

**MONMOUTHSHIRE COUNTY COUNCIL
REPORT**

SUBJECT: Application for a Premises Licence for The Baa Brewery Ltd, Unit 4 Station Yard Industrial Estate, Station Road, Chepstow NP16 5PF
DIRECTORATE: Chief Executive
MEETING: Licensing & Regulatory Sub-Committee
Date to be considered: 13th April 2016
DIVISION/WARDS AFFECTED: Chepstow

1. PURPOSE:

To consider an application for a Premises Licence under the Licensing Act 2003 for the Baa Brewery, Unit 4 Station Yard, Station Road, Chepstow, NP16 5PF.
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, on the basis of the information provided.

3. KEY ISSUES

3.1 The application is for the following:

Supply of Alcohol (On and Off Sales) Monday to Sunday	Start 09.00hrs	Finish 23.00hrs
Recorded Music (Indoors and Outdoors) Monday to Sunday	09.00hrs	23.00hrs
Live Music (indoors and Outdoors) Saturday to Monday	13:00hrs	22:00 hrs
Hours open to the Public Monday to Sunday	09.00hrs	23.00hrs

3.2 The Legislative Reform (Entertainment Licensing) Order 2014 permits live and recorded music for 500 persons between the 08.00hrs – 23.00hrs in on licensed premises without the requirement of a licence. The application referred to in 3.1 above requests live and recorded music and providing the venue does not exceed 500 people the applicant can proceed without the need of a licence.

3.3 The applicant, Mr Charles Heaven, has stated in his application:

The brewery is 2200 sq ft , it consists of a 200sq ft brewery area, storage and viewing area. To the side of the main area there is a 200sq ft tap room (Bar) with a toilet, Kitchen and shower room attached. The brewery is situated opposite Chepstow Railway Station and a 3 minute walk from the centre of Chepstow It also has a large yard area.

A map of the area is attached as Appendix B

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

The Prevention of Crime and Disorder

- Baa brewery will be correctly licenced with the SIA
- CCTV will be installed and working to the satisfaction of the police and licensing Authority
- A notice will be displayed at the entrance to the premises advising that CCTV is in operation
- Customers are not permitted to take open containers of alcohol from the premises

Public Safety

- Suitable evacuation plan in case of emergency is in operation at the premises
- Free drinking water will be available at all times when the premises is open to the public
- A smoking area of a suitable size is provided for customers who wish to smoke. This is away from the Bar area (Outside)

Prevention of Public Nuisance

- Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and leave quietly
- The playing of live and recorded music in the yard area of the premises is not permitted after 10pm
- Litter bins are placed outside the premises for customers to use and are emptied daily/weekly

The Protection of Children from Harm

- We will request the customer to prove that they are over the age of 18yrs. This will only be accepted with a photo driving licence, a passport or a proof of age scheme card which carries the pass hologram

3.5 If granted the licence would also be subject to Mandatory Conditions which are attached to this report as Appendix C.

3.6 The applicant has a statutory duty to send copies of his/her Premises application to the 'Responsible Authorities' namely Heddlu Gwent Police, South Wales Fire Service, The Local Health Board and departments of Monmouthshire County Council being the Environmental Health Section, Social Services, Planning, Licensing and Trading Standards Department, 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, again this was duly carried out by the applicant. 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.

3.7 No representation was received against the application from the 'Responsible Authorities' referred to in 3.6 above.

3.8 However, representations have been received from a person living nearby, who feels the granting of this licence would have a dramatic and negative effect on her quality of life, the security of surrounding businesses and the safety of visitors to the area

The representations are as follows:

- The building that is proposed for this development has no proper sound proofing so any live or loud music will not be baffled in any way would almost certainly cause a large amount of noise
- Owing to the nature of the approach to the address and given my experience of "Race Day" crowds, there will almost certainly be a build-up of people loitering in the station car park after events. I have had many instances of drunks urinating in my garden while awaiting transport home and on one occasion I came out to find someone sleeping in the front garden. This will obviously have a further detrimental effect to my property, almost certainly devaluing it further and making it very hard to sell should the need arise. It also generates other more general security questions for the many small businesses in the immediate area that have partly on their quiet situation to avoid unwanted attention, not to mention the fact that as a single female living alone, I am particularly vulnerable.
- The railway station and line that it serves, though not carrying many late night passenger trains, is a trunk freight route between the Midlands and South Wales and is thus busy with heavy trains. This has never been a problem in the past, late at night, as there has not been many people around the station or tracks, but this development will almost certainly change that. There is a real danger of people taking a short cut to Garden City or Bulwark via the railway lines because its late and dark.

3.9 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.

3.9 In accordance with 9.2 of the Home Office Guidance issued under Section 182 of the Licensing Act 2003 a hearing is not required if no representations were received or such representations were withdrawn. Furthermore, a hearing is not required if conditions have been agreed and agreed by all parties. Negotiation between the applicant and objector was carried out by the Licensing Authority and all parties wish to continue the application and representation, respectively. **As such**, no agreement was reached 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 Monmouthshire County Council’s Policy on Prevention of Nuisance are set out in Section 11 and read as follows:

Prevention of public nuisance

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

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

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

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

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

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

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.

5. RESOURCE IMPLICATIONS:

5.1 Nil

6. CONSULTEES:

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

7. BACKGROUND PAPERS:

Licensing Act 2003

Guidance issued under Section 182 of the Licensing Act 2003 dated March 2015.

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

The Legislative Reform (Entertainment Licensing) Order 2014

8. AUTHOR:

Chris Rann
Senior Licensing Officer

CONTACT DETAILS:

Tel: 01633 644221

Email: Chrisrann@monmouthshire.gov.uk



monmouthshire
sir fynwy

APPENDIX A
MONMOUTHSHIRE LICENSING SECTION
The Drama Centre
Pen-y-Pound
Abergavenny
Monmouthshire
NP7 5UD

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

PRM
532

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 CHARLES HEAVEN
(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			
BAA BREWING LTD UNIT 4 STATION YARD INDUSTRIAL ESTATE STATION ROAD NP16 5PF			
Post town	CHEPSTOW	Postcode	NP16 5PF
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£ 6500	

Part 2 - Applicant Details

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

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

- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital 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:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
 - statutory function or
 - a function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)
Surname HEAVEN		First names CHARLES LEWIN		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes
Current postal address if different from premises address				
Post town				
Daytime contact 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		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
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
01 03 2016

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 BREWERY IS 2200sqft, IT CONSISTS OF A 2000sqft BREWERY AREA, STORAGE AND VIEWING AREA. TO THE SIDE OF THE MAIN AREA, THERE IS A 200sqft TAP ROOM (BAR) WITH A TOILET, KITCHEN AND SHOWER ROOM ATTACHED. THE BREWERY IS SITUATED OPPOSITE CHEPSTOW TRAIN STATION AND 3 MINUTE WALK FROM THE CENTRE OF CHEPSTOW. IT ALSO HAS A LARGE YARD AREA.

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

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

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

Provision of regulated entertainment

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
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</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

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

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	1pm	10pm	WE WISH TO HAVE LOCAL BANDS PLAYING IF WE HAVE A PROMOTION RUNNING AT THE BEENDEY AND HOPEFULLY ON OUR OPENING DAY AND MAYBE SOME BANK HOLIDAYS.		
Tue					
Wed					
			State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur			BANK HOLIDAY WEEKENDS		
			Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	1pm	10pm	No.		
Sun	1pm	10pm			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)	
Mon	9am	11pm	ONLY OUTSIDE WHEN WE HAVE AN EVENT. INSIDE WHEN THE TAPROOM IS OPEN WHEN WE ARE BEAVING.	
Tue	9am	11pm		
Wed	9am	11pm	State any seasonal variations for the playing of recorded music (please read guidance note 4)	
Thur	9am	11pm	BANK HOLIDAY AND WEEKENDS IF WE HAVE A BAND PLAYING OUTSIDE. BACKING MUSIC (DISCO)	
Fri	9am	11pm	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 5)	
Sat	9am	11pm		
Sun	9am	11pm		

G

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

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing HAVING A TV SWING SLOT, NEWS AND CURRENT AFFAIRS.		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Mon	9am	12am		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	9am	12am	Please give further details here (please read guidance note 3)		
Wed	9am	12am	RUGBY RACING FOOTBALL CRICKET		
Thur	9am	12am	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	9am	12am			
Sat	9am	12am	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 5)		
Sun	9am	12am			

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	<input type="checkbox"/>
			Outdoors	<input type="checkbox"/>
			Both	<input type="checkbox"/>
Day	Start	Finish		
Mon			<u>Please give further details here</u> (please read guidance note 3)	
Tue				
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 4)	
Thur				
Fri			<u>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</u> (please read guidance note 5)	
Sat				
Sun				

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption - please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	9am	11pm	State any seasonal variations for the supply of alcohol (please read guidance note 4) WE WILL HAVE A TAP ROOM ON SITE AND THE PUBLIC WILL BE ABLE TO BUY BOTTLES TO TAKE HOME WITH THEM.		
Tue	9am	11pm			
Wed	9am	11pm			
Thur	9am	11pm			
Fri	9am	11pm			
Sat	9am	11pm			
Sun	9am	11pm			
			Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		

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

Name	
Address	
Postcode	
Personal licer	
Issuing licens	

K

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

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	9 am	11 pm	<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 5)</p>
Tue	9 am	11 pm	
Wed	9 am	11 pm	
Thur	9 am	11 pm	
Fri	9 am	11 pm	
Sat	9 am	11 pm	
Sun	10 am	11 pm	

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 9)

b) The prevention of crime and disorder

Bar Brewer will be correctly registered with the SIA.

- CCTV will be installed and working to the satisfaction of the police and licensing authority.
- A notice will be displayed at the entrance to the premises advising that CCTV is in operation.
- Customers are not permitted to take open containers of alcohol from the premises.

c) Public safety

- A suitable evaluation plan in case of emergency is in operation at the premises.
- Free drinking water will be available at all times when the premises is open to the public.
- A smoking area of such a size is provided for customers who wish to smoke. This is away from the bar area. (outside)

d) The prevention of public nuisance

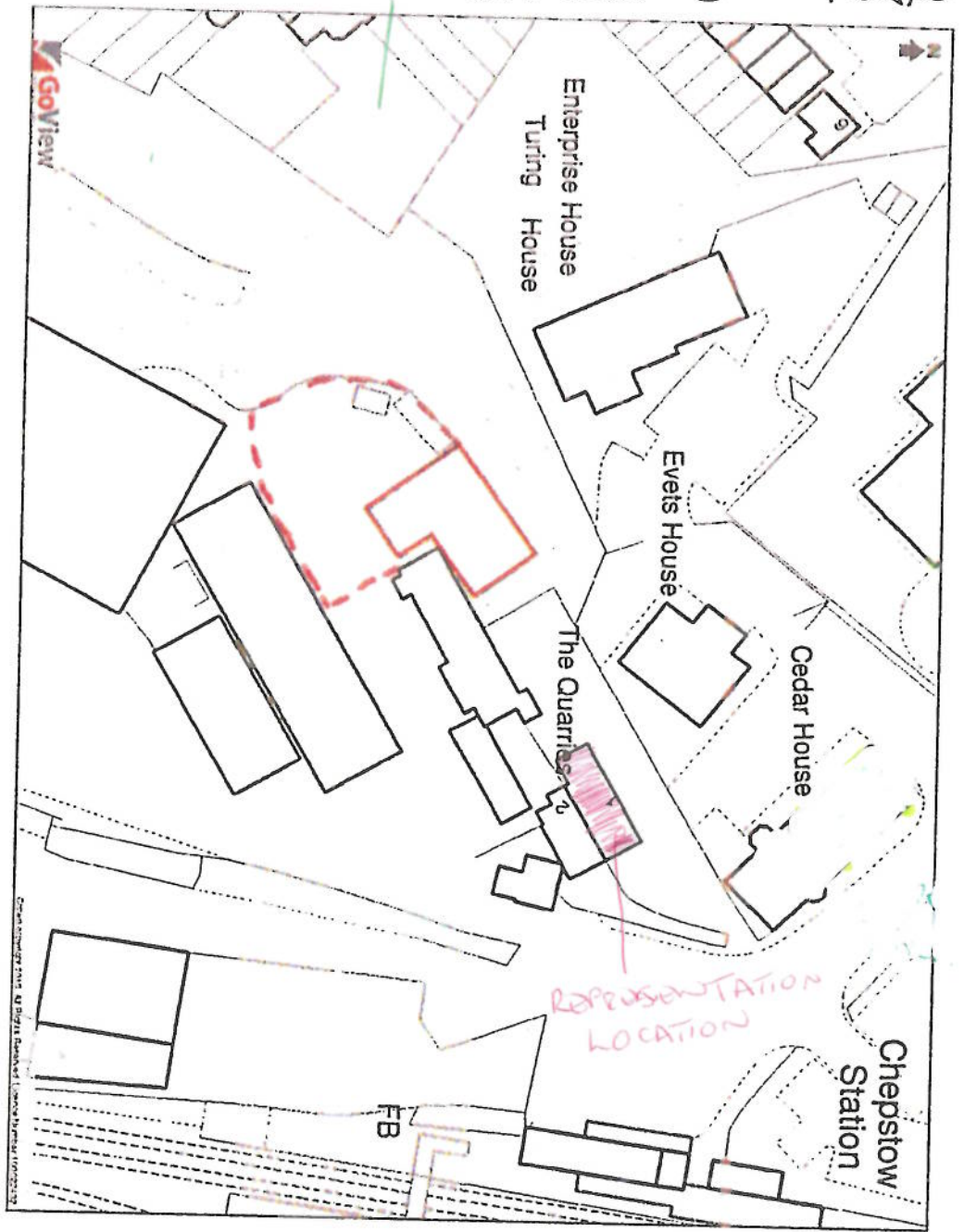
- Prominent, clear and legible notices are displayed at all exits requesting patrons to respect the needs of local residents and leave quietly.
- The playing of live or recorded music in the yard area of the premises is not permitted after 10pm.
- Letter bins are placed outside the premises for customers to use and are emptied daily/weekly.

e) The protection of children from harm

- We will request the customer to prove that they are over the age of 18. This will only be accepted with a photo driving licence, a passport or a proof of age scheme card which carries the pass hologram.

Checklist:

APPENDIX B PLAN



Appendix C

Mandatory conditions

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.

8. 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

9. (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

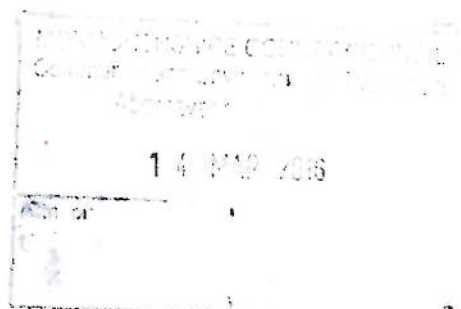
(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(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.



The Licensing Section
Monmouthshire County Council
The Drama Centre
Pen-y-Pound
Abergavenny
NP7 5UD

4th March 2016

Dear Sirs

Re: Baa Brewing Ltd, Unit 4 Station Yard Ind Est, Chepstow NP16 5UD

I would like to formally object to the granting of an entertainments license to the above mentioned company at the above address. My objection is based on a number of issues that surround the development. Even though it would appear on first inspection a good place to have an entertainments venue due it's remoteness from domestic communities it raises issues for precisely that reason.

I live in one of the two dwellings that sit adjacent to the Unit in question and feel, perfectly reasonably, that the granting of this license would have a very dramatic and negative effect on my quality of life, the security of surrounding businesses and the safety of the visitors to the area.

- a) The building that is proposed for this development has no proper sound proofing so any live or loud music will not be baffled in any way would almost certainly cause a large amount of noise.
- b) Owing to the nature of the approach to the address and given my experience of 'Race day crowds' there will almost certainly be a build up of people loitering in the station car park after events. I have had many instances of drunks urinating in my garden while awaiting transport home and on one occasion I came out to find someone sleeping in the front garden. This will obviously have a further detrimental effect to my property, almost certainly devaluing it further and making it very hard to sell should the need arise. It also generates other more general security questions for the many small businesses in the immediate area that have partly relied on their 'quiet' situation to avoid unwanted attention, not to mention the fact that as a single female living alone I am particularly vulnerable.
- c) The railway station and line that serves it, though not carrying many late night passenger trains is a trunk freight route between the Midlands and South Wales and is thus busy with heavy trains. This has never been a problem in the past late at night as there has not been many people around the station or

tracks, but this development will almost certainly change that. There is a real danger of people taking the short cut to Garden City or Bulwark via the railway lines because it's late and dark.

I realise that this objection could be seen a self serving protest, which of course in part it is, but there are also strong underlying reasons not to grant this license to avoid well founded problems. I don't wish to object against the whole project but I do feel very strongly about the late license and entertainments element.

Yours sincerely

N. MOORIDGE

1 THE QUARRIES
STATION RD
CHAPSTON
MONMOUTHSHIRE
NP16 5PD