

MONMOUTHSHIRE COUNTY COUNCIL REPORT

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

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 13th June 2025 for the following:

Current Licence	Proposed Licence
<p>Live Music*, 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</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>Live Music, Recorded Music (inside and outside) 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>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</p> <p>Supply of Alcohol 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>Late Night Refreshment 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>Alcohol hours (on and off sales) 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 Opening Hours: 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 28th July which took the closing date for representations to the 25th 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 28th 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/enacted)

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 1st July 2025 – [Statement of Licensing Policy](#).

8. AUTHOR:

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