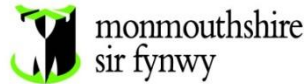


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Thursday, 13 November 2025

Notice of Reports Received following Publication of Agenda.

Licensing and Gambling Sub Committee

Friday, 21st November, 2025 at 10.00 am,
The Council Chamber, County Hall, The Rhadyr Usk

Attached are reports that the committee will consider as part of the original agenda but were submitted to democratic services following publication of the agenda.

| Item No | Item | Pages |
|---------|---|--------|
| 3. | Application for a New Premises Licence – Pugh's Garden Kitchen. | 1 - 14 |

Paul Matthews
Chief Executive

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Email Received 7/11/2025

Agenda Item 3

Our objections remain the same. A licence to sell alcohol and play live or recorded music until 10.00pm will cause an unacceptable level of noise pollution. The proximity of Pegasus Court to 7-9 Mill Street is demonstrated in the photographs we have submitted. The cars of people visiting the local fast food outlets are parked simultaneously on both sides of Mill Street. To add the the additional cars and taxis needed at 10.00pm to ferry 60 people from functions at Garden Kitchen would create a level of noise that would disrupt further the lives of people living in Pegasus Court.

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Pugh's Garden Kitchen – Response to Licensing Objection 7 Mill Street, Abergavenny

Overview

We acknowledge the concerns raised by nearby residents regarding the alcohol licence application for Pugh's Garden Kitchen at **7 Mill Street, Abergavenny**. However, many of the points raised are based on misunderstanding the scale and nature of the proposed operation. The Garden Kitchen will operate as a **small, food-led venue** designed to enhance Abergavenny's vibrant high street dining scene—not as a bar, nightclub, or late-night drinking establishment.

1. Scale and Frequency of Events

Pugh's Garden Kitchen intends to host a **maximum of one small evening event per month**, with all events concluding by **10 pm**. Events will be **ticketed and pre-booked**, typically attracting fewer than 60 guests, and focused on local food, wine tastings, and community dining experiences. The venue's primary business remains daytime café and restaurant service.

By comparison, Mill Street and the wider Abergavenny town centre already accommodate a variety of licensed premises, including restaurants, hotels, and public houses that trade well into the evening. The Garden Kitchen's contribution will be **limited, low-impact, and complementary** to the existing hospitality mix.

2. Noise and Nuisance Management

The Garden Kitchen premises are **fully enclosed**, with no outdoor amplified music or late-night entertainment planned. Any background music will be kept within permitted decibel limits appropriate for a dining environment. The building design and surrounding urban setting naturally absorb and limit sound. Customers are typically **local families and couples** rather than late-night drinkers, making the risk of antisocial behaviour extremely low. Given these factors, the likelihood of the venue generating noise beyond that already present on a busy Abergavenny high street—with vehicular traffic, deliveries, and existing licensed trade—is **minimal**.

3. Vehicle and Parking Considerations

The Garden Kitchen sits on Mill Street, where vehicle and pedestrian movements are already well established as part of the town's retail pattern. Most evening guests will arrive **on foot** from the local area or use nearby **public parking facilities**, meaning no disruption to residential zones. Events take place after retail hours, when local traffic flow is naturally reduced.

4. Local Licensing Context

Within a short radius of 7 Mill Street, there are numerous responsible licensed premises—restaurants, hotels, and supermarkets—all operating successfully and safely under the same licensing framework. The Garden Kitchen will be smaller in capacity and quieter in atmosphere than many of these businesses. Granting this licence simply brings the venue in line with surrounding establishments and **supports local economic activity and evening-time trade**.

5. Planning Classification, Lease Terms, and Business Model

It is important to note that any type of entertainment venue or “discotheque” would require a complete **change of use** under planning law. Such premises fall under **Class D2 (Assembly and Leisure)** consent, which Pugh’s Garden Kitchen does not hold, nor intend to apply for. In addition, our **lease agreement with the landlord of 7 Mill Street** explicitly restricts the use of the premises to **retail and café operations**. This agreement prohibits any change of use to an entertainment or leisure-based business such as a bar or nightclub. Therefore, even if we wished to operate in that manner — which we do not — we would be **contractually prevented** from doing so under the terms of our lease. If any future proposal were to involve activities of that nature, it would require not only a new planning application and public consultation process but also **formal landlord approval and renegotiation of the lease**, neither of which are being sought or intended. However, this is **not the model of our business**. The Garden Kitchen operates on a balanced format of approximately **50% retail/shopping and 50% café**, with a focus on daytime trade and occasional, relaxed food-led events. This clearly differentiates the business from any form of entertainment or nightclub activity.

6. Commitment to Responsible Operation

Pugh’s has a long-standing reputation across South Wales for running **community-focused, family-friendly venues**. The management team is committed to responsible alcohol service, staff training, and open communication with nearby residents. Should any concern arise, the Garden Kitchen will work promptly with local authorities to ensure full compliance and neighbour reassurance.

7. Testimonials from Rogerstone Residents

Please also find enclosed **testimonials from local residents in our Rogerstone location**, who both live in the area and regularly attend our monthly food events. These letters highlight the **positive community impact, excellent behaviour of attendees, and minimal disruption** experienced by neighbours at our existing venue. We are confident that the same standards of care, professionalism, and respect will be upheld at our new Abergavenny location.

Conclusion

The proposed licence for Pugh’s Garden Kitchen at 7 Mill Street, Abergavenny will enable

occasional, well-supervised, food-led events that contribute positively to the town's local economy and dining culture. The suggestion that the venue will operate as a "discotheque" or encourage "antisocial behaviour" is wholly inaccurate and inconsistent with both the business model and Pugh's established reputation. We therefore respectfully request that the committee **grant the alcohol licence**, recognising that the premises will operate responsibly, at a modest scale, and with negligible impact on local residents compared with the existing commercial environment of Abergavenny's high street.

Submitted on behalf of:

Pugh's Garden Kitchen
7 Mill Street, Abergavenny

Garden Kitchen.Undated email response to our objections.
Our observations.

The number of cars parked in Mill Street peaks each week between 6pm and 10pm on Fridays and Saturdays.The cars belong to customers and delivery services visiting the fast food outlets and restaurants on Mill Street and Cross street. The cars park on both sides of Mill Street,on double yellow lines. We experience noise pollution from doors slamming and music playing in the cars. We accept this situation as it existed before most of us moved into Pegasus.

However,to add the noise of the vehicles of 60 people attending,until 10.00pm,an event at Kitchen Garden to the current noise level is unreasonable.

We would ask Garden Kitchen to clarify their position related to music being played at their events at 'permitted decibel limits' Does this have any legal validity? We note that their Rogerstone operation,upon which the Mill Street venture appears to be based,included three live music performances at their October event.As the picture I have submitted shows,Pegasus Court and 7 Mill Street are only 15 metres apart.Is Sound Insulation and Artificial Ventilation being installed at 7,Mill Street?

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My name is Amanda Compton and I have attended many events hosted at Pughs Kitchen Garden in Rogerstone .

Namely Twelve which is now called the supper club and events showcasing local suppliers.

I attend with friends and we are between the ages of 56 -66 . We absolutely love these events as its a place that we can have stunning food , a lovely glass of wine and a chat. Surrounded by an ambient background with light music. We have come to rely on these evenings for our get together.

We also love the events showcasing local suppliers which are always tasting evenings . As well as food you will taste the drinks they are showcasing on that particular evening. I have to say I have learnt so much regarding wines, gins and everything else . You learn how its all produced prior to it reaching your glass.

Its a lovely place for couples of all ages to go as its safe, cosy, ambient and professionally run. I recently attended their Friday night event and what a true delight. Again I learnt so much about bees. The taster drinks were amazing . I can only describe it as nectar in a glass. Delicious .

Even though they have a live artist , its tasteful music , more like background music . Its lovely to see such a variety of people supporting these events , they are great value for money and the staff so welcoming .

I know that they will be opening Abergavenny soon and as I was born and bred in Abergavenny all I can say is that you are in for a treat . Embrace and enjoy this new experience , superb food. Its a foodies heaven

Amanda Compton

Supporting Testimonial – Pugh’s Garden Kitchen, Rogerstone

I am a local resident of Rogerstone, living close to Pugh’s Garden Kitchen. I would like to express my support for Pugh’s and the small events they occasionally hold. In my experience, these events have never caused any noise, disruption, or anti-social behaviour in the local area.

Pugh’s Garden Kitchen is a valued part of our community — it provides a friendly, welcoming environment and contributes positively to the neighbourhood. The events they organise are always well-managed, respectful, and family-oriented, adding to the sense of community rather than detracting from it.

I fully support Pugh’s continuing to host small, well-run events and believe they enhance, rather than disturb, the local area

Kindest Regards

Nicola Coghlan

Rogerstone resident

Dear Sir / Madam

I am writing to support the Drinks licencing application that has been made by Pugh's Garden Kitchens.

Having supplied them with locally produced wine for the past 2 years and have been proud to do so.

We have been part of their evening events that showcase producers, these are great events that highlight the collaboration between local procedures and stockist.

The events are not driven by the amount of alcohol attendees can drink; they are driven by highlighting the local producers and their products. I have never seen anyone being rowdy or loud from over consumption of alcohol the events are well managed and a credit to both Pugh's and their staff.

They will be an asset to Abergavenny and we fully support their Licencing Application.

Regards

Robb Merchant MBE
Owner and Director
White Castle Vineyard Ltd
Llanvetherine
Abergavenny
NP7 8RA

To whom it may concern,

As a resident of Jubilee Park, I wish to express my sincere thanks for the wonderful venue and facilities you provide to the community. I have had the pleasure of joining and attending a number of events and have always found them to be sophisticated, well run and contribute to our community. My children have tried food from all over the world thanks to your amazing events.

I would love to see your events continue - thank you for such a wonderful local venue.

Shane Lewis-Riley

Director and Founder - [LiveForHolidays.com](https://www.LiveForHolidays.com)

From:
Sent: 17 November 2025 12:31
To: Watkins, Emma
Subject: FW: Alcohol Licence Response

Dear Pegasus Court Residents

Thank you for your comments and for sharing the concerns raised in relation to our planned events at Kitchen Garden. We appreciate the importance of maintaining a respectful environment for our neighbours, and I would like to provide further clarification regarding music levels, noise mitigation, customer movements, and the nature of our events.

Significant Investment in Noise Reduction

We fully understand the sensitivity around noise, particularly given the proximity between 7 Mill Street and Pegasus Court. We are conscious not only of external noise mitigation for neighbouring properties, but also of creating a pleasant and comfortable internal environment for our customers. With this in mind, we have invested substantial funds into improving the building:

- New, high-grade insulation has been installed throughout the premises as part of our refurbishment, enhancing both internal sound absorption and external sound containment.
- We are installing new double-glazed, large-panel windows and doors. While these have not been chosen specifically for noise mitigation, they naturally provide far greater sound insulation than the old single-pane windows and will help reduce any external noise.
- We are also installing sound-proofing panelling on the interior walls, which helps diffuse customer chatter during the day and contributes to a calm, enjoyable dining atmosphere.
- Together, these measures ensure that any music played remains at a low, ambient level, appropriate for a dining setting and fully aligned with local expectations.

Our Track Record of Responsible Events

To give an accurate picture of how our events typically run, here are recent examples from our Garden Kitchen in Rogerstone:

- In October, we hosted our regular monthly Supper Club on a Saturday evening which generally saw people finishing and leaving over a staggered period between 9-10pm
- In November, our supplier Hive Mind held an event last Friday, attended by 15 customers.
- Attendance naturally fluctuates throughout the year. While our Rogerstone venue has a capacity of 50, many events attract much smaller groups.

At these events, our guitarist, saxophonist or singer usually performs three short sets with breaks in between, ensuring the atmosphere remains relaxed. At all times, customers are able to talk, dine, and socialise comfortably, as the music is intentionally kept at a level that never overpowers conversation. This approach will remain exactly the same in Abergavenny.

Customer Arrivals, Departures & Parking

We do not have on-site parking, and we will continue to encourage all customers to use nearby public car parks and walk to the venue.

Our events operate with staggered sitting times, meaning guests arrive and depart at different moments rather than in one large group. This greatly reduces potential disturbance from customer movement.

Commitment to Being a Considerate Neighbour

We want to reassure residents that we take all concerns seriously. Our goal is to create a vibrant and enjoyable venue that contributes positively to the local community while remaining considerate, compliant, and cooperative at all times.

Nicola Harding (nee Pugh)
Pughs Garden Village
The Garden Kitchen by Pugh's