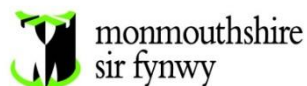


# Public Document Pack



County Hall  
Rhadyr  
Usk  
NP15 1GA

Friday 12<sup>th</sup> September 2025

## Notice of Meeting

### Licensing and Gambling Sub Committee

Monday, 22nd September, 2025 at 10.00 am,  
The Council Chamber, County Hall, The Rhadyr, Usk

## AGENDA

Item No	Item	Pages
1.	Apologies for Absence.	1 - 60
2.	Declarations of Interest.	
3.	Application to vary a Premises Licence - Llanvetherine Court, Llanvetherine Court Farm Road, Llanvetherine.	

**Paul Matthews**  
Chief Executive

MONMOUTHSHIRE COUNTY COUNCIL  
CYNGOR SIR FYNWY

THE CONSTITUTION OF THE COMMITTEE IS AS FOLLOWS:

County Councillor Martin Newell  
County Councillor Jackie Strong

***Town;  
Caldicot  
Cross;  
Park;***

***Welsh Conservative Party  
Welsh Labour/Llafur Cymru  
Welsh Labour/Llafur Cymru***

## Public Information

### Access to paper copies of agendas and reports

A copy of this agenda and relevant reports can be made available to members of the public attending a meeting by requesting a copy from Democratic Services on 01633 644219. Please note that we must receive 24 hours notice prior to the meeting in order to provide you with a hard copy of this agenda.

### Watch this meeting online

This meeting can be viewed online either live or following the meeting by visiting [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk) or by visiting our Youtube page by searching MonmouthshireCC.

### Welsh Language

The Council welcomes contributions from members of the public through the medium of Welsh or English. We respectfully ask that you provide us with 5 days notice prior to the meeting should you wish to speak in Welsh so we can accommodate your needs.

# Aims and Values of Monmouthshire County Council

## Our purpose

- to become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

## Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced;
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency;
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop
- Safe place to live where people have a home where they feel secure in;
- Connected place where people feel part of a community and are valued;
- Learning place where everybody has the opportunity to reach their potential

## Our Values

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

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

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

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

**Kindness:** We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.



## MONMOUTHSHIRE COUNTY COUNCIL REPORT

<b>SUBJECT:</b>	<b>Application to vary a Premises Licence – Llanvetherine Court, Llanvetherine Court Farm Road, Llanvetherine,</b>
<b>DIRECTORATE:</b>	<b>Social Care, Safeguarding and Health</b>
<b>MEETING:</b>	<b>Licensing &amp; Gambling Sub Committee</b>
<b>COMMITTEE DATE:</b>	<b>22<sup>nd</sup> September 2025</b>
<b>WARDS AFFECTED:</b>	<b>Llanvetherine</b>

### 1. PURPOSE:

To consider an application to vary the Premises Licence under the Licensing Act 2003 for Llanvetherine Court, Llanvetherine Court Farm Road, Llanvetherine, Abergavenny. Due to a representation received against the licence application, the Local Authority are required to hold a hearing to consider the application. A copy of the application with plans provided by the applicant is attached as Appendix A. A copy of the current licence is also attached as Appendix B.

### 2. RECOMMENDATION:

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

### 3. KEY ISSUES

- 3.1 An application to vary the premises licence under the Licensing Act 2003 was received from Mr Huw Evans and Mr Edward Evans on the 13<sup>th</sup> June 2025 for the following:

Current Licence	Proposed Licence
<p><b>Live Music*, Recorded Music**</b>  Thursday:12.00 - 00.00,  Friday:00.00 - 02.00 and 12.00-00.00,  Saturday:00.00-06.00 and 11.00 -00.00,  Sunday:00.00-06.00 and 11.00-20.00</p> <p>On Bank Holiday Weekends : Sunday  Times 00.00-06.00 and 11.00-00.00,  Monday Times 00.00-06.00 and 11.00-20.00. New Years Eve : 16.00 - 06.00.</p> <p>*A licence is not required for live music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people.</p> <p>**A licence is not required for recorded music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people.</p>	<p><b>Live Music, Recorded Music (inside and outside)</b>  Monday-Wednesday:10:00hrs–24:00hrs,  Thursday: 10:00hrs-04:00hrs,  Friday and Saturday: 10:00hrs– 06:00hrs,  Sunday: 10:00hrs – 04:00hrs,  Bank Holidays and New Years Eve: 10:00hrs – 06:00hrs</p> <p>Live Music will not occur outdoors later than 23:00hrs. Volume levels would be determined by audibility checks at neighboring properties</p>

<p><b>Late Night Refreshment</b>  Thursday:23.00 - 00.00, Friday:00.00 - 02.00 and 23.00-00.00, Saturday:00.00-05.00 and 23.00 -00.00, Sunday:00.00-05.00  On Bank Holiday Weekends : Sunday Times 23.00-05.00, Monday Times 23.00-05.00  New Years Eve : 23.00 - 05.00</p> <p><b>Supply of Alcohol</b>  Monday-Thursday: 12.00 - 22.00, Friday: 00.00 - 02.00 and 11.00 - 00.00  Saturday: 00.00 - 06.00 and 11.00 - 00.00, Sunday: 00.00 - 06.00 and 10.00 - 23.00  On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00, Monday Times 00.00-06.00 and 11.00-20.00, New Years Eve : 16.00 - 06.00</p>	<p><b>Late Night Refreshment</b>  Monday–Wednesday:23:00hrs–24:00hrs  Thursday: 23:00hrs–04:00hrs,  Friday and Saturday:23:00hrs–05:00hrs, New Years Eve, and New Years Day – 23:00hrs – 05:00hrs</p> <p><b>Alcohol hours (on and off sales)</b>  Monday–Wednesday:10:00hrs–23.30hrs, Thursday: 10:00hrs –03:30hrs, Friday and Saturday: 10:00hrs–05:30hrs, Sunday: 10:00hrs – 03:30hrs, Bank Holidays and New Years Eve: 10:00hrs – 05:30hrs  <b>Opening Hours:</b> 00:00hrs– 00:00hrs</p>
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- 3.2 Maps of where the premises is located within Usk and the surrounding area can be viewed as Appendix C.
- 3.3 The applicant has stated the following in addition to the current conditions on their premises licence when asked in the application to describe the steps intended to take to promote the licensing objectives:

### General

The main events which require the license can be considered as weddings, music and food events. Weddings are invite only. Food events are small scale (up to 80 people per day).

For music events, we work with carefully selected promoters, who limit the reach of ticket sales. Most music events (under 250 guests) are for the most part invite only. We feel this leads to higher standards of behaviour from guests. Most guests are known to each other and this creates a good culture of looking out for one another.

Larger events (250+) require guests to register for buying a ticket. This means we have a register of who is on site during an event. Plus can more easily hold people accountable for their actions.

Our branding as a business, as environmentally conscious and high quality further sets the tone for expectations of behaviour.

Farm tours and tastings, as daytime, small, booking only events are not high risk of issues. For farm tours and wine tasting - there is an increased risk of drink driving.

Similarly but differently, hosting more events outside of summer months it is more difficult to have people stay on site overnight.

To reduce drink driving risk we have alcohol free drinks available. We have existing relationships with local taxi companies who now know where we are.

We have built a relationship with local accommodation providers, some of whom will collect their guests for them. By keeping guests staying locally it reduces taxi costs, increasing the likelihood they get used. It reduces the chance people will try to drive far.

The premise is the barn beside the farmhouse in which the majority of the key members of staff live. We are present throughout the week and weekend to act as and when required.

1. The premise shall operate and maintain an up-to-date incident book, detailing the time/date/individual involved /incident that has taken place. This shall be made available for inspection by any responsible authority under the Licensing Act 2003.

2. Fully documented staff training, to include training on the premise licence conditions as well as the premise's Challenge 25 Policy must be given. Training must be undertaken at regular intervals throughout the calendar year, at a minimum every 12 months. Staff must sign and date documentation at the conclusion of their training session, acknowledging that they have received and fully understood the training provided to them. This can be made for inspection by any responsible authority under the Licensing Act 2003.

### **The Prevention of Crime and Disorder**

The closed nature of being able to attend an event is intended to improve standards of behaviour.

Through the remote location of the venue, and design of the event areas, it is hoped there is little scope for crime and disorder.

Security personnel will be present on site as appropriate for the event.

Midweek events during the day are low risk events. Capacity will be limited.

Winter late night events will have much reduced capacity so are lower risk of crime and disorder than summer events. Many of the guests are likely to be friends of the farm.

### **Public Safety**

Encouraging guests to sleep on site reduces the likelihood of drunken behaviours impacting the wider public. It also means we can keep an eye on what people are up to.

Site thoroughly risk assessed. Both by Three Pools and external event organiser.

Security personnel and/or first aiders will be present on site as appropriate for the event.

Encouraging a healthy culture amongst attendees

Clear routes for communication with staff allow us to react to any circumstances where attendees feel unsafe.

Staff have completed training from the Good Night Out Campaign, which provides safeguarding training. There are visible posters around the site and in the toilets.

Tours and tastings are low risk events.

We have built a strong relationship with our security team.

### **Prevention of Public Nuisance**

The approach to encourage the majority of attendees to sleep on site reduces the likelihood of poor behaviour when leaving the site.

The inaccessibility by foot, due to our location, limits how attendees will be able to commit nuisance to the public.

A noise management plan is in place with Monmouthshire Environmental Health aided by regular communication with neighbours - We consider this to be our greatest potential issue and so is a priority focus

Increased signage around the car park to request consideration of neighbours on leaving.

### **Protection of Children from Harm**

Bar staff to check ID at events at which under 18s are admitted.

Clear communication with event organisers as to whether an event is admitting under 18s.

Entry staff to check ID on entry to venue. Maintain challenge 25 while operating the bar so that there are two points of checking.

Site risk assessments - communication to guests of the risks

Encouraging a healthy culture amongst attendees

Three Pools managers DBS checked

Three Pools staff Good Night Out Campaign trained

Specific kids protocol written up and communicated with event organisers. Signs to communicate the importance of keeping an eye on kids

The applicant has also provided the following statement:

I moved onto the farm at Llanvetherine Court in August 2017 and begun trading as Three Pools. The aim has always been to set up a hospitality business and farm the land. Using the hospitality business as a route to market for the produce. This allows financial freedom for a more environmentally minded form of agriculture; exploring ideas I was researching while completing my master's in civil & environmental engineering.

I was open with the local community as to the plans and explained I am always listening for feedback. After an initial fear of living next door to the next Glastonbury, and uncertainty of a 25 year old new entrant to farming, the vast majority of the local community have become supportive of what it is we do.

#### A timeline of events

We started out trying out a wide range of events, wellness retreats, music events, weddings, food events.

2018 - 2 x TENs used

2019 - 9 x TENs used

2020 - Covid

2021 - Half the summer covid ... then 4 x TENs used

2022 - Premise license granted + 5 TENs

2023 - Premise license + 5 TENs

2024 - Premise license + 6 TENs

2025 - Premise license + 6 TENs

Our events season consists of two halves. In the summer, we host larger events - weddings, music festivals, wellness retreats, conventions. In the winter we host smaller conventions, small private parties and foody events.

We have continued to use TENs as there are more spaces on the farm which can be used during events. Sometimes in addition, sometimes instead of the main premise licensed barn. Sometimes we have used a TENs to give us additional hours that fall outside of the hours currently listed on the premise license. The current license gives us Midweek midnight finish, Thursday 2am, Friday 6am, Saturday 6am, Sunday 8pm.

At the suggestion of the licensing team, during our 3 year review, we have applied for a premise license variation which would cover the additional spaces, and grant additional hours. This makes sense so as to not have to make use of the temporary licensing situation when we already managing the venue under the premise license conditions. We had already had a successful variation of premise license in 2024 to add extra hours.

The reason for having extra hours is to allow flexibility in when we operate, rather than an attempt to operate at all times.

In the initial years we made some mistakes on noise management, received feedback and made changes. In 2022 we added considerable insulation to the main barn and bought our own sound system. Since 2022 there have been only 2 formal complaints to the council. September 2022, June 2024. We are in direct communication with our immediate neighbours and have received feedback that we have sorted most of the issues, and been successful at being responsive to feedback. Our noise management plan is regularly reviewed and changes made. All that is, except one.

After applying for this premise license variation our neighbour Gary Yeomans has put in an objection to this variation application and complained that music is now too loud regularly. Up until this point Gary had only got in touch once or twice across the past 7 years of events.



Listening to feedback we have changed settings within our speakers, reviewed our event finish times, added in communication phone numbers and added in new locations for our noise monitoring locations. Further from communications in the last few months I have now purchased additional hardware which should give us greater control.

I am continuing to look into structural changes to the barn by adding a vestibule, plus I am in talks with some consultants looking at upgrading our in-barn monitoring system.

Gary has expressed that he fears the impact that could be had on his airbnb business, and potential future developments considered of putting in a caravan park. He has not agreed to meet with me to discuss issues. I have had the opportunity to meet with his wife Jess for feedback. I have booked to rent out his airbnb during our biggest event of the year which will be in September. The airbnb has been operating for 5 years and has 100% 5\* ratings; whilst operating in a time where we have been running regular large scale, late finishing events.

Further fears brought to me from the community about this premise license variation is of the late finish of the license. This seems to stem from a fear of what might be, whilst not having the awareness that we have been fully licensed for a 6am finish every weekend for the past 4 summers. Listening to the feedback of Gary, others and my own team, we are moving our business design to have fewer late finishes. As I and my team age it's getting harder to do. The variation on the premise license is about flexibility of time and spaces rather than trying to do constant everything all the time.

I'm fully open for discussion and feedback on managing events moving forward.

- 3.4 The licence is already subject to mandatory conditions contained in their licence in Appendix A, page 4. The mandatory conditions will still apply to the variation application should it be granted. If the licence is not granted the current licence will still be retained.
- 3.5 The applicant has a statutory duty to send copies of their premises licence application to the 'Responsible Authorities' namely Gwent Police, South Wales Fire Service, The Local Health Board, Home Office (Immigration) 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 must 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; the applicant failed to place the notice in the local newspaper and therefore the statutory 28 day consultation period began again from the date the advert was placed in the newspaper which was the 28<sup>th</sup> July which took the closing date for representations to the 25<sup>th</sup> August 2025.

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 when the applicant first made their application and again on the 28<sup>th</sup> July for a further 28 days.

- 3.6 Representations were received from Gwent Police, who objected to the application against the licensing objectives, namely prevention of crime & disorder, prevention of public nuisance, public safety and the protection of children from harm. The full representations made by Gwent Police and agreed by the applicant are attached as Appendix D.
- 3.7 No other statutory consultee submitted a representation.
- 3.8 Representations were received from other persons and are highlighted below with the full details attached as Appendix E:

- Noise disturbance

- Business suffering economically

County Councillor David Jones has also submitted a representation on behalf of some local residents this is also attached in Appendix E.

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.

3.14 When considering their decision members are asked to consider the licensing objectives guidance issued under the revised guidance under section 182 of the Licensing Act 2003 can be viewed with the following link <https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

3.15 In accordance with 9.2 of the Home Office Guidance issued under Section 182 of the Licensing Act 2003. A hearing is not required where an application has been properly made and no responsible authority or other person has made a relevant representation or where representations are made and subsequently withdrawn..... Licensing authorities should not hold hearings for uncontested applications, for example in situations where representations have been made and conditions have subsequently been agreed. No agreement was reached with the other persons who made representations, and as such hearing is required.

#### **4. REASONS:**

4.1 The determination of an application is to be considered in accordance with Section 182 of the Licensing Act 2003.

4.2 In section 9.4 of the Guidance issued under section 182 of the Licensing Act 2003, the Secretary of State recommends that, a representation would only be “relevant” if it relates to the likely effect of the grant of the licence on the promotion of at least one of the licensing objectives.

4.3 In section 9.9 of the Guidance it also recommends that in borderline cases the benefit of the doubt about any aspect of a representation should be given to that person making the representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.

4.4 In section 13.10 of the Guidance issued under Section 182. It is important that a licensing authority should give comprehensive reasons for its decisions in anticipation of any appeals. Failure to give adequate reasons could itself give rise to grounds for an appeal. It is particularly important that reasons should also address the extent to which the decision has been made with regard to the licensing authority’s statement of policy and this Guidance.

4.5 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:**

Nil

### **6. CONSULTEES:**

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

### **7. BACKGROUND PAPERS:**

Licensing Act 2003 - [Licensing Act 2003 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2003/30/contents)

Guidance issued under Section 182 of the Licensing Act 2003 dated February 2025  
<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>

Monmouthshire County Council's Statement of Licensing Policy dated 1<sup>st</sup> July 2025 – [Statement of Licensing Policy](#).

### **8. AUTHOR:**

Samantha Winn  
Licensing Officer

### **CONTACT DETAILS:**

Tel: 01633 644221  
Email: [samanthawinn@monmouthshire.gov.uk](mailto:samanthawinn@monmouthshire.gov.uk)



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

**Application to vary a premises licence under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

You may wish to keep a copy of the completed form for your records.

**I/We** Huw Evans, Edward Evans

*(Insert name(s) of applicant)*

**being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below**

**Premises licence number - PRM480**

**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description Llanvetherine Court Llanvetherine			
Post town	Abergavenny	Postcode	NP7 8NL

Telephone number at premises (if any)	<div style="background-color: black; width: 100px; height: 1.2em;"></div>
Non-domestic rateable value of premises	£      NA

## Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address			
Post town		Postcode	

## Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

YesX

No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) ☐ Yes ☐ No

**Please describe briefly the nature of the proposed variation** (Please see guidance note 2)

To change the boundaries of where is covered by the license - map enclosed

Add in film screenings, plays and dance performances

To change the finish times

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

#### Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

<b>Provision of regulated entertainment (Please see guidance note 3)</b>	<b>Please tick all that apply</b>
a) plays (if ticking yes, fill in box A)	x
b) films (if ticking yes, fill in box B)	x
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e) live music (if ticking yes, fill in box E)	X
f) recorded music (if ticking yes, fill in box F)	X
g) performances of dance (if ticking yes, fill in box G)	X
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	X
<b><u>Provision of late night refreshment</u></b> (if ticking yes, fill in box I)	X
<b><u>Supply of alcohol</u></b> (if ticking yes, fill in box J)	X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	X
Mon			Please give further details here (please read guidance note 5) Not a regular event type		
	10:00	00:00			
Tue					
	10:00	00:00			
Wed			State any seasonal variations for performing plays (please read guidance note 6)		
	10:00	00:00			
Thur					
	10:00	04:00			
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 7)  Bank Holidays & New Year's Eve/Day: 10:00 – 06:00		
	10:00	06:00			
Sat					
	10:00	06:00			
Sun					
	10:00	04:00			



# B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finis h			Both	X
			<u>Please give further details here</u> (please read guidance note 5)			
	10:00	00:00				
Tue						
	10:00	00:00				
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)			
	10:00	00:00				
Thur						
	10:00	04:00				
Fri			<u>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</u> (please read guidance note 7)			
	10:00	06:00				
Sat			Bank Holidays & New Year's Eve/Day: 10:00 – 06:00			
	10:00	06:00				
Sun						
	10:00	04:00				

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Wed			
Thur			
Fri			<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 7)
Sat			
Sun			

## D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish				
Mon			Please give further details here (please read guidance note 5)			
Tue						
Wed			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)			
Thur						
Fri			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 7)			
Sat						
Sun						

## E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finis h		Both	X
Mon			<u>Please give further details here (please read guidance note 5)</u> Live music would not occur outdoors later than 23:00, Volume levels would be determined by audibility checks at neighbouring properties		
	10:00	00:00			
Tue					
	10:00	00:00			
Wed			<u>State any seasonal variations for the performance of live music (please read guidance note 6)</u> Larger (150+) events will occur on the weekends from the start of April to the end of September.		
	10:00	00:00			
Thur					
	10:00	04:00			
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 7)</u>		
	10:00	06:00			
Sat			Bank Holidays & New Year's Eve/Day: 10:00 – 06:00		
	10:00	06:00			
Sun					
	10:00	04:00			

## F

Recorded music Standard days and timings (please read guidance note 8)			Will the <u>playing</u> of recorded music take <u>place indoors or outdoors or both – please</u> <u>tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finis h		Both	x
Mon	10:00	00:00	<u>Please give further details here</u> (please read guidance note 5) Music would not occur outdoors later than 23:00, Volume levels would be determined by audibility checks at neighbouring properties		
Tue	10:00	00:00			
Wed	10:00	00:00	<u>State any seasonal variations for the playing of recorded</u> <u>music</u> (please read guidance note 6)  Larger (150+) events will occur on the weekends from the start of April to the end of September. Events between october and march are greatly reduced in number of attendees.		
Thur	10:00	04:00			
Fri	10:00	06:00	<u>Non standard timings. Where you intend to use the premises</u> <u>for the playing of recorded music at different times to those</u> <u>listed in the column on the left, please list</u> (please read guidance note 7)  Bank Holidays & New Year's Eve/Day: 10:00 – 06:00		
Sat	10:00	06:00			
Sun	10:00	04:00			

## G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 5)		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	04:00	<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 6)		
Fri	10:00	06:00			
Sat	10:00	06:00			
Sun	10:00	04:00			
			<b><u>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</u></b> (please read guidance note 7)		
			Bank Holidays & New Year's Eve/Day: 10:00 – 06:00		

## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b>Will this entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b>Please give further details here</b> (please read guidance note 5)		
Wed					
Thur			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</b> (please read guidance note 6)		
Fri					
Sat			<b>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</b> (please read guidance note 7)		
Sun					

<b>Late night refreshment</b> Standard days and timings (please read guidance note 8)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 5)  Food stalls located adjacent to the barn, either to the south, or in the covered yard to the north provide food.		
Mon	10:00	00:00			
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	04:00	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 6) Larger (150+) events will occur on the weekends from the start of April to the end of September. Events between october and march are greatly reduced in number of attendees.		
Fri	10:00	06:00	<b>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</b> (please read guidance note 7)  Bank Holidays & New Year's Eve/Day: 10:00 – 06:00		
Sat	10:00	06:00			
Sun	10:00	04:00			



J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 8)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 9) Guests may leave the immediate vicinity of the barn, but are unlikely to leave the farm. We have planted a vineyard, not yet producing wine. We intend to run some vineyard tours and tasting sessions midweek, this is why adding weekdays to license.	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	X
Mon			<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 6) Almost all events will occur on the weekends from the start of April to the end of September. Events between October and March would be greatly reduced in number of attendees.  <b>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</b> (please read guidance note 7)  Bank Holidays & New Year's Eve/Day: 10:00 – 05:30		
	10:00	23:30			
Tue					
	10:00	23:30			
Wed					
	10:00	23:30			
Thur					
	10:00	03:30			
Fri					
	10:00	05:30			
Sat					
	10:00	05:30			
Sun					
	10:00	03:30			

K

<p><b>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</b> (please read guidance note 10).</p>
--

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<b>State any seasonal variations</b> (please read guidance note 6) Larger (150+) events will occur on the weekends from the start of April to the end of September. October - March hosts smaller events; usually on weekends. Weekdays, farm tours and tasting are now an option.
Day	Start	Finish	
Mon	00:00	00:00	
Tue	00:00	00:00	
Wed	00:00	00:00	
			<b>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</b> (please read guidance note 7)  A wide variety of events are held throughout the week. Many of the staff live on site. The site is rarely open for walk in guests, but things happen at various times.
Thur	00:00	00:00	
Fri	00:00	00:00	
Sat	00:00	00:00	
Sun	00:00	00:00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

No conditions changed. Just changing hours and boundaries of where is licensed.

Please tick as appropriate

- I have enclosed the premises licence ☒
- I have enclosed the relevant part of the premises licence ☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

**M** Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)**

The main events which require the license can be considered as weddings, music and food events. Weddings are invite only. Food events are small scale (up to 80 people per day).

For music events, we work with carefully selected promoters, who limit the reach of ticket sales. Most music events (under 250 guests) are for the most part invite only. We feel this leads to higher standards of behaviour from guests. Most guests are known to each other and this creates a good culture of looking out for one another. Larger events (250+) require guests to register for buying a ticket. This means we have a register of who is on site during an event. Plus can more easily hold people accountable for their actions.

Our branding as a business, as environmentally conscious and high quality further sets the tone for expectations of behaviour.

Farm tours and tastings, as daytime, small, booking only events are not high risk of issues. For farm tours and wine tasting - there is an increased risk of drink driving. Similarly but differently, hosting more events outside of summer months it is more difficult to have people stay on site overnight.

To reduce drink driving risk we have alcohol free drinks available. We have existing relationships with local taxi companies who now know where we are. We have built a relationship with local accommodation providers, some of whom will collect their guests for them. By keeping guests staying locally it reduces taxi costs, increasing the likelihood they get used. It reduces the chance people will try to drive far.

The premise is the barn beside the farmhouse in which the majority of the key members of staff live. We are present throughout the week and weekend to act as and when required.

\*\*\* As agreed with Gwent Police

*Three Pools will always adhere to the four licensing objectives, documentation related to the 4 licensing objectives should be available for inspection on request by an authorised officer of the Licensing Authority or a Constable. These records shall be kept for a minimum of 12 months.*

1. The premise shall operate and maintain an up-to-date incident book, detailing the time/date/individual involved /incident that has taken place. This shall be made available for inspection by any responsible authority under the Licensing Act 2003.

2. Fully documented staff training, to include training on the premise licence conditions as well as the premise's Challenge 25 Policy must be given. Training must be undertaken at regular intervals throughout the calendar year, at a minimum every 12 months.

Staff must sign and date documentation at the conclusion of their training session, acknowledging that they have received and fully understood the training provided to them. This can be made for inspection by any responsible authority under the Licensing Act 2003.

*Staff training shall include procedures to deal effectively with emergency incidents, including:*

- i. reporting an emergency to the relevant emergency service*
- ii. safe evacuation of customers*
- iii. dealing with terrorist threats or incidents.*

*Premises license holder is to ensure that the venue is safe and secure at all times between closing and opening hours, including night staff to monitor this and keep the site secure.*

*The premises license holder shall always ensure that when the public is present there is at least one competent person able to administer first aid, that an adequate and appropriate supply of first aid equipment and materials is available on the premises and that adequate records are maintained in relation to the supply of any first aid treatment.*

*Full briefings and risk assessments to be undertaken prior to the event, liaising with ESAG, SIA trained security and other persons working within the event.*

3. All management and security staff shall undertake an Action Counter Terrorism awareness e-learning course and should retain the certificate available at the end of the training for inspection.

This training shall be undertaken every 18 months. To log on and register for ACT e-learning, visit <https://ct.highfieldelearning.com>

*A clear risk assessment shall be provided to Gwent police and Monmouthshire County Council in relation to this event, having regard to the ACT e-learning package.*

4. Staff have carried out training from the 'Good Night Out Campaign' which provides safeguarding training. There are visible posters around the site and in the toilets.

*Safeguarding training should also be undertaken with all staff. Training should be clearly documented, signed and dated by both the trainer and member of staff receiving it.*

*Appropriate safeguarding training can be found at <https://www.gwentsafeguarding.org.uk/>*

*Three Pools will advocate the promotion of schemes to protect the wider public, EG: Ask for Angela / Designated driver schemes throughout the calendar year. <https://askforangela.co.uk/>*

5. A list of known planned events shall be provided to the police every 6 months.

6. For events whereby more than 500 people attend. The Premises Licence Holder/s (PLH) or Designated Premises Supervisor (DPS) will provide an Event Notification form to Monmouthshire Council's Event Safety Advisory Group (ESAG). The Premises Licence Holder/s or DPS will comply with all reasonable requests made by ESAG to host an approved event.

7. An appropriate trained member of staff is present when regulated activities take place.

**b) The prevention of crime and disorder**

The closed nature of being able to attend an event is intended to improve standards of behaviour.

Through the remote location of the venue, and design of the event areas, it is hoped there is little scope for crime and disorder.

Security personnel will be present on site as appropriate for the event.

Midweek events during the day are low risk events. Capacity will be limited.

Winter late night events will have much reduced capacity so are lower risk of crime and disorder than summer events. Many of the guests are likely to be friends of the farm.

\*\*\* As agreed with Gwent Police

8.(i) There shall be CCTV in place which covers the permanent structures within the licensable area *to the satisfaction of Gwent Police and Local authority, this will include addressing various blind spots identified by any responsible body.*

(ii) The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place.

(iii) The DPS shall ensure images from the CCTV are retained for a period of 31 days. This image retention period may be reviewed as appropriate by the licensing authority and any other authorised person.

(iv) The correct time and date will be generated onto both the recording and the real time image screen.

(v) If the CCTV equipment (including any mobile units in use at the premises) breaks down, the DPS shall ensure that they verbally inform the licensing authority and the police as soon as is reasonably practicable. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The licensing authority and the police shall be informed when faults are rectified.

(vi) The DPS shall be responsible for ensuring that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of any authorised officer of the licensing authority or a constable.

(vii) There shall be clear signage indicating that CCTV equipment is in use and recording at the premises.

9. There shall be a search policy in place at the premise, this policy should detail the expectations placed upon the security staff that are employed. This policy should be retained for inspection by an authorised officer upon request.

10. All Security Industry Authority (SIA) staff are required to be briefed by the DPS regarding the search policy. There shall be a record kept of this briefing, including the date and should take place every 6 months. The DPS shall demonstrate that they have taken steps to ensure that the policy is being adhered to.

*A written policy that aims to prevent customers or staff bringing illegal drugs, weapons or other illegal items onto the premises at any time shall be in place and operated at the premises.*

*Any person who appears to be intoxicated or who is behaving in a disorderly manner shall not be allowed entry to the premises.*

11. In any event where controlled substances or prohibited items are found, the DPS shall ensure that the staff inform the police as soon as reasonably practicable and record this in the incident book.

*A drug Amnesty bin should be present at the entrance / queuing area of the premises. If drugs are found on a person, they should be confiscated and placed in Amnesty Bin and person refused entry.*

*The PLH shall ensure that SIA security staff carry out random searches of the outer clothing, pockets and bags of those trying to enter the premises. In any event where controlled substances or weapons are found, the PLH shall ensure that the staff inform the police as soon as reasonably practicable and record this in the incident book.*

*The PLH will operate a zero-drug policy, and all staff will be suitably trained on this policy. All crime incidents will be reported to the Police as soon as reasonably practical. Any disorder will be entered into an Incident Log.*

12. The DPS shall ensure that documented arrangements are in place at the premise to discourage the use and sale of controlled substances. For example, documented checks of toilet areas/areas not covered by CCTV throughout the evening. This document should be made available to the police and licensing authority on request.

13. The DPS shall risk assess events to determine the number of door supervisors required for each event that they hold. Written records should be kept of this risk assessment for inspection by the police and licensing authority if requested. If issues arise at the premise, the police or licensing authority reserve the right to request that additional SIA staff are employed at those times/events identified as problematic. These requests will be reasonable and discussed with the DPS/PLH before being implemented.

14. All door supervisors shall wear standard uniform and wear high visibility armbands clearly displaying their SIA Badge to clearly identify their status.

### **c) Public safety**

Encouraging guests to sleep on site reduces the likelihood of drunken behaviours impacting the wider public. It also means we can keep an eye on what people are up to.

Site thoroughly risk assessed. Both by Three Pools and external event organiser.

Security personnel and/or first aiders will be present on site as appropriate for the event.

Encouraging a healthy culture amongst attendees

Clear routes for communication with staff allow us to react to any circumstances where attendees feel unsafe.

Staff have completed training from the Good Night Out Campaign, which provides safeguarding training. There are visible posters around the site and in the toilets.

Tours and tastings are low risk events.

We have built a strong relationship with our security team.

\*\*\* As agreed with Gwent Police

*Stewards – Security and Marshals*



*The Premises Licence Holder and co-coordinator/chief steward shall carry out a risk assessment of the event, to identify the number of stewards necessary to maintain control over the crowds attending the event.*

*Stewards shall be employed to undertake and assist SIA registered security personnel at the entrances and exits to the site. To conduct fire patrols, the control and marshalling of traffic entering and leaving the site. Stewards will be located at key points, where there are barriers, pit areas, gangways, entrance and exits and mixer desks / delay towers. The Premises Licence holder shall complete a documented survey to ensure that adequate stewards are employed to undertake and implement these controls.*

*The Premises Licence Holder shall keep records of the full names, registration number,, addresses and dates of birth of all personnel employed as stewards or security staff and shall provide these details to the Licensing Authority or Gwent Police as soon as is reasonably practicable upon written request. This will include dates and times at which he/she commences and finishes work at the premises details of any incident in which the door supervisor is involved, including calls to police and any police action taken.*

*The Premises Licence Holder must ensure that all stewards & security personnel are fit to carry out their allocated duties, aged 18 years or over, and while on duty they should concentrate only on their duties and not on the entertainment with a written policy signed by staff to represent this. The Premises Licence Holder must ensure that stewards & security personnel understand that they should:-*

- not leave their place without permission;*
- not consume or be under the influence of alcohol or other drugs; and*
- remain calm and be courteous towards all members of the audience.*

*The Premises Licence Holder must ensure that stewards & security personnel fully understand and adhere to their duties, including:*

- understanding their general responsibilities towards the health and safety of all categories of audience (including those with special needs and children), other stewards, security personnel, event workers and themselves;*
- carrying out pre-event safety checks;*
- being familiar with the layout of the site and able to assist the audience by giving information about the available facilities including first aid, toilet, water, welfare and facilities for people with special needs, etc;*
- staffing entrances, exits and other strategic points;*
- controlling or directing the audience who are entering or leaving the event, to help achieve an even flow of people into and from the various parts of the site;*
- recognising crowd conditions to ensure the safe dispersal of audience and the prevention of overcrowding;*
- assisting in the safe operation of the event by keeping gangways and exists clear at all times and preventing standing on seats and furniture;*



- *investigating any disturbances or incidents*
- *responding to emergencies (such as the early stages of a fire), raising the alarm and taking the necessary immediate action;*
- *being familiar with the arrangements for evacuating the audience, including coded messages and undertaking specific duties in an emergency;*

15. There shall be a customer dispersal policy in place where the capacity exceeds 250 people. This should set out measures to avoid mass exit at closing time, this can include a gradual change in music style, increased lighting for example. There shall be a policy in place to get customers home safely, this may include having a contact with a private hire company.

16. A clear risk assessment shall be provided to Gwent police and Monmouthshire environmental health (health & safety) in relation to management of the outside space. This risk assessment must specifically cover measures undertaken by management and security to manage customers who may be intoxicated coming to harm across the site, especially water features at the property.

17. During events whereby alcohol is sold the Premises Licence Holder/s will take appropriate measures through a risk assessment for the lake. With the aim of reducing the risk of customers/event attendees falling into the lake, extra measures may be required for late night events for example security, fencing, taped off areas or lighting.

18. Clear routes of communication are in place at the premises, which allows staff to react to any circumstances where attendees feel unsafe.

#### **d) The prevention of public nuisance**

The approach to encourage the majority of attendees to sleep on site reduces the likelihood of poor behaviour when leaving the site.

The inaccessibility by foot, due to our location, limits how attendees will be able to commit nuisance to the public.

A noise management plan is in place with Monmouthshire Environmental Health aided by regular communication with neighbours - We consider this to be our greatest potential issue and so is a priority focus

Increased signage around the car park to request consideration of neighbours on leaving.

\*\*\*As agreed with Gwent Police

19. Upon Hire of the venue, the persons/business making the booking and all musical performers in attendance must be informed that the sound levels are set by DPS or nominated responsible person.

The DPS or nominated person will have overall control over the volume for all recorded and live music and will reduce the volume accordingly when conducting sound checks following the noise management plan.

20. The DPS will provide up to date contact number/s to local residents, should local residents complain to the DPS he/she will take action where appropriate to remedy the complaint.

21. A noise management plan is in place and the necessary control measures implemented, in consultation with Monmouthshire County Council's Environmental Health.

22. Prominent, clear and legible notices are displayed around the car park requesting patrons to respect the needs of local residents and to leave the premises and the area quietly

**e) The protection of children from harm**

Bar staff to check ID at events at which under 18s are admitted.

Clear communication with event organisers as to whether an event is admitting under 18s. Entry staff to check ID on entry to venue. Maintain challenge 25 while operating the bar so that there are two points of checking.

Site risk assessments - communication to guests of the risks  
Encouraging a healthy culture amongst attendees

Three Pools managers DBS checked

Three Pools staff Good Night Out Campaign trained

Specific kids protocol written up and communicated with event organisers. Signs to communicate the importance of keeping an eye on kids

\*\*\* As agreed with Gwent Police

23. The premise shall operate and maintain an up-to-date register of refusals of sale of alcohol, indicating the date, time and reason for refusal which shall be made available for inspection by any responsible authority under the Licensing Act 2003. *The DPS will sign the book each time it is checked.*

24. The premises shall operate a Challenge 25 policy *and signage will be displayed to indicate this is in operation.* The age check shall be made by examining either a passport, photographic driving licence or a PASS approved proof of age card. No other form of identification shall be accepted.

*Children under 16yrs will be allowed on the premises only when accompanied by an adult.*

*The licensee and staff will ask persons who appear to be under the age of 25 for photographic ID such as proof of age cards, the Connexions Card and Citizen Card, photographic driving licence or passport, an official identity card issued by HM Forces or by an EU country, bearing the photograph and date of birth of bearer. All staff will be trained for UNDERAGE SALES PREVENTION regularly. A register of refused sales shall be kept and maintained on the premises.*

**Checklist:**

**Please tick to indicate agreement**


- I have made or enclosed payment of the fee; or ☒
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy. ☐

- I have sent copies of this application and the plan to responsible authorities and others where applicable. X
- I understand that I must now advertise my application. X
- I have enclosed the premises licence or relevant part of it or explanation. x
- I understand that if I do not comply with the above requirements my application will be rejected. X


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

**Part 5 – Signatures** (please read guidance note 12)

**Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent** (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	12/06/2025
Capacity	Partner

**Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent** (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	12/06/2025
Capacity	Partner

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 15)

--

<b>Post town</b>		<b>Post code</b>	
<b>Telephone number (if any)</b>			
<b>If you would prefer us to correspond with you by e-mail, your e-mail address (optional)</b>			

### Notes for Guidance

**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.**

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority







ADRAN TRWYDDEDU SIR FYNWY,  
CANOLFAN ADDYSG GYMUNEDOL Y FENNI,  
OLD HEREFORD ROAD, Y FENNI, NP7 6EL.

MONMOUTHSHIRE LICENSING SECTION,  
ABERGAVENNY COMMUNITY EDUCATION CENTRE,  
OLD HEREFORD ROAD, ABERGAVENNY, NP7 6EL.

**Rhan A/ Part A**  
**Fformat trwydded mangre/ Format of premises licence**

Rhif trwydded mangre  
Premises licence number

PRM480

**Rhan A1 – Manylion y Fangre/ Part A1 – Premises Details**

<b>Cyfeiriad post y fangre neu, os nad oes, gyfeirnod map arolwg ordnans neu ddisgrifiad</b> <b>Postal address of premises or, if none, ordnance survey map reference or description</b>			
Llanvetherine Court Llanvetherine Court Farm Llanvetherine Court Farm Road Llanvetherine			
<b>Tref bost/ Post town</b>	Abergavenny	<b>Cod post/ Post code</b>	NP7 8NL
<b>Rhif ffôn/ Telephone number</b>	01873 821517		

**Lle mae cyfyngiad amser ar y drwydded, y dyddiadau**  
**Where the licence is time limited the dates**

Dyddiad A Roddwyd/DateGranted: 10/03/2022  
Dyddiad Cyhoeddi/ Issue Date: 11/03/2024

**Gweithgareddau y mae angen trwydded ar eu cyfer a awdurdodir gan y drwydded**  
**Licensable activities authorised by the licence**

Live Music;Recorded Music;Late Night Refreshment;Supply of Alcohol, fel y nodir gydag ymyl goch ar y cynllun a atodir gyda'r drwydded/ as indicated edged red on the plan attached to this licence.

**Yr amserau y mae'r drwydded hon yn awdurdodi cynnal gweithgareddau y mae angen trwydded ar eu cyfer**  
**The times the licence authorises the carrying out of licensable activities**

Live Music\*  
Thursday:12.00 - 00.00  
Friday:00.00 - 02.00 and 12.00-00.00  
Saturday:00.00-06.00 and 11.00 -00.00  
Sunday:00.00-06.00 and 11.00-20.00  
On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00,  
Monday Times 00.00-06.00 and 11.00-20.00  
New Years Eve : 16.00 - 06.00

\*A licence is not required for live music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people.

**Recorded Music\*\***

Thursday:12.00 - 00.00

Friday:00.00 - 02.00 and 12.00-00.00

Saturday:00.00-06.00 and 11.00 -00.00

Sunday:00.00-06.00 and 11.00-20.00

On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00,

Monday Times 00.00-06.00 and 11.00-20.00

New Years Eve : 16.00 - 06.00

\*\*A licence is not required for recorded music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people.

**Late Night Refreshment**

Thursday:23.00 - 00.00

Friday:00.00 - 02.00 and 23.00-00.00

Saturday:00.00-05.00 and 23.00 -00.00

Sunday:00.00-05.00

On Bank Holiday Weekends : Sunday Times 23.00-05.00

Monday Times 23.00-05.00

New Years Eve : 23.00 - 05.00

**Supply of Alcohol**

Monday: 12.00 - 22.00

Tuesday: 12.00 - 22.00

Wednesday: 12.00 - 22.00

Thursday: 12.00 - 22.00

Friday: 00.00 - 02.00 and 11.00 - 00.00

Saturday: 00.00 - 06.00 and 11.00 - 00.00

Sunday: 00.00 - 06.00 and 10.00 - 23.00

On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00,

Monday Times 00.00-06.00 and 11.00-20.00

New Years Eve : 16.00 - 06.00

**Oriau agor y fangre**

**The opening hours of the premises**

**Opening Hours**

Monday: 12.00 - 22.00

Tuesday: 12.00 - 22.00

Wednesday: 12.00 - 22.00

Thursday: 12.00 - 22.00

Friday: 00.00 - 02.00 and 11.00 - 00.00

Saturday: 00.00 - 06.00 and 11.00 - 00.00

Sunday: 00.00 - 06.00 and 10.00 - 23.00

On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00,

Monday Times 00.00-06.00 and 11.00-20.00

New Years Eve : 16.00 - 06.00

**Lle mae'r drwydded yn awdurdodi cyflenwadau alcohol, a yw'r rhain yn gyflenwadau yn y fangre a/neu i ffwrdd o'r fangre**

**Where the licence authorises supplies of alcohol whether these are on and/or off supplies**

Alcohol-On the premises

Alcohol-Off the premises



## Rhan 2/ Part 2

**Enw, cyfeiriad (cofrestredig), rhif ffôn ac e-bost (lle'n berthnasol) deiliad trwydded mangre**  
**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Llanvetherine Court Farm Partnership	Llanvetherine Court Farm Partnership
Mr Huw Edward Evans	Mr Edward Thomas Huw Evans
Llanvetherine Court Farm	7 Briar Walk
Llanvetherine Court Farm Road	Putney
Llanvetherine	London
Abergavenny	SW15 6UD
NP7 8NL	

**Rhif cofrestredig y deiliad, er enghraifft rif cwmni, rhif elusen (lle'n berthnasol)**  
**Registered number of holder, for example company number, charity number (where applicable)**

**Enw, cyfeiriad a rhif ffôn goruchwyliwr y fangre ddynodedig lle mae trwydded y fangre yn awdurdodi cyflenwi alcohol**  
**Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol**

**Rhif trwydded bersonol ac awdurdod cyhoeddi trwydded bersonol a ddelir gan oruchwyliwr mangre ddynodedig lle mae trwydded y fangre yn awdurdodi cyflenwi alcohol**  
**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

Personal Licence Holder Number :  
Issuing Authority : Monmouthshire County Council

## **Atodiad 1 - Amodau gorfodol**

### **Annex 1 – 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 must 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.

## **Atodiad 2 – Amodau sy'n cydymffurfio gyda'r Atodlen Weithredu Annex 2 – Conditions consistent with the Operating Schedule**

### **General - All Objectives**

1. The premise shall operate and maintain an up-to-date incident book, detailing the time/date/individual involved /incident that has taken place. This shall be made available for inspection by any responsible authority under the Licensing Act 2003.
2. Fully documented staff training, to include training on the premise licence conditions as well as the premise's Challenge 25 Policy must be given. Training must be undertaken at regular intervals throughout the calendar year, at a minimum every 12 months. Staff must sign and date documentation at the conclusion of their training session, acknowledging that they have received and fully understood the training provided to them. This can be made for inspection by any responsible authority under the Licensing Act 2003.
3. All management and security staff shall undertake an Action Counter Terrorism awareness e-learning course and should retain the certificate available at the end of the training for inspection. This training shall be undertaken every 18 months. To log on and register for ACT e-learning, visit <https://ct.highfieldelearning.com>
4. Staff have carried out training from the 'Good Night Out Campaign' which provides safeguarding training. There are visible posters around the site and in the toilets.
5. A list of known planned events shall be provided to the police every 6 months.
6. For events whereby more than 500 people attend. The Premises Licence Holder/s (PLH) or Designated Premises Supervisor (DPS) will provide an Event Notification form to Monmouthshire Council's Event Safety Advisory Group (ESAG). The Premises Licence Holder/s or DPS will comply with all reasonable requests made by ESAG to host an approved event.
7. An appropriate trained member of staff is present when regulated activities take place.

### **Prevention of Crime and Disorder**

- 8.(i) There shall be CCTV in place which covers the permanent structures within the licensable area.
- (ii) The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place.
- (iii) The DPS shall ensure images from the CCTV are retained for a period of 31 days. This image retention period may be reviewed as appropriate by the licensing authority and any other authorised person.
- (iv) The correct time and date will be generated onto both the

recording and the real time image screen.

(v) If the CCTV equipment (including any mobile units in use at the premises) breaks down, the DPS shall ensure that they verbally inform the licensing authority and the police as soon as is reasonably practicable. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported.

Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The licensing authority and the police shall be informed when faults are rectified.

(vi) The DPS shall be responsible for ensuring that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of any authorised officer of the licensing authority or a constable.

(vii) There shall be clear signage indicating that CCTV equipment is in use and recording at the premises.

9. There shall be a search policy in place at the premise, this policy should detail the expectations placed upon the security staff that are employed. This policy should be retained for inspection by an authorised officer upon request.

10. All Security Industry Authority (SIA) staff are required to be briefed by the DPS regarding the search policy. There shall be a record kept of this briefing, including the date and should take place every 6 months. The DPS shall demonstrate that they have taken steps to ensure that the policy is being adhered to.

11. In any event where controlled substances or prohibited items are found, the DPS shall ensure that the staff inform the police as soon as reasonably practicable and record this in the incident book.

12. The DPS shall ensure that documented arrangements are in place at the premise to discourage the use and sale of controlled substances. For example, documented checks of toilet areas/areas not covered by CCTV throughout the evening. This document should be made available to the police and licensing authority on request.

13. The DPS shall risk assess events to determine the number of door supervisors required for each event that they hold. Written records should be kept of this risk assessment for inspection by the police and licensing authority if requested. If issues arise at the premise, the police or licensing authority reserve the right to request that additional SIA staff are employed at those times/events identified as problematic. These requests will be reasonable and discussed with the DPS/PLH before being implemented.

14. All door supervisors shall wear standard uniform and wear high visibility armbands clearly displaying their SIA Badge to clearly identify their status.

## **Public Safety**

15. There shall be a customer dispersal policy in place where the capacity exceeds 250 people. This should set out measures to avoid mass exit at closing time, this can include a gradual change in music style, increased lighting for example. There shall be a policy in place to get customers home safely, this may include having a contact with a private hire company.

16. A clear risk assessment shall be provided to Gwent police and Monmouthshire environmental health (health & safety) in relation to management of the outside space. This risk assessment must specifically cover measures undertaken by management and security to manage customers who may be intoxicated coming to harm across the site, especially water features at the property.

17. During events whereby alcohol is sold the Premises Licence Holder/s will take appropriate measures through a risk assessment for the lake. With the aim of reducing the risk of customers/event attendees falling into the lake, extra measures may be required for late night events for example security, fencing, taped off areas or lighting.

18. Clear routes of communication are in place at the premises, which allows staff to react to any circumstances where attendees feel unsafe.

## **Prevention of Public Nuisance**

19. Upon Hire of the venue, the persons/business making the booking and all musical performers in attendance must be informed that the sound levels are set by DPS or nominated responsible person. The DPS or nominated person will have overall control over the volume for all recorded and live music and will reduce the volume accordingly when conducting sound checks following the noise management plan.

20. The DPS will provide up to date contact number/s to local residents, should local residents complain to the DPS he/she will take action where appropriate to remedy the complaint.

21. A noise management plan is in place and the necessary control measures implemented, in consultation with Monmouthshire County Council's Environmental Health.

22. Prominent, clear and legible notices are displayed around the car park requesting patrons to respect the needs of local residents and to leave the premises and the area quietly

## **Protection of Children**

23. The premise shall operate and maintain an up-to-date register of refusals of sale of alcohol, indicating the date, time and reason for

refusal which shall be made available for inspection by any responsible authority under the Licensing Act 2003.

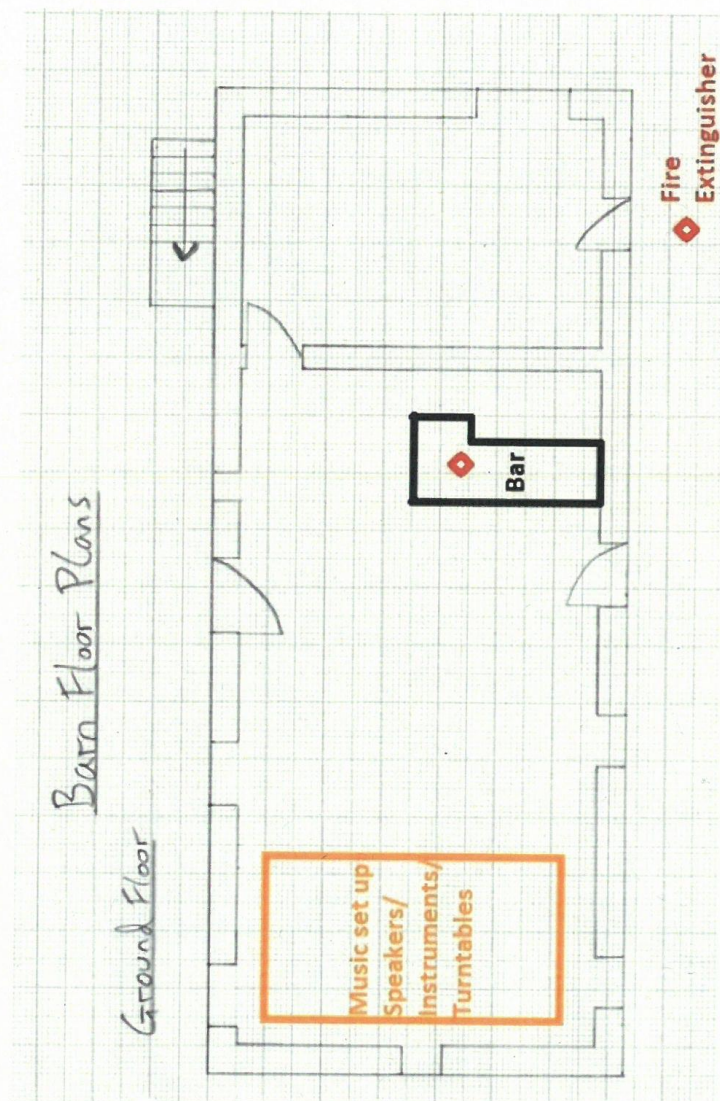
24. The premises shall operate a Challenge 25 policy. The age check shall be made by examining either a passport, photographic driving licence or a PASS approved proof of age card. No other form of identification shall be accepted.



**Atodiad 3 – Amodau a osodir ar ôl gwrandawriad gan yr awdurdod  
trwyddedu**  
**Annex 3 – Conditions attached after a hearing by the licensing authority**

Not Applicable

Atodiad 4 – Cynlluniau  
Annex 4 – Plans



**Plan Key**

Red Line - Alcohol, Late Night Refreshment, Live Music, Recorded Music.

Blue Line - Alcohol, Late Night Refreshment.



ADRAN TRWYDDEDU SIR FYNWY,CANOLFAN ADDYSG GYMUNEDOL Y FENNI,  
OLD HEREFORD ROAD, Y FENNI, NP7 6EL.  
MONMOUTHSHIRE LICENSING SECTION, ABERGAVENNY COMMUNITY EDUCATION CENTRE,  
OLD HEREFORD ROAD, ABERGAVENNY, NP7 6EL.

**Rhan B/ Part B**

**Crynodeb trwydded mangre/ Premises licence summary**

**Rhif trwydded mangre**  
**Premises licence number**

PRM480

**Rhan A1 – Manylion y Fangre/ Part A1 – Premises Details**

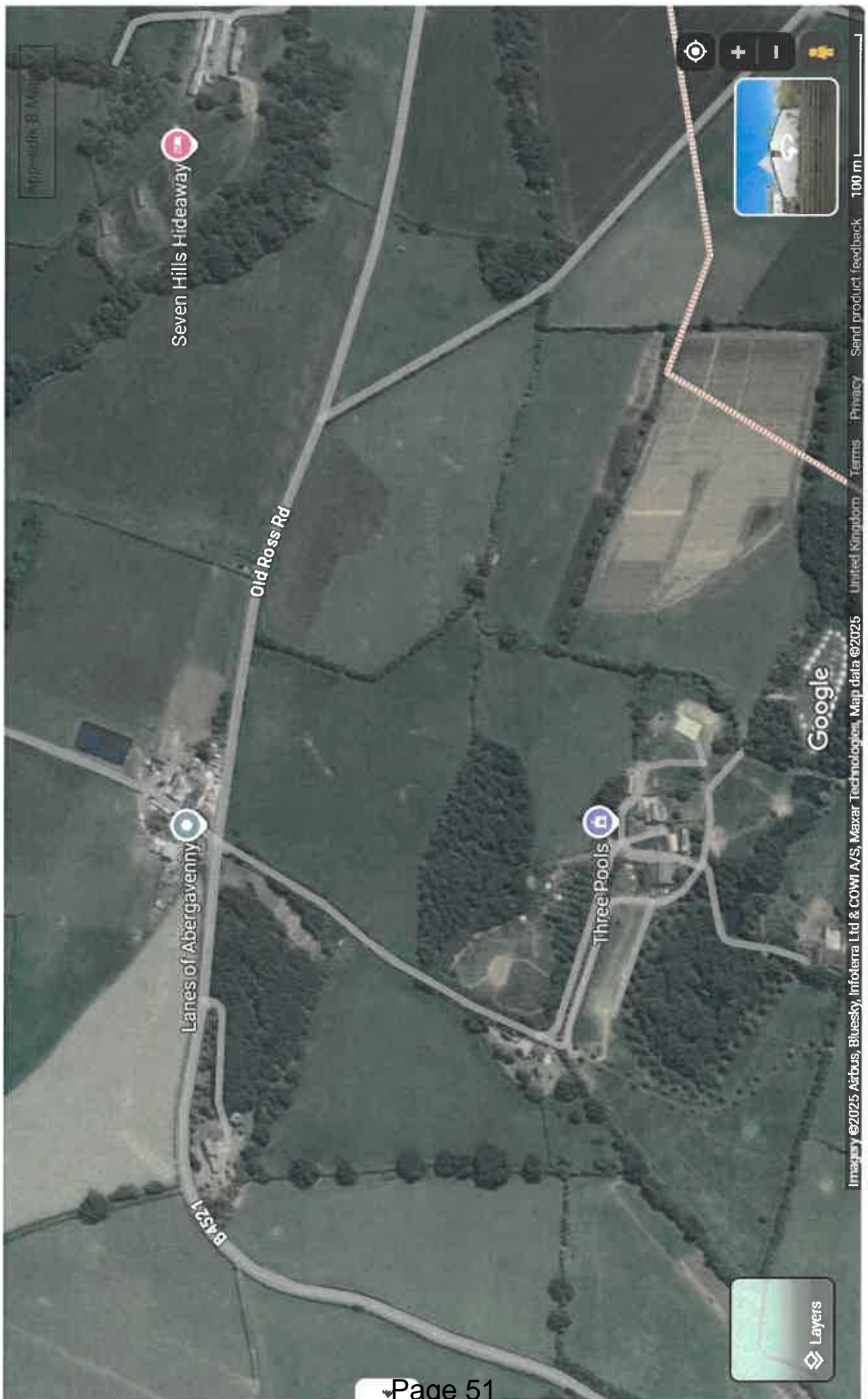
<b>Cyfeiriad post y fangre neu, os nad oes, cyfeirnod map arolwg ordnans neu ddisgrifiad</b> <b>Postal address of premises or, if none, ordnance survey map reference or description</b> Llanvetherine Court, Llanvetherine Court Farm, Llanvetherine Court Farm Road Llanvetherine	
<b>Tref bost/ Post town</b> Abergavenny	<b>Cod post/ Post code</b> NP7 8NL
<b>Rhif ffôn/ Telephone number</b> 01873 821517	
<b>Lle mae cyfyngiad amser ar y drwydded, y dyddiadau / Where the licence is time limited the dates:</b> Dyddiad A Roddwyd/Date Granted: 10/03/2022, Dyddiad Cyhoeddi/ Issue Date: 11/03/2024	
<b>Gweithgareddau y mae angen trwydded ar eu cyfer a awdurdodir gan y drwydded / Licensable activities authorised by the licence:</b> Live Music;Recorded Music;Late Night Refreshment;Supply of Alcohol, fel y nodir gydag ymyl goch ar y cynllun a atodir gyda'r drwydded/ as indicated edged red on the plan attached to this licence.	
<b>Yr amserau y mae'r drwydded yn awdurdodi cynnal gweithgareddau y mae angen trwydded ar eu cyfer / The times the licence authorises the carrying out of licensable activities</b> <b>Live Music*, Recorded Music**</b> Thursday:12.00 - 00.00, Friday:00.00 - 02.00 and 12.00-00.00, Saturday:00.00-06.00 and 11.00 - 00.00, Sunday:00.00-06.00 and 11.00-20.00 On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00, Monday Times 00.00-06.00 and 11.00-20.00. New Years Eve : 16.00 - 06.00. *A licence is not required for live music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people. **A licence is not required for recorded music within the on-licence premises providing it takes place between 08.00hrs-23.00hrs and the audience do not exceed 500 people. <b>Late Night Refreshment</b> Thursday:23.00 - 00.00, Friday:00.00 - 02.00 and 23.00-00.00, Saturday:00.00-05.00 and 23.00 - 00.00, Sunday:00.00-05.00 On Bank Holiday Weekends : Sunday Times 23.00-05.00, Monday Times 23.00-05.00 New Years Eve : 23.00 - 05.00 <b>Supply of Alcohol</b> Monday-Thursday: 12.00 - 22.00, Friday: 00.00 - 02.00 and 11.00 - 00.00 Saturday: 00.00 - 06.00 and 11.00 - 00.00, Sunday: 00.00 - 06.00 and 10.00 - 23.00 On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00, Monday Times 00.00-06.00 and 11.00-20.00, New Years Eve : 16.00 - 06.00	
<b>Oriau agor y fangre/ The opening hours of the premises</b> Monday-Thursday: 12.00 - 22.00, Friday: 00.00 - 02.00 and 11.00 - 00.00, Saturday: 00.00 - 06.00 and 11.00 - 00.00, Sunday: 00.00 - 06.00 and 10.00 - 23.00 On Bank Holiday Weekends : Sunday Times 00.00-06.00 and 11.00-00.00, Monday Times 00.00-06.00 and 11.00-20.00, New Years Eve : 16.00 - 06.00.	
<b>Lle mae'r drwydded yn awdurdodi cyflenwadau alcohol, a yw'r rhain yn gyflenwadau yn y fangre a/neu i fwrdd o'r fangre / Where the licence authorises supplies of alcohol whether these are on and/or off supplies:</b> Alcohol-On the premises, Alcohol-Off the premises	
<b>Enw, cyfeiriad (cofrestredig) deiliad trwydded mangre / Name, (registered) address of holder of premises licence:</b> Llanvetherine Court Farm Partnership, Mr Huw Edward Evans, Llanvetherine Court Farm, Llanvetherine Court Farm Road, Llanvetherine, Abergavenny, NP7 8NL and Llanvetherine Court Farm Partnership, Mr Edward Thomas Huw Evans, 7 Briar Walk, Putney London SW15 6UD.	
<b>Rhif cofrestredig y deiliad, er enghraifft rif cwmni, rhif elusen (lle'n berthnasol)</b> <b>Registered number of holder, for example company number, charity number (where applicable)</b>	
<b>Enw goruchwyliwr mangre ddynodedig lle mae trwydded y fangre yn awdurdodi cyflenwi alcohol / Name of designated premises supervisor where the premises licence authorises for the supply of alcohol:</b>	
<b>Nodwch os yw mynediad plant i'r fangre wedi ei gyfyngu neu ei wahardd / State whether access to the premises by children is restricted or prohibited:</b> Not Applicable	











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**HEDDLU GWENT POLICE**

**RELEVANT REPRESENTATIONS**  
**PREMISES LICENCE /CLUB PREMISES CERTIFICATE**  
**or VARIATION OF THE ABOVE**  
**S.18, 41A, 72 and 86A of the LICENSING ACT 2003**

**Representations by the Police to be made within 28 Days of receipt of the application.**

Date application received: 13/01/2022

Date representations sent to Licensing Authority: 06/02/2022

Date representations sent to applicant:

Name of authority: Monmouthshire county council

Premises Name and Address: Llanvetherine Court, Llanvetherine, Abergavenny, NP7 8NL

Applicant Name: Huw Evans / Edward Evans

Applicant Address: As above / 7 Briar Walk, Putney, London, SW15 6UD

**Representations made to support the licensing objectives:**

This application for a new premise licence has been considered by Gwent Police. It is the opinion of Gwent Police that the application in its original form could undermine the licensing objectives. Gwent Police would ask that the following conditions be added:

- There shall be CCTV in place which covers the permanent structures within the licensable area.
- The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place.
- The DPS shall ensure images from the CCTV are retained for a period of 31 days. This image retention period may be reviewed as appropriate by the licensing authority and any other authorised person.
- The correct time and date will be generated onto both the recording and the real time image screen.
- If the CCTV equipment (including any mobile units in use at the premises) breaks down, the DPS shall ensure that they verbally inform the licensing authority and the police as soon as is reasonably practicable. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The licensing authority and the police shall be informed when faults are rectified.
- The DPS shall be responsible for ensuring that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of any authorised officer of the licensing authority or a constable.

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## Restricted When Completed

- There shall be clear signage indicating that CCTV equipment is in use and recording at the premises.
- The premise shall operate and maintain an up-to-date register of refusals of sale of alcohol, indicating the date, time and reason for refusal which shall be made available for inspection by any responsible authority under the Licensing Act 2003.
- The premise shall operate and maintain an up-to-date incident book, detailing the time/date/individual involved /incident that has taken place. This shall be made available for inspection by any responsible authority under the Licensing Act 2003.
- The premises shall operate a Challenge 25 policy. The age check shall be made by examining either a passport, photographic driving licence or a PASS approved proof of age card. No other form of identification shall be accepted.
- Fully documented staff training, to include training on the premise licence conditions as well as the premise's Challenge 25 Policy must be given. Training must be undertaken at regular intervals throughout the calendar year, at a minimum every 12 months. Staff must sign and date documentation at the conclusion of their training session, acknowledging that they have received and fully understood the training provided to them. This can be made for inspection by any responsible authority under the Licensing Act 2003.
- There shall be a search policy in place at the premise, this policy should detail the expectations placed upon the security staff that are employed. This policy should be retained for inspection by an authorised officer upon request.
- All SIA staff are required to be briefed by the DPS regarding the search policy. There shall be a record kept of this briefing, including the date and should take place every 6 months. The DPS shall demonstrate that they have taken steps to ensure that the policy is being adhered to.
- In any event where controlled substances or prohibited items are found, the DPS shall ensure that the staff inform the police as soon as reasonably practicable and record this in the incident book.
- The DPS shall ensure that documented arrangements are in place at the premise to discourage the use and sale of controlled substances. For example, documented checks of toilet areas/areas not covered by CCTV throughout the evening. This document should be made available to the police and licensing authority on request.
- The DPS shall risk assess events to determine the number of door supervisors required for each event that they hold. Written records should be kept of this risk assessment for inspection by the police and licensing authority if requested. If issues arise at the premise, the police or licensing authority reserve the right to request that additional SIA staff are employed at those times/events identified as problematic. These requests will be reasonable and discussed with the DPS/PLH before being implemented.
- All door supervisors shall wear standard uniform and wear high visibility armbands clearly displaying their SIA Badge to clearly identify their status.
- A list of known planned events shall be provided to the police every 6 months.
- There shall be a customer dispersal policy in place where the capacity exceeds 250 people. This should set out measures to avoid mass exit at closing time, this can include a gradual change in music style, increased lighting for example. There shall be a policy in place to get customers home safely, this may include having a contact with a private hire company.
- All management and security staff shall undertake an Action Counter Terrorism awareness e-learning course and should retain the certificate available at the end of the training for inspection. This training shall be undertaken every 18 months. To log on and register for ACT e-learning, visit <https://ct.highfieldelearning.com>
- A clear risk assessment shall be provided to Gwent police and Monmouthshire environmental health (health & safety) in relation to management of the outside space. This risk assessment must specifically cover measures undertaken by

Restricted When Completed

## Restricted When Completed

management and security to manage customers who may be intoxicated coming to harm across the site, especially water features at the property.

It is felt that the representations made are reasonable and appropriate having regard to the nature of the business. If the applicant is agreeable to the addition of conditions as proposed in the objection then Gwent Police would withdraw their representations.

PC 246 Rhiannon Hurst

**OBJ**

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Restricted When Completed

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**Monmouthshire Licensing Authority  
Licensing Act 2003**

**REPRESENTATION FORM FROM OTHER PERSONS**

**This representation is made by an Other Person**

<b>Your name/organisation name/name of body you represent (see note 3)</b>	GARY AND JESS YEOMANS
<b>Organisation name/name of body you represent (if appropriate) (see note 3)</b>	
<b>Postal and email address</b>	
<b>Contact telephone number</b>	

<b>Name of the premises you are making a representation about</b>	LLANVETHERINE COURT
<b>Address of the premises you are making a representation about</b>	LLANVETHERINE ABERGAVENNY

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

<b>Licensing Objective</b>	<b>Yes or No</b>	<b>Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary</b>
<b>To prevent crime and disorder</b>	NO	
<b>Public safety</b>	YES	ACCESS ROAD IS NOT SUITABLE FOR LARGE VOLUMES OF TRAFFIC WITH POOR VISIBILITY COMING OUT ONTO THE B4521 BY LANES GARAGE. WE HAVE HAD SEVERAL CARS PULL OUT IN FRONT OF US NEARLY CAUSING AN ACCIDENT.
<b>To prevent public nuisance</b>	YES	THE CURRENT LEVEL OF NOISE POLLUTION FROM LLANVETHERINE COURT IS JUST ABOUT BEARABLE, BUT IRRITATING. TO INCREASE THE SIZE, FREQUENCY AND NUMBERS ATTENDING THESE EVENTS WILL IMPACT SIGNIFICANTLY ON OUR HOMELIFE.
<b>To protect children from harm</b>	NO	

<b>Please suggest any conditions that could be added to license to remedy your representation or other suggestions you would like the Licensing Sub committee to take into account. **</b>	LEAVE THE LICENCING AS IT IS, WE AREN'T TRYING TO SHUT THEM DOWN COMPLETELY JUST DON'T WANT THE RURAL LOCATION SPOILED BY LARGER MORE FREQUENT EVENTS.
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17 JUL 2025

Monmouthshire Licensing Authority  
Licensing Act 2003

PUBLIC PROTECTION  
ABERGAVENNY OFFICE

**REPRESENTATION FORM FROM OTHER PERSONS**

This representation is made by an Other Person

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

Name of the premises you are making a representation about	LLANVETHERINE COURT
Address of the premises you are making a representation about	LLANVETHERINE, ABERGAVENNY NP7 8NL

Your representation must relate to one of the four Licensing Objectives (see note 4)		
Licensing Objective	Yes or No	Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary
To prevent crime and disorder	No	
Public safety	YES	The access from the property on to the B4521 is not good, cars have to pull out across the road for clear visibility & we were nearly hit by one last week
To prevent public nuisance	YES	We have been regularly disturbed by music played at the venue. The sound travels in our direction due to lie of the land & wind direction
To protect children from harm	No	

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

Date: 16-07-2025

We are happy for our details to be forwarded to the applicant

**From:** Hughes-Jones, David W.

**Sent:** 04 August 2025 09:10

Good morning,

Whilst I am not the member for the Ward that includes the above I once was before the boundaries were changed. I have, however, received many emails and visits expressing much concern.

The concerns relate to the current situation because of the loudness of music being played well into the night, on one occasion it was still going at 6am. Together with the music there is also the noise made by those seemingly enjoying the music and this is heard throughout the day and night. To extend the period that music may be played will only make the situation worse or by one interpretation will allow the owners to do what they want anyway despite the current restrictions that they are expected to adhere to.

To extend the licenced sale of alcohol will certainly make matters worse as self control diminishes with alcohol.

The owners do monitor sound levels and they do try to cooperate but, so I have been informed, if residents do try to contact the owners at a late hour there is allegedly no response so music is played at an increasing volume level as the night goes on and attendees get used to the previous noise level.

There are several local properties that offer holiday accommodation and Air B and B. They offer a quiet, tranquil countryside retreat as part of the offer. The noise coming from Llanvetherine Court does not allow these visitors the tranquillity that they come to the area to enjoy.

I would strongly ask that this application is reviewed and many safeguards to the respect for neighbours is catered for. If this can not be guaranteed then refusal should be considered.

Thank you.

David.

David Jones  
County Councillor Crucorney Ward.

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