the access to the site for others during such periods. What is of concern is the application for extended licensing hours until 23:00 which could have a detrimental affect on local hostelryes, who have already been hit hard by Covid restrictions, and the local residents, in particular the property at the station entrance. A reduced hours licence where alcohol sales ceased at 16:00 or 18:00 would be much more preferable and likely to meet with less push back from local residents and businesses owners.

Best regards.