

Notice of Meeting

Licensing Sub-Committee

Tuesday 20th December 2011 at 10.30 am

**in Council Chamber Council Offices
Market Street Newbury**

Members Interests

Note: If you consider you may have an interest in any Application included on this agenda then please seek early advice from the appropriate officers.

Date of despatch of Agenda: Wednesday, 14 December 2011

FURTHER INFORMATION FOR MEMBERS OF THE PUBLIC

If you require further information about this Agenda, or to inspect any background documents mentioned in the reports, please contact Denise Anns.

Further information and Minutes are also available on the Council's website at www.westberks.gov.uk

The Swan, Shooters Hill, Pangbourne, Berkshire RG8 7DU



To: Councillors Peter Argyle, Jeff Beck and Paul Bryant (Chairman)

Substitute: Councillor Geoff Mayes

Agenda

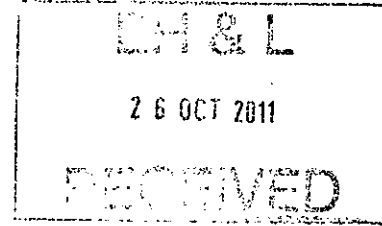
Part I	Page No.
1 Declarations of Interest To receive any declarations of interest from Members.	
2 Schedule of Licensing Application	
(1) Application No. 11/01736/LQN	1 - 22
Proposal: Application to vary a premises licence Location: The Swan, Shooters Hill, Pangbourne, Reading RG8 7DU	
(2) Swan Pangbourne existing plans	23 - 24
(3) Proposed extension plan	25 - 26
3 Objector letter	27 - 28

Andy Day
Head of Policy and Communication

West Berkshire Council is committed to equality of opportunity. We will treat everyone with respect, regardless of race, disability, gender, age, religion or sexual orientation.

If you require this information in a different format, such as audio tape, or in another language, please ask an English speaker to contact Moira Fraser on telephone (01635) 519045, who will be able to help.





25th October 2011

The Licensing Team
Property and Public Protection
Environmental Health & Licensing
West Berkshire District Council
Council Offices
Market Street
Newbury
RG14 5DL

To Whom It May Concern:

Re: Licensing Act 2003 – The Swan

Please find enclosed application under the Licensing Act 2003 for a New Premises Licence application for The Swan, Shooters Hill, Pangbourne, Reading, West Berkshire, RG8 7DU.

I can confirm that copies of this application have been made to relevant authorities as per the guidance.

If you have any issues to discuss regarding this application please do not hesitate to contact me on either of the numbers below.

I look forward to speaking to you in the near future.

Yours faithfully,

HLOYNDS

Hannah Loynds
Licensing Manager
Greene King Destination and Local Pubs
Hannahloynds@greeneking.co.uk
01284 714140
07974 132921

Enclosed

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/W Greene King Brewing & Retailing Ltd

e

.....
(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 013750
--

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Swan Shooters Hill Pangbourne West Berkshire			
Post town	Pangbourne	Post code	RG8 7DU

Telephone number at premises (if any)	85,500
Non-domestic rateable value of premises	£1189844494

Part 2 – Applicant details

Daytime contact telephone number	01284 714140		
E-mail address (optional)	hannahloynds@greeneking.co.uk		
Current postal address if different from premises address	Greene King Retailing Ltd Abbot House PO Box 337		
Post Town	Bury St Edmunds	Postcode	IP33 1QW

Part 3 - Variation

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

Please tick yes

Month
Year

Day

If not do you want the variation to take effect from

Please describe briefly the nature of the proposed variation (Please see guidance note 1)
To vary the licensing plans to include the following:

To carry out a general refurbishment of the internal floor area, including the inclusion of the store into the licensed area. Demolition of kitchen wall by in out-door and extension of bar counter and demolition of outside "store" and conversion into patio trading area. Externally, a new piece of patio area. The Main entrance inner doors altered to glass screen. Side window altered to inner doors.

For full and further details please view the licensing plans..

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.

Provision of regulated entertainment

Please tick yes

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of entertainment facilities:

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

Provision of late night refreshment (if ticking yes, fill in box L)

Sale by retail of alcohol (if ticking yes, fill in box M)

In all cases complete boxes N, O and P

A

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 5)
Fri			
Sat			
Sun			

D

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

E

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

F

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

G

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

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p><u>Please give a description of the type of entertainment you will be providing</u></p>		
Day	Start	Finish	<p>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 3)</p>		
Wed					
Thur					
Fri			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Sat			<p><u>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</u> (please read guidance note 5)</p>		
Sun					

Provision of facilities for making music Standard days and timings (please read guidance note 6)			<u>Please give a description of the facilities for making music you will be providing</u>	
			<u>Will the facilities for making music be indoors or outdoors or both – please tick</u> (please read guidance note 2)	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) <u>State any seasonal variations for the provision of facilities for making music</u> (please read guidance note 4) <u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)	
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
Sun				

J

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

K

Provision of facilities for entertainment of a similar description to that falling within i or j Standard days and timings (please read guidance note 6)			<u>Please give a description of the type of entertainment facility you will be providing</u>		
Day	Start	Finish	<u>Will the entertainment facility be indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur					
Fri			<u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u> (please read guidance note 4)		
Sat					
Sun					
			<u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		

L

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

M

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue					
Wed					
Thur			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

N

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

O

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)

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

- Please tick yes
- 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

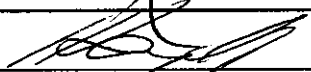
Please tick yes

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

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 11). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	25 th October 2011
Capacity	Licensing Manager

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 12). If signing on behalf of the applicant please state in what capacity.

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)

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

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

P 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,e) (please read guidance note 9)

As per current premises licence granted

b) The prevention of crime and disorder

As per current premises licence granted

c) Public safety

As per current premises licence granted

d) The prevention of public nuisance

As per current premises licence granted

e) The protection of children from harm

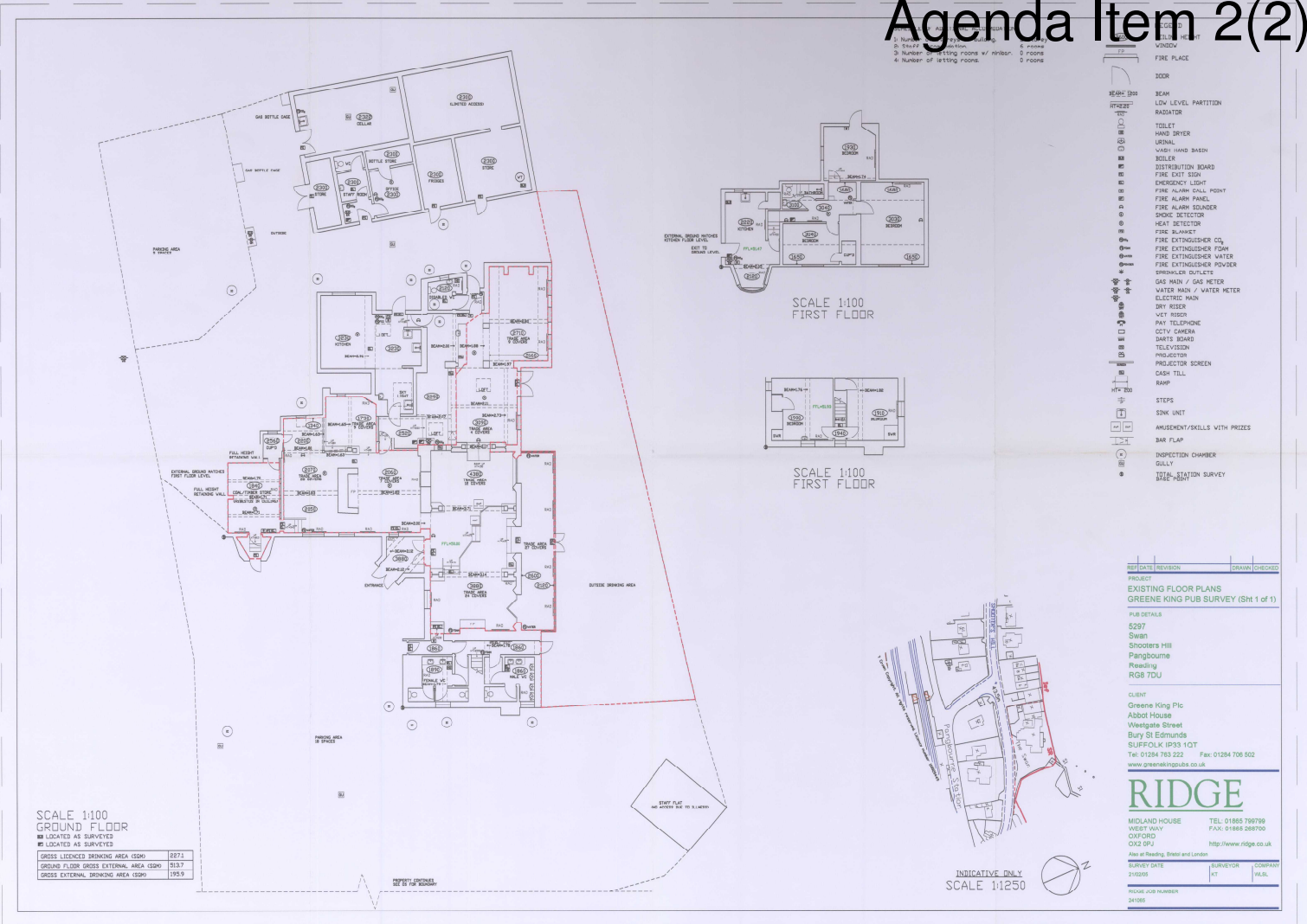
As per current premises licence granted

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. 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 for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups, the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

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Agenda Item 2(2)

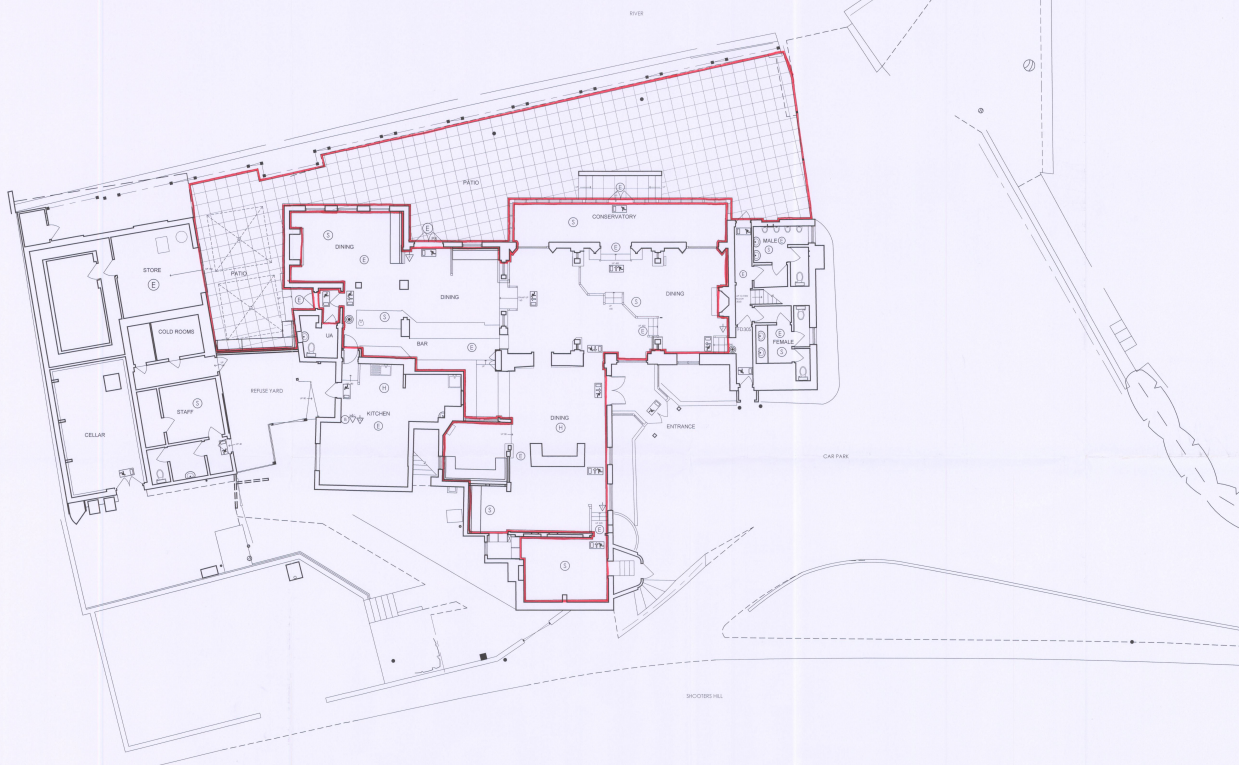


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Agenda Item 2(3)

JOB REFERENCE
11050

All dimensions shall be checked at site prior to commencement of work. It is the responsibility of the contractor to ensure that all dimensions are correct. The client shall be notified of any discrepancies. The contractor shall be responsible for ensuring that all work complies with Local Authority requirements and building regulations.



- Ⓚ HALF HOUR FIRE DOOR
 - Ⓜ FIRE DETECTOR
 - Ⓝ SMOKE DETECTOR
 - Ⓛ THREE HOUR NON-WARRANTED EMERGENCY LIGHT FITTING
 - Ⓢ BREAK GLASS FIRE ALARM CALL POINT
 - Ⓢ CARBON DIOXIDE FIRE DETECTOR
 - Ⓢ APF FLOOR EXTINGUISHER
 - Ⓢ 10% FIRE BLANKET
 - Ⓢ WET CHEMICAL
- EMERGENCY EXIT SIGN LIGHTS TO BE 2000 LUMENS (1.5 LUX) MINIMUM
- EXACT POSITION OF EMERGENCY EXIT SIGN LIGHTS TO BE 2000 LUMENS (1.5 LUX) MINIMUM
- LICENSING AREA EDGED IN RED



REV	NOTES	DATE	BY

ADSD DESIGN INTERIORS + ARCHITECTURE

ADSD DESIGN & BRAND DEVELOPMENT LTD
King John's Gateway, King John's Island, Mythen Quay,
Tewkesbury, GL20 2EP
Tel: +44 (0) 1884 876 876 Fax: +44 (0) 1884 876 772
email: info@adsd-design.co.uk

CLIENT
Greene King

PROJECT
**The Swan
Pangbourne, RG8 7DU**

DRAWING TITLE
**Ground Floor Plan
as Proposed
LICENSING**

SCALE: 1:100	SHEET: A1
DATE: Sept 11	DRAWN: -
TOX A. 3002 17 BELDENHAM	
DRAWING NUMBER 021	<

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Agenda Item 3

Mr G F Gore
The Boathouse
4 Shooters Hill
Pangbourne RG87DU

tel. 0798 4144110
e-mail: grahamg@tiscali.co.uk

West Berkshire Licensing Team

Your Ref: The Swan Pangbourne
Application No: 11/02111/FUL

11th November 2011

Dear Sir/Madam

My family and I have lived next to the Swan since 1984 and during that period have experienced the changes that have taken place when a new owner or manager takes over the Swan.

The relationship we have had has been good although on occasions we have had to express our concerns when changes have been implemented that effect us, without any consultation with ourselves as direct neighbours.

Our property is all but joined to the Swan apart from a small gap of some 30cm which makes the transfer of noise and smell of great concern.

The buildings that are currently used as storage that a butts our property to the west, provide us with a natural buffer zone that clearly help in reducing the noise and smell associated with outside entertainment

The proposal to increase the outside drinking and eating area to within 10 meters of our property, will bring this discomfort closer to us and we are therefore apposed to this part only of the proposal as submitted.

It is also our concern that the new proposed extension to the existing outside drinking area will encourage patrons of the Swan to go towards the existing covered area of the boathouse sheds that a butt our property and would then encroach on our privacy and remove the peace and quite that we currently enjoy from this barrier that is in place.

Furthermore, the creation of a new recessed eating and drinking area could encourage undesirables who wish not to be in full view of the staffing area. This was one of the problems that had existed before ,when a previous manager tried to open up the area in front of the mentioned boathouse sheds and problems occurred with drug and alcohol abuse.

For these reasons we wish to oppose the application in so far as it relates to the creation of a new outside eating and drinking area towards our property and trust you will support us in your findings.

Yours faithfully,

Mr and Mrs G.F.Gore

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