

Notice of Meeting

Licensing Sub-Committee

Wednesday, 13 August, 2014 at 2.00pm

in the 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: Friday, 1 August 2014

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 Jo Watt - Tel: (01635) 519242 - Email: jwatt@westberks.gov.uk.

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

Newbury College, Monks Lane, Newbury
Wokefield Park, Goodboys Lane, Mortimer



Agenda - Licensing Sub-Committee to be held on Wednesday, 13 August 2014 (continued)

To: Councillors Peter Argyle (Chairman), Adrian Edwards and Andrew Rowles

Substitute: Councillor Tony Linden

Agenda

Part I

Page No.

- 1 **Declarations of Interest**
To receive any declarations of interest from Members.
- 2 **Schedule of Licensing Applications**
 - (1) **Application No. 14/01053/LQN, Newbury College, Monks Lane, Newbury** 1 - 28
Proposal: Application for Premises Licence
Location: Newbury College, New Build, Monks Lane, Newbury, RG14 7TD
Applicant: Marstons Plc
 - (2) **Application No. 14/01060/LQN, Wokefield Park, Mortimer, Reading** 29 - 64
Proposal: Application for Premises Licence
Location: Wokefield Park, Goodboys Lane, Mortimer, Reading. RG7 3AH
Applicant: De Vere Venues

Andy Day
Head of Strategic Support

If you require this information in a different format or translation, please contact Moira Fraser on telephone (01635) 519045.



West Berkshire
C O U N C I L

Agenda Item 2(1)

Licensing Act 2003

APPLICATION NUMBER: 14/01053/LQN

Application for Premises Licence - Marstons Plc

**SITE: Newbury College, New Build, Monks Lane, Newbury, RG14
7TD**

Application

Maps

Appendix A - Objection from Greenham Parish Council

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

25 JUN 2014

141 G1 053 / LAN.

RECEIVED

JG.

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.

We, Marston's PLC, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 - Premises details

Postal address of premises or, if none, Ordnance Survey map reference or description Newbury College (New Build), Monks Lane,	
Post town Newbury	Post code RG14 7TD

Telephone number of premises (if any)

Not Known

Non-domestic rateable value of premises

Not Known

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

- a) An individual or individuals* Please tick ✓
 please complete section (A)
- b) a person other than an individual*
- | | | | |
|------|---|-------------------------------------|-----------------------------|
| i. | as a limited company | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. | as a partnership | <input type="checkbox"/> | please complete section (B) |
| iii. | as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv. | other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm: **Please tick π yes**

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In case of a partnership or other joint nature (other than a body corporate), please give the name and address of each party concerned.

Name Marston's PLC.
Address Marston's House Wolverhampton WV1 4JT
Registered number (where applicable) 31461
Description of applicant (for example, partnership, company, unincorporated association etc.) Public Limited Company
Telephone number (if any) 01902 711300
E-mail address (optional)

Part 3 – Operating Schedule

When do you want the premises licence to start?

Day Month Year

As soon as possible; the licence is to be effective on completion of the works.

--	--	--	--	--	--	--	--	--	--

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day Month Year

--	--	--	--	--	--	--	--	--	--

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

N/A

Please give a general description of the premises (please read guidance note 1)

The applicant is proposing to construct licensed premises on the greenfield site located on the access road to Newbury College as more particularised on the plans provided.

The development is within the perimeters of the College at present.

It is intended that the Applicant's premises will have in the order of 180 covers internally. The proposed premises will open as a public house providing a substantial quality food offering and limited regulated entertainment, as identified on the deposited plans. Application will be made for a permit for AWP machines.

Application for Planning Permission is pending for the site.

The layout is proposed in accordance with the plans deposited with the Licensing Authority with this application, being: -

- Google Plan.
- Site Location Plan - drawing number 3336/P100 C
- Site ground floor layout plan - drawing no. 3336/L104
- Ground floor licensing drawing identifying the internal and external areas to be licensed - drawing no. 3336/L015.
- First floor plan - drawing no. 3336/L106
- Elevations - drawing no. 3336/P107A
- 3D images - drawing no. 3336/P109A

All licensable activities are to take place internally in the area outlined in red. The licensable activities limited to sale by retail of alcohol, late night refreshment and recorded music only are proposed to be permitted to the external areas.

The premises will have the benefit of residential accommodation which will include the Manager's accommodation on the first floor.

The premises seek to be able to sell to residents and supply their bona fide guests 24 hours per day, as per the non standard timing sought in accordance with the usual permission permitted historically.

At this stage, it is proposed that the premises will have key external areas identified on the plans being garden areas and a terrace patio area which areas are intended to have the benefit of waitress service (as appropriate).

On opening the premises will trade under one of the applicant's brands as a quality food lead outlet. There will be high levels of service and some waitress provision to the dining areas.

Other licensable activities, in particular regulated entertainment will be ancillary to the provision of food and alcohol. It is anticipated that any such regulated entertainment will be provided on an occasional basis only and limited to 12 occasions per year, although likely to be significantly less.

Appropriate noise attenuation measures are included within the structure of the new build and it is not anticipated that any issues will arise in relation to noise to local residents. The Operating Schedule has been completed on this basis.

The name of the premises will be provided in due course.

Consequently, the following permitted licensing hours for these premises would apply for on and off sales on opening are: -

Monday to Thursday 10:00 to 00:00
Friday / Saturday 10:00 to 01:00
Sunday 11:00 to 00:00

This application seeks to obtain authorisation under the Licensing Act 2003 for the following activities: -

- 1) To permit regulated entertainment comprising live music and amplified voice, recorded music by juke box and music systems, compares for functions and quizzes and similar forms of entertainment, indoor pub games comprising a sporting event in the presence of an audience, exhibition of a film principally video entertainment on screens and TV screens and amusement machines.
- 2) To permit sale of alcohol and such regulated entertainment until 01:00 the following morning on Friday, Saturday, Sunday and Monday at Bank Holiday weekends, Christmas Eve and Boxing Day.

New Years Eve to operate from 10:00 on the 31st December until 01:00 on the 2nd January, thereby

providing extended hours.

Christmas Day to operate without a break in operational hours.

- 3) To permit the premises to open for licensable activities to show the broadcast of televised sporting events of national or international interest outside normal operating hours as identified in Box M such opening times for this purpose to be confirmed upon 7 days prior notice in writing to the Police before the premises intend to open, such notification to include the opening times and the sporting event which is to be shown.
- 4) To allow sale of alcohol and such regulated entertainment as follows: -
Mon/Tue/Wed/Thurs 10:00 - 00:00
Fri/Sat 10:00 - 01:00 following
Sun 11:00 - 00:00
- 5) To permit provision of refreshment after 23:00.

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

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

Please tick yes

Provision of regulated entertainment

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

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

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors		
Day	Start	Finish		Outdoors		
Mon			Please give further details here (please read guidance note 3)	Both		
Tue						
Wed				State any seasonal variations for performing plays (please read guidance note 4)		
Thur						
Fri						
Sat				Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
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 {Y}(please read guidance note 2).	Indoors	π	
Day	Start	Finish		Outdoors		
Mon	10:00	00:00	Please give further details here (please read guidance note 3) Exhibition of a film principally video entertainment on screens and TV screens. There shall be no films shown to a close seated audience	Both		
Tue	10:00	00:00				
Wed	10:00	00:00		State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	10:00	00:00				
Fri	10:00	01:00		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)		
Sat	10:00	01:00				
Sun	11:00	00:00			When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)	

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3) As stated in Part 3 above and restricted to traditional pub games in the presence of an audience, including (but not limited to) darts, pool, snooker, dominos and similar
Day	Start	Finish	
Mon	10:00	00:00	State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue	10:00	00:00	
Wed	10:00	00:00	N/A – save as below
Thur	10:00	00:00	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 (please read guidance note 5)
Fri	10:00	01:00	
Sat	10:00	01:00	When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)
Sun	11:00	00:00	

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).		Indoors	
					Outdoors	
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon						
Tue			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)			
Wed						
Thur			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)			
Fri						
Sat						
Sun						

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
				Both	
Mon	10:00	00:00	Please give further details here (please read guidance note 3) As stated in Part 3 above and to include live music which may be amplified or unamplified. State any seasonal variations for the performance of live music (please read guidance note 4) N/A – save as below Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	01:00			
Sat	10:00	01:00			
Sun	11:00	00:00			

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 {Y} (please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
				Both	
Mon	10:00	00:00	Please give further details here (please read guidance note 3) Recorded music, including juke box, with or without a DJ, during normal business hours or as part of functions and including audience participation as specified in part 3 above. State any seasonal variations for playing recorded music (please read guidance note 4) N/A – save as below Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00			
Fri	10:00	01:00			
Sat	10:00	01:00			
Sun	11:00	00:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	π
Day	Start	Finish		Outdoors	
				Both	
Mon	10:00	00:00	Please give further details here (please read guidance note 3) As stated in Part 3 above and to include performance of a dance or a similar activity.		
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the performance of dance (please read guidance note 4) N/A – save as below		
Thur	10:00	00:00			
Fri	10:00	01:00	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	10:00	01:00			
Sun	11:00	00:00			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

I

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 {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	π
Day	Start	Finish			
Mon	23:00	00:00	Please give further details here (please read guidance note 3) As stated in Part 3 above and to include the provision of hot food and drinks for consumption on and off the premises at the Manager’s discretion and in the areas identified.		
Tue	23:00	00:00			
Wed	23:00	00:00	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur	23:00	00:00	N/A – save as below		
Fri	23:00	01:00	Non standard timings. Where you intend to use the premises for the provision of late night entertainment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Sat	23:00	01:00			
Sun	23:00	00:00	When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	
				Off the premises	
				Both	π
Day	Start	Finish			
Mon	10:00	00:00	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	00:00	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	10:00	01:00	To permit sale of alcohol and such regulated entertainment as authorised hereunder until 01:00 on Friday, Saturday, Sunday and Monday at bank holiday weekends, Christmas Eve and Boxing Day.		
Sat	10:00	01:00			
Sun	11:00	00:00	To permit the sale of alcohol and such regulated entertainment authorised hereunder on New Years Eve commencing 10:00 until 01:00 on the 2 nd January. To permit the premises to open for licensable activities to show the broadcast of televised sporting events of national or international interest outside normal operating hours such opening times for this purpose to be confirmed upon 7 days prior notice in writing to the Police before the premises intend to open, such notification to include the opening times and the sporting event which is to be shown. To permit the sale to residents and supply to their bona fide guests 24 hours per day.		

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

Name: Steven John Roberts.....

Address: c/o Marston's PLC, Marston's House, Wolverhampton

.....

Postcode WV1 4JT

Personal Licence number (if known): 1840/PERS/2013/020

Issuing licensing authority (if known): Wychavon District Council

K

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

NONE save for the presence of AWP machines the use of which is not permitted by persons under the age of 18

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4) Please see box J above
Day	Start	Finish	Non standard timings. Where you intend to use 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) The premises will close 30 minutes after the end of the non-standard timings identified in box J above.
Mon	07:00	00:30	
Tue	07:00	00:30	
Wed	07:00	00:30	
Thur	07:00	00:30	
Fri	07:00	01:30	
Sat	07:00	01:30	
Sun	07:00	00:30	

M

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 15)

This is an application for new premises to be constructed on a greenfield site fronting onto the Newbury College access road as more particularised on the plans provided.

Marston's plc have constructed many premises of this nature previously and on this occasion the premises are intended at this stage to operate under one of the applicant's food brands likely to be a rotisserie with 180 covers.

b) The prevention of crime and disorder

The applicant has undertaken a risk assessment in connection with the operation of this unit taking into consideration the area in which it is located and their previous experience of units of this nature and their operation and impact on the immediate vicinity.

With regards to the prevention of crime and disorder the applicant would offer the following steps in order to address this issue: -

- 1) Alcoholic drinks may not be removed from the premises in open containers saved for consumption in external areas provided for that purpose.
- 2) No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at anytime the premises are open to the public.
- 3) It is considered that for the nature of the operation door supervisors will not be required however, the Designated Premises Supervisor will undertake a risk assessment should unusual events takes place and if they consider it appropriate will employ the same.
- 4) Any persons exercising security (as defined by paragraph 21a of schedule 2 of the Private Security Act 2001 shall be licensed by the Security Industry Authority).
- 5) Such person will be employed at the premises at the discretion of the designated premises supervisor/holder of the premises licence.

c) Public safety

The applicant has undertaken a risk assessment with regard to public safety.

As this is a New Build all equipment will be to the latest standard and will be British Standard approved.

The applicant will ensure that fixtures and fittings provided to the premises will be of an appropriate nature.

The applicant undertakes to comply with reasonable requirements of the Building Control Officer. In any event, the approval of these statutory authorities will be required before the premises can open to the public.

Proposed condition :-

- 1) The Premises Licensee will comply with the reasonable requirements of the Fire Officer from time to time.

d) The prevention of public nuisance

The applicant has undertaken a risk assessment with regards to public nuisance.

The applicant proposes conditions as follows: -

- 1) Where appropriate prominent and legible notices shall be displayed at all exists requesting the public to respect the needs of the local residents and to leave the premises and area quietly.
- 2) The doors and windows to the premises are to be double glazed.

e) The protection of children from harm

The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risk of harm to children have been identified.

- 1) No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
- 2) Children under the age of 16 shall not be permitted to enter or remain at the premises after 22:00 unless resident, dining with an adult or attending a pre booked function.

Please tick π Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- 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 4 – Signatures (please read guidance note 10)

Signature of applicant 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: John Gaunt & Partners.....

Date: 23 June 2014

Capacity: Solicitors

For joint applications signature of 2nd applicant 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: John Gaunt & Partners.....

Date:

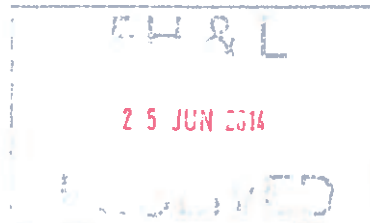
Capacity: Solicitors

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13) John Gaunt & Partners Omega Court 372 Cemetery Road	
Post town Sheffield	Post code S11 8FT

Notes for Guidance

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 the 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.

Our Ref: KIR/MAR/NEW176
Contact: Katharine Redford



23 June 2014

West Berkshire District Council
Senior Licensing Officer
Council Offices
Market Street
Newbury
Berkshire
RG14 5LD

Dear Sirs

**Newbury College (New Build) Monks Lane, Newbury, Berkshire RG14 7TD
Applicant – Marston's PLC**

We act on behalf of Marston's PLC, in particular Marston's Inns & Taverns, the Managed Division and Stephen Roberts, the proposed Designated Premises Supervisor.

We are instructed by our clients to make application for a new Premises Licence for premises to be constructed on a greenfield site fronting onto the access road to Newbury College as more particularised on the plans provided.

The premises are to be a public house with a quality food operation and the benefit of waitress service.

On our client's behalf, we enclose by way of service upon you: -

- 1) Notice of application for the grant of a Premises Licence.
- 2) Consent of the proposed Designated Premises Supervisor Stephen Roberts, who is a surveyor working for our client company and will not trade the premises long term. A day to day Manager will be appointed as the DPS in due course.
- 3) Cheque in your favour in the sum of £100.00 being the fee payable.
- 4) Google Plan.
- 5) Site Location Plan - drawing number 3336/P100 C
- 6) Site ground floor layout plan – drawing no. 3336/L104
- 7) Ground floor licensing drawing identifying the internal and external areas to be licensed – drawing no. 3336/L015.

Partners

John Gaunt (569711)
Katharine Redford (569712)
Tim Shield (569713)
Michelle Hazlewood (569714)

Associates

Christopher Grunert
Jonathan Hyldon

Practice Manager

Jonathan Pupius

John Gaunt & Partners
Omega Court
372 - 374 Cemetery Road
Sheffield
S11 8FT

Tel: 0114 266 8664
Helpline: 0114 266 3400
Fax: 0114 267 9613
Email: info@john-gaunt.co.uk
www.john-gaunt.co.uk

- 8) First floor plan - drawing no. 3336/L106
- 9) Elevations - drawing no. 3336/P107A
- 10) 3D images - drawing no. 3336/P109A

Kindiy acknowledge safe receipt.

The plans identify the licensed area edged in red. For the purpose of clarification we confirm that all proposed licensable activities extend to the internal public areas within this area. The licensable activities intended for the external area are limited to the sale by retail of alcohol, late night refreshment and recorded music only.

Please note that the proposed licensing drawings filed with this application are derived from our client's working drawings. Insofar as they contain information which is not prescribed under the relevant Regulations, this information should be taken as being illustrative only.

We confirm that we have served copies of the enclosed application and supporting documents on the relevant authorities being the Police, Fire Authority, Local Enforcement of Health & Safety at Work, Environmental Health Authority, Planning Authority, the relevant authority for Protection of Children from Harm, Weights and Measures and the relevant Health Authority.

This application is served on you not only as the Licensing Authority but as a Responsible Authority. If you do require additional copies of the Application, please do not hesitate to contact us.

For completeness, we enclose a copy of our Notice being displayed at site, a copy of which will shortly appear in a local newspaper. By our calculation, the consultation period will expire on 23rd July 2014.

Should you have any queries or wish to discuss the application, please telephone our Katharine Redford.

Please forward all correspondence to this office and quote our reference. Insofar as you receive any representations, we should be grateful if you would forward these to us upon receipt to enable early consultation.

In due course, please ensure that any licence issued is forwarded to us.


Thank you for your assistance.


Yours faithfully

Katharine Redford
John Gaunt & Partners
Email: kredford@john-gaunt.co.uk















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



 Internal licensed area to be licensed for all requested licensable activities.

 Licensable activities for the external area limited to sale by retail of alcohol, late night refreshment and recorded music only.

KEY TO SYMBOLS -

-  2kg carbon dioxide fire extinguisher
-  4.5kg dry powder extinguisher
-  9 litre water extinguisher
-  AFFF foam extinguisher
-  Fire blanket
-  Sounder
- PB**  Panic bolt emergency door ironmongery with 'push bar to open' notice
-  Vision panel to door of 6mm Georgian wired polished plate glass, or Pilkington 'Pyran' fire resistant glass, set in intumescent putty with hardwood beads
-  Combined multi Detector & Sounder
-  Heat detector
-  Smoke detector
-  Break glass fire alarm call point
-  Three hour non-maintained emergency light fitting
-  Emergency Bulkhead light

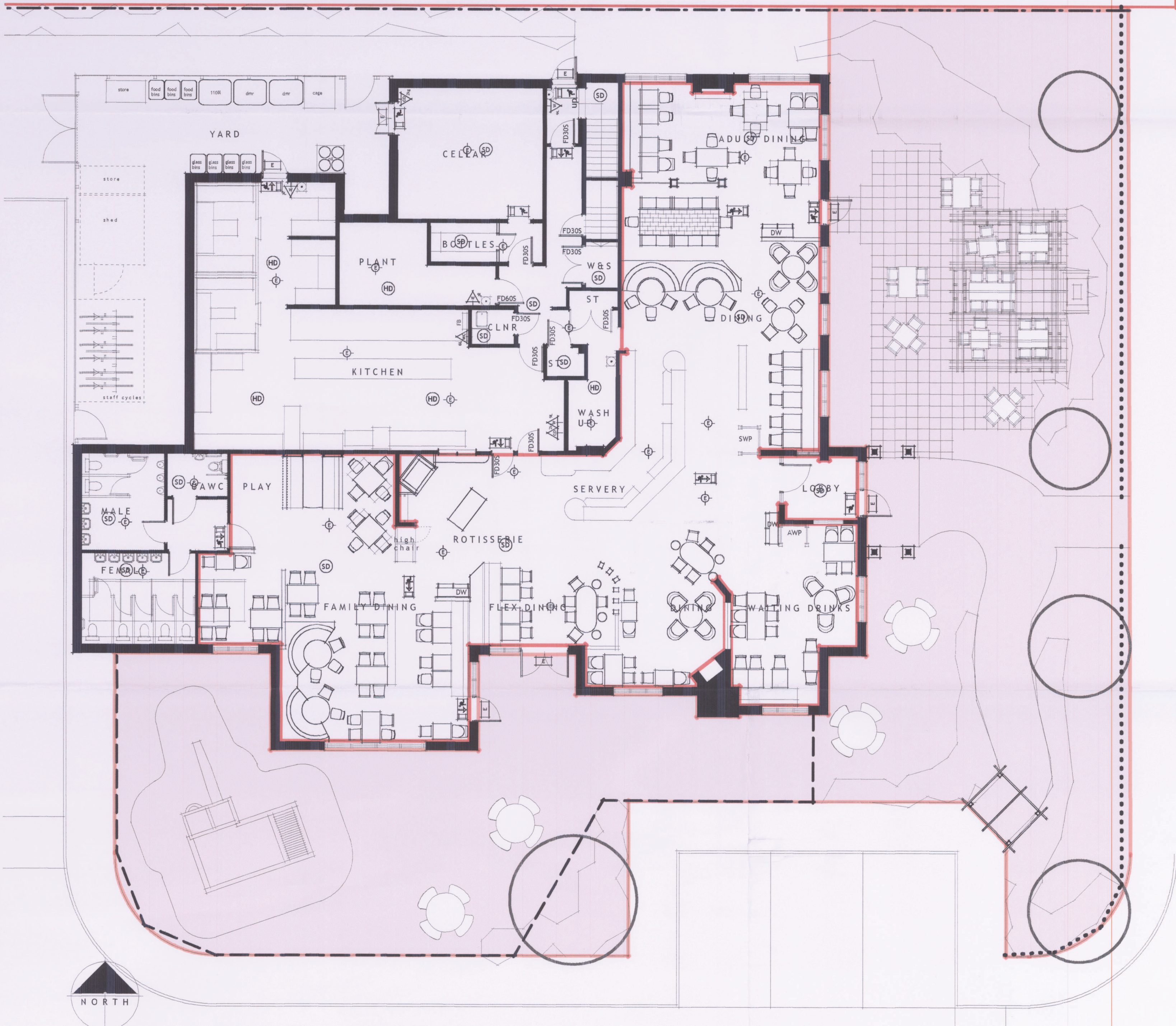
FIRE SIGNAGE:
Illuminated 3 hour maintained emergency exit sign with legends to BS 5499 part 1 European directive

-  'Final Exit'
-  'Fire Exit This Way'
-  'Fire Exit, Left'
-  'Fire Exit, Right'

FD305 Fire door to half hour fire resistance with intumescent strips and cold smoke seal brushes. Frame/lining to have minimum 38 x 25mm stops (fixed at 300mm max centres with counter sunk screws if planted). Adjustable overhead door closer. 'Fire door Keep Shut' notice both sides at eye level.

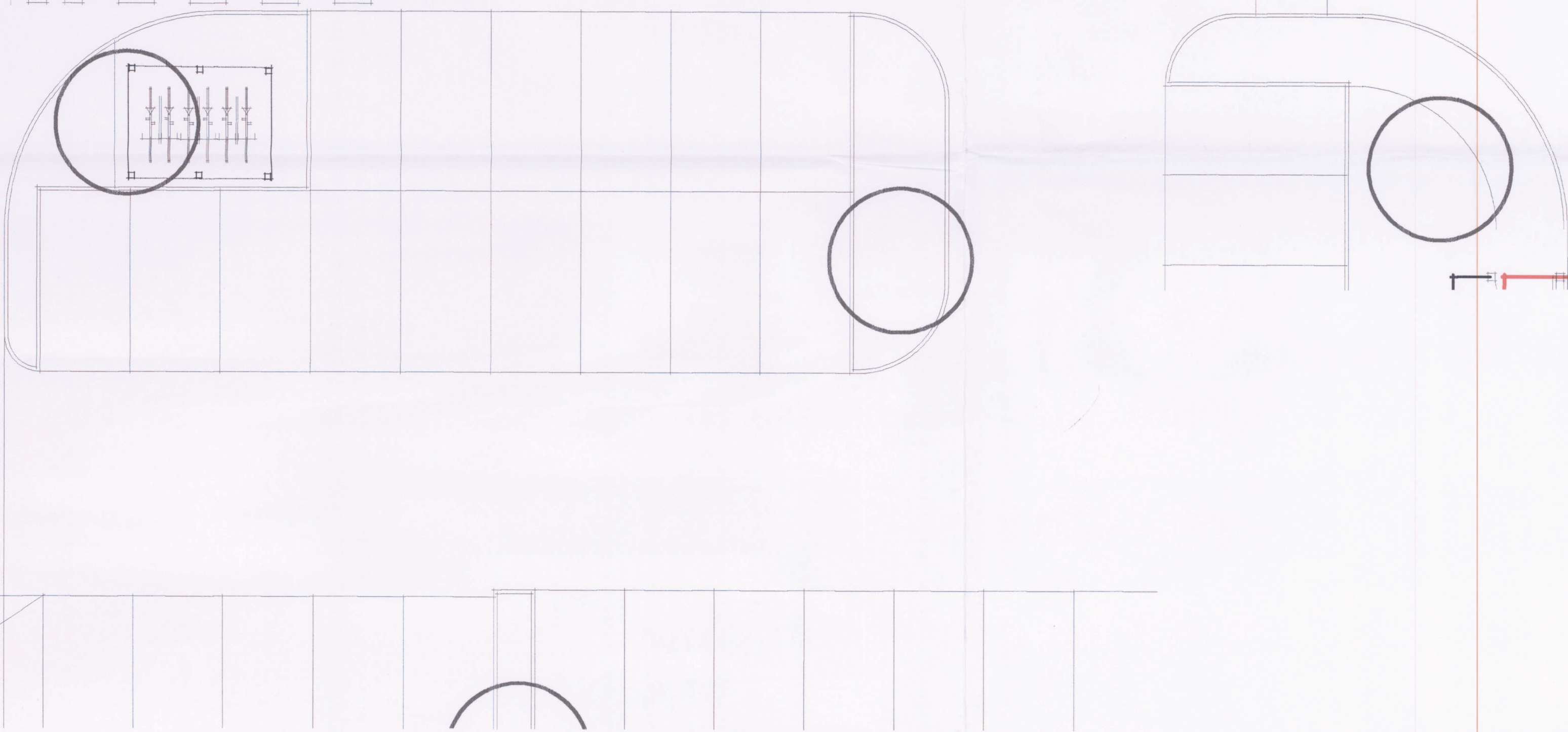
Surface spread of flame of walls and ceilings to be class '0'. Class '3' items (curtains, drapes, timber, upholstery etc) to be upgraded to class '1' standard with proprietary treatment to a BBA certificate standard. Contractor to supply fire test certificate upon completion of treatment.

Note that the exact location of emergency lighting and detectors subject to fire officers report and electrical sub contractors design



GROUND FLOOR PLAN

0 2 3 4 5 6 7 8 9 10 M



Rev	Date	Description	By

1 Brooklands Yard
Southover High Street
Lewes
East Sussex
BN7 1HU

Tel 01273 479269
Fax 01273 483060
www.axiomarchitects.co.uk

Client



Project

180 COVER FAMILY PUB RESTAURANT
NEWBURY COLLEGE
NEWBURY

Drawing

GROUND FLOOR LICENCE PLAN

Scale	Status	Date	Drawn	Checked
1:100@A1,200@A3	LICENCE	13.06.14	AJ	ACR

Drawing No. Revision

3336/L105

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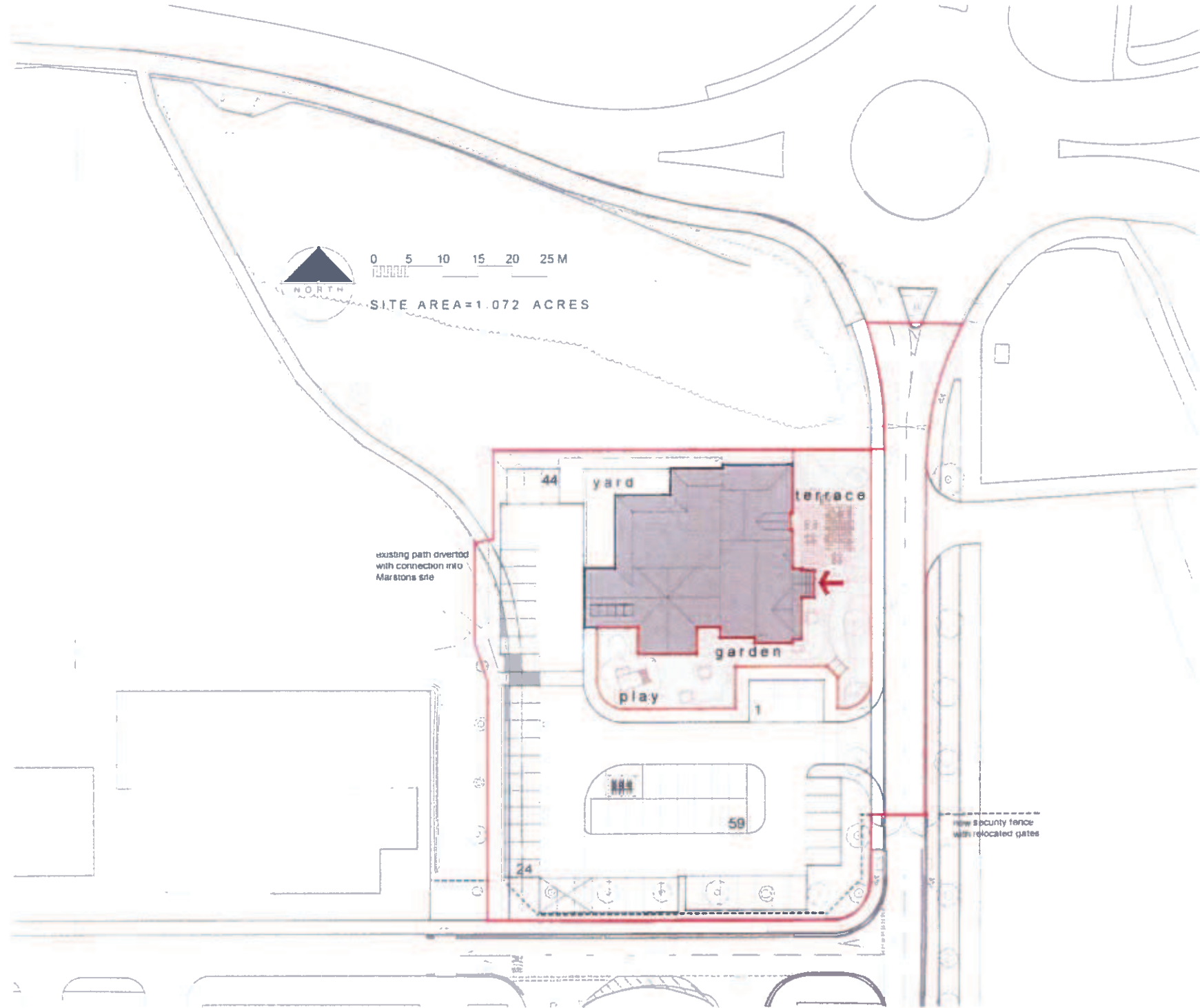


This drawing is to be used in conjunction with the site plan and should not be used in isolation.
 This drawing shall be used in conjunction with the site plan and should not be used in isolation.
 This drawing shall be used in conjunction with the site plan and should not be used in isolation.
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 This drawing shall be used in conjunction with the site plan and should not be used in isolation.



0 5 10 15 20 25 M

SITE AREA=1.072 ACRES



existing path diverted with connection into Marston's site

new security fence with relocated gates

Rev. Date Description
 1. 01/11/2024
 2. 01/11/2024
 3. 01/11/2024
 4. 01/11/2024

1. 01/11/2024
 2. 01/11/2024
 3. 01/11/2024
 4. 01/11/2024

1. 01/11/2024
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 3. 01/11/2024
 4. 01/11/2024

1. 01/11/2024
 2. 01/11/2024
 3. 01/11/2024
 4. 01/11/2024



PROPOSED 180 COVER PUB RESTAURANT
 NEWBURY COLLEGE
 NEWBURY

GROUND FLOOR LICENCE PLAN

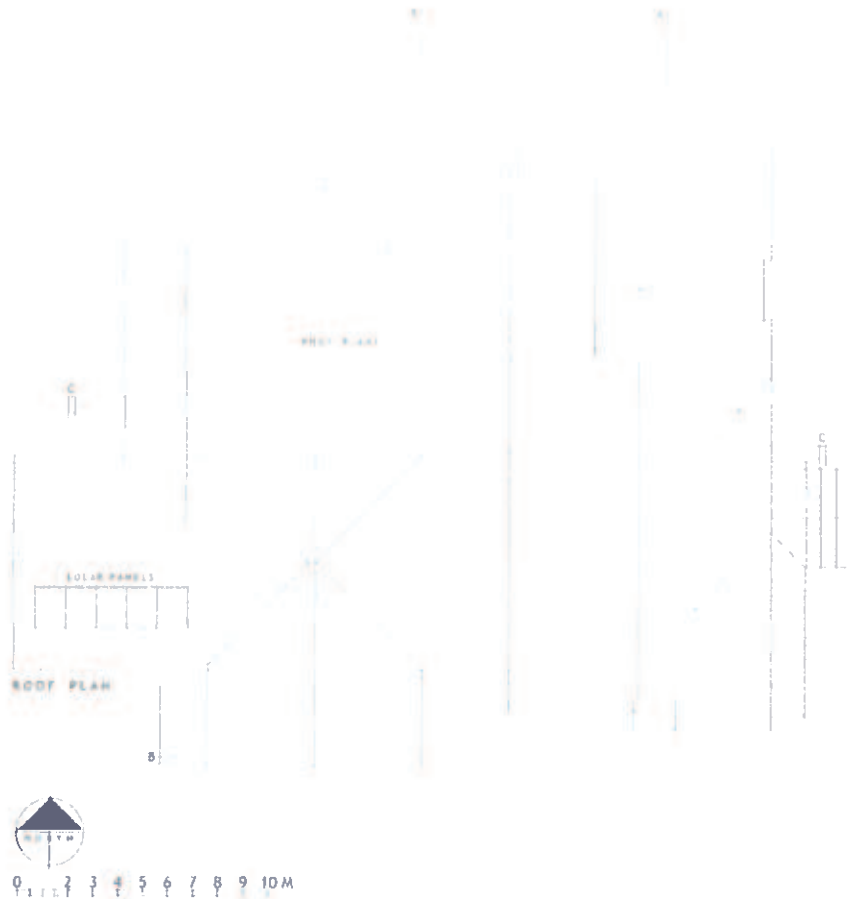
Scale: 1:250 @ A
 Drawing No: 3336/L104
 Date: 12/11/24

3336/L104

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KEY TO SYMBOLS	
	100mm concrete floor
	150mm concrete floor
	200mm concrete floor
	250mm concrete floor
	300mm concrete floor
	400mm concrete floor
	500mm concrete floor
	600mm concrete floor
	700mm concrete floor
	800mm concrete floor
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	3900mm concrete floor
	4000mm concrete floor
	4100mm concrete floor
	4200mm concrete floor
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	9200mm concrete floor
	9300mm concrete floor
	9400mm concrete floor
	9500mm concrete floor
	9600mm concrete floor
	9700mm concrete floor
	9800mm concrete floor
	9900mm concrete floor
	10000mm concrete floor

100 Cover Pub Restaurant
 Newbury College
 Newbury

For 01223 410000
 Fax 01223 457870
 www.axiomarchitects.com

AXIOM ARCHITECTS
 LATEL LONDON

3336/L106

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-  **ROOF TILE 1**
Sandtoft Brick Slate Tiles
Colour Graphite
-  **ROOF TILE 2**
Sandtoft Rhyta Slate
-  **FACING BRICKWORK 1**
Red stock brick
-  **FACING BRICKWORK 2**
Red multi stock brick
-  **RENDER**
Render T80 Soft Earth
-  **CLADDING**
Hardplank Monterey Taupe Cedar Fines
-  **FACIAS & WINDOWS**
Stained softwood
Colour RAL 7033
- PUBLIC ENTRANCE DOORS**
Stained Medium Oak
- RAINWATER GOODS**
Black PVC
- RECONSTITUTED STONE CILLS**
Bethstone
- PATENT GLAZING ENTRANCE PORCH**
Metal powder coated finish

01 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

010 272 517120
 7 24 01273 483000
 www.axiomarchitects.co.uk

AXIOM ARCHITECTS

Project: 180 COVER PUB RESTAURANT NEWBURY COLLEGE

Drawing: **PROPOSED ELEVATIONS**

Scale	Revision	Date	Drawn	Check
1:100 @ A1	01/20/21	20/11/21	ALS	ALS

3336/P107 E



LOOKING SOUTH WEST TOWARDS SITE FROM COLLEGE ENTRANCE OFF EXISTING ROUNDABOUT



VIEW LOOKING NORTH WEST TOWARDS SITE ENTRANCE

Rev: 1/2018
 09/12/2018
 Southdown Road
 East Sussex
 TN11 9LQ

Tel: 01273 476006
 www.axiomarchitects.co.uk
 C-001

AXIOM ARCHITECTS
 Carter

MARSTON'S

Project
**PROPOSED 180 PUB RESTAURANT
 NEWBURY COLLEGE
 NEWBURY**

Drawing
3D VIEWS

Scale	Drawn	Date	Drawn	Checked
1:1	PL/AN/REV	18.14	DL	HLR

Drawing No
3336/P109

Revision
A

LA03 – Monks Lane (Newbury College) GPC Objection

In GPC's experience Marston's pubs are generally well run family pubs concentrating on food (as opposed to 'drinkers' pubs) and GPC believes that its concerns could be addressed by good running/management. GPC is also conscious of the demands of the forthcoming Sandford development and the future need to provide adequate leisure facilities. However, on balance GPC believes that unless the applicant can satisfy its concerns it must Object to the application on the following grounds:

Prevention of Crime and Disorder. The steps outlined do not address the issue of prevention; with the hours of opening and the wide range of entertainment proposed it is likely to produce unacceptable behaviour such as drunkenness due to binge drinking, vomiting and altercations and fights arising from disputes.

Public Safety. The applicant has only undertaken a risk assessment for internal public safety. The premises as stated are fronting onto the Newbury College access road and this is a safety issue with the premises being open all day when children and adults are entering and leaving the College. The likelihood of accidents or unwelcome behaviour has to be addressed.

Prevention of Public Nuisance. Prominent and legible notices being displayed at all exits requesting the clients to respect the local residents and leave quietly will be ignored and will not prevent a public nuisance to residents in the locality. The doors and windows being double glazed will not prevent noise escaping as they can be opened and the proposed use of external areas for entertainment i.e. recorded music with or without a DJ, juke box and audience participation will be the cause of public nuisance over a wide area.

Protection of Children from Harm. The proposed site of a licensed premises in close proximity to an educational establishment, which includes a nursery school, with children of all ages is inappropriate. This sends the wrong message to children and young people of all ages.

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Licensing Act 2003

APPLICATION NUMBER: 14/01060/LQN

Application for Premises Licence - De Vere Venues

SITE: Wokefield Park, Goodboys Lane, Mortimer, Reading. RG7

Application

Maps

Appendix A - Objection from Mr Faulkner

Appendix B – Objection from Mr Ferguson

Appendix C - Objection from Mr and Mrs Fisher

Appendix D – Objection from Mr and Mrs Rockhill

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R/N 22WS00139854
£ 635-00
26-6-14

26 JUN 2014

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

RECEIVED

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

14/01060/202

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 De Vere Venues Group Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
De Vere Venues Wokefield Park Goodboys Lane Mortimer			
Post town	Reading	Postcode	RG7 3AH
Telephone number at premises (if any)		0118 9334521	
Non-domestic rateable value of premises		£125k+	

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

Please tick as appropriate

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

- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name	De Vere Venues Group Limited
Address	Albert Day Building Sunningdale Park Larch Avenue Ascot SL5 0QE
Registered number (where applicable)	06139080
Description of applicant (for example, partnership, company, unincorporated association etc.)	Private Limited Company
Telephone number (if any)	
E-mail address (optional)	

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
A	5	A P

If you wish the licence to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

Substantial conference and wedding venue in a rural setting with extensive grounds

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

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

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

- | | |
|---|-------------------------------------|
| Provision of regulated entertainment | Please tick any that apply |
| a) plays (if ticking yes, fill in box A) | <input checked="" type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| 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) | <input checked="" type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input checked="" type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input checked="" type="checkbox"/> |



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



Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Murder mystery events and similar productions		
Mon	0800	0100			
Tue	0800	0100	State any seasonal variations for performing plays (please read guidance note 4)		
Wed	0800	0100			
Thur	0800	0100	Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri	0800	0200			
Sat	0800	0200			
Sun	0800	0000			

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 checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon	0800	0100	Film premieres and similar		
Tue	0800	0100			
Wed	0800	0100	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur	0800	0100			
Fri	0800	0200	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)		
Sat	0800	0200			
Sun	0800	0000			

C

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

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)		
Wed			<u>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</u> (please read guidance note 5)		
Thur					
Fri					
Sat					
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 checked="" type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3) Bands, soloists, pianists and similar live music events		
Mon	0800	0100			
Tue	0800	0100			
			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 4)		
Wed	0800	0100			
Thur	0800	0100			
			<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)		
Fri	0800	0200			
Sat	0800	0200			
Sun	0800	0000			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Provision of DJ, Karaoke machine, juke box and similar		
Mon	0800	0100			
Tue	0800	0100	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Wed	0800	0100			
Thur	0800	0100			
Fri	0800	0200	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	0800	0200			
Sun	0800	0000			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Mon	0800	0100	Please give further details here (please read guidance note 3) Dance floor areas in the main house, executive centre and any temporary marquee areas		
Tue	0800	0100			
Wed	0800	0100	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	0800	0100			
Fri	0800	0200	Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	0800	0200			
Sun	0800	0000			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing Other corporate events, race nights, comperes, comedy nights and similar		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon	0800	0100		Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Tue	0800	0100	Please give further details here (please read guidance note 3)		
Wed	0800	0100			
Thur	0800	0100	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Fri	0800	0200			
Sat	0800	0200	Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sun	0800	0000			

I

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 checked="" type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) Hot food and drink menu		
Mon	2300	0100			
Tue	2300	0100			
			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Wed	2300	0100			
Thur	2300	0100			
			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)		
Fri	2300	0200			
Sat	2300	0200			
Sun	2300	0000			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input type="checkbox"/>			
				Off the premises	<input type="checkbox"/>			
				Both	<input checked="" type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)					
Mon	0800	0100						
Tue	0800	0100						
Wed	0800	0100						
Thur	0800	0100				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	0800	0200						
Sat	0800	0200						
Sun	0800	0000						

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

Name Darren Townsend	
Address 11 Russet Close St Ives Cambridgeshire	
Postcode	PE27 3NN
Personal licence number (if known) SGC/SGC042209	
Issuing licensing authority (if known) South Gloucestershire Council	

K

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

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	0000	0000	
Tue	0000	0000	
Wed	0000	0000	
Thur	0000	0000	
Fri	0000	0000	
Sat	0000	0000	
Sun	0000	0000	
<u>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</u> (please read guidance note 5)			
The premises are open 24 hours a day, 7 days a week and therefore residents of hotel/conference facilities are to be permitted to drink alcohol at any time during those times.			

M Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

These premises already have a Premises Licence (No: 10/00287/LQN) and it is De Vere Venues intention to continue to run the premises to the same high standards.

b) The prevention of crime and disorder

There is, and continues to be, 24 hour security at the premises.

Acceptable forms of identification are (but not limited to) PASS approved proof of age cards, valid passport and photocard driving licence.

All Staff are trained in under age sale prevention.

c) Public safety

Staff are fully trained in evacuation procedures.

Prior to installing any temporary structure the licensee will carry out an appropriate risk assessment.

There shall be an internal night team to supervise the premises and its grounds - both inside and outside.

Company staff training shall be given to all staff and there shall be specific first aid personnel and fire safety wardens.

There shall be an escalation/incident policy at the premises.

d) The prevention of public nuisance

Residents and non-residents attending the premises shall be encouraged to limit any noise when leaving the site or arriving on site late at night.

The premises licence holder will take measures to reduce music and noise (including low frequency noise), which is likely to cause disturbance or annoyance to the occupants of neighbouring residential properties.

Premises doors and windows serving rooms or areas where amplified music or speech is provided shall be kept shut after 2100 hours to prevent noise breakout.

e) The protection of children from harm

Where under 18s are attending the premises they will be accompanied by an adult at all times.

Acceptable forms of identification are (but not limited to) PASS approved proof of age cards, valid passport and photocard driving licence.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- I have enclosed the plan of the premises.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- I understand that I must now advertise my application.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent (see guidance note 11).
If signing on behalf of the applicant, please state in what capacity.

Signature	<i>DLS Licensing Ltd.</i>
Date	<i>25th June 2014</i>
Capacity	Agent for the Applicant.

For joint applications, signature of 2nd applicant 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 postal address for correspondence associated with this application (please read guidance note 13)			
Hills Licensing Limited 3 Vale Rise			
Post town	Chesham	Postcode	HP5 2BG
Telephone number (if any)	07891 526110		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) sally@hillslicensing.co.uk			

Notes for Guidance

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 the 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 the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. 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 or 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, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Consent of individual to being specified as premises supervisor

Darren Townsend

I
[full name of prospective premises supervisor]

of

11 Russet Close
St Ives
Cambridge
PE27 3NN

.....
[home address of prospective premises supervisor]

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Application for new Premises Licence

.....
[type of application]

by

De Vere Venues Group Limited

.....
[name of applicant]

relating to a premises licence

~~000000~~
[number of existing licence, if any]

for

De Vere Venues
Wokefield Park
Goodboys Lane
Mortimer
Reading
RG7 3AH

.....
[name and address of premises to which the application relates]

and any premises licence to be granted or varied in respect of this application made by

De Vere Venues Group Limited

[name of applicant]

concerning the supply of alcohol at

De Vere Venues
Wokefield Park
Goodboys Lane
Mortimer
Reading
RG7 3AH

[name and address of premises to which application relates]

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

SGC/SGC042209

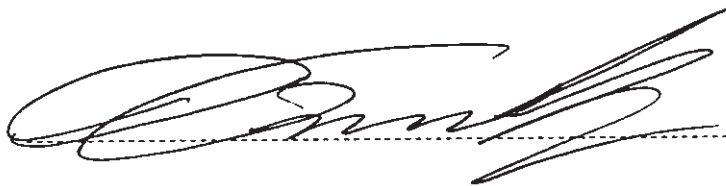
[insert personal licence number, if any]

Personal licence issuing authority

South Gloucestershire

[insert name and address and telephone number of personal licence issuing authority, if any]

Signed



Name (please print)

DARRAN TOWNSEND

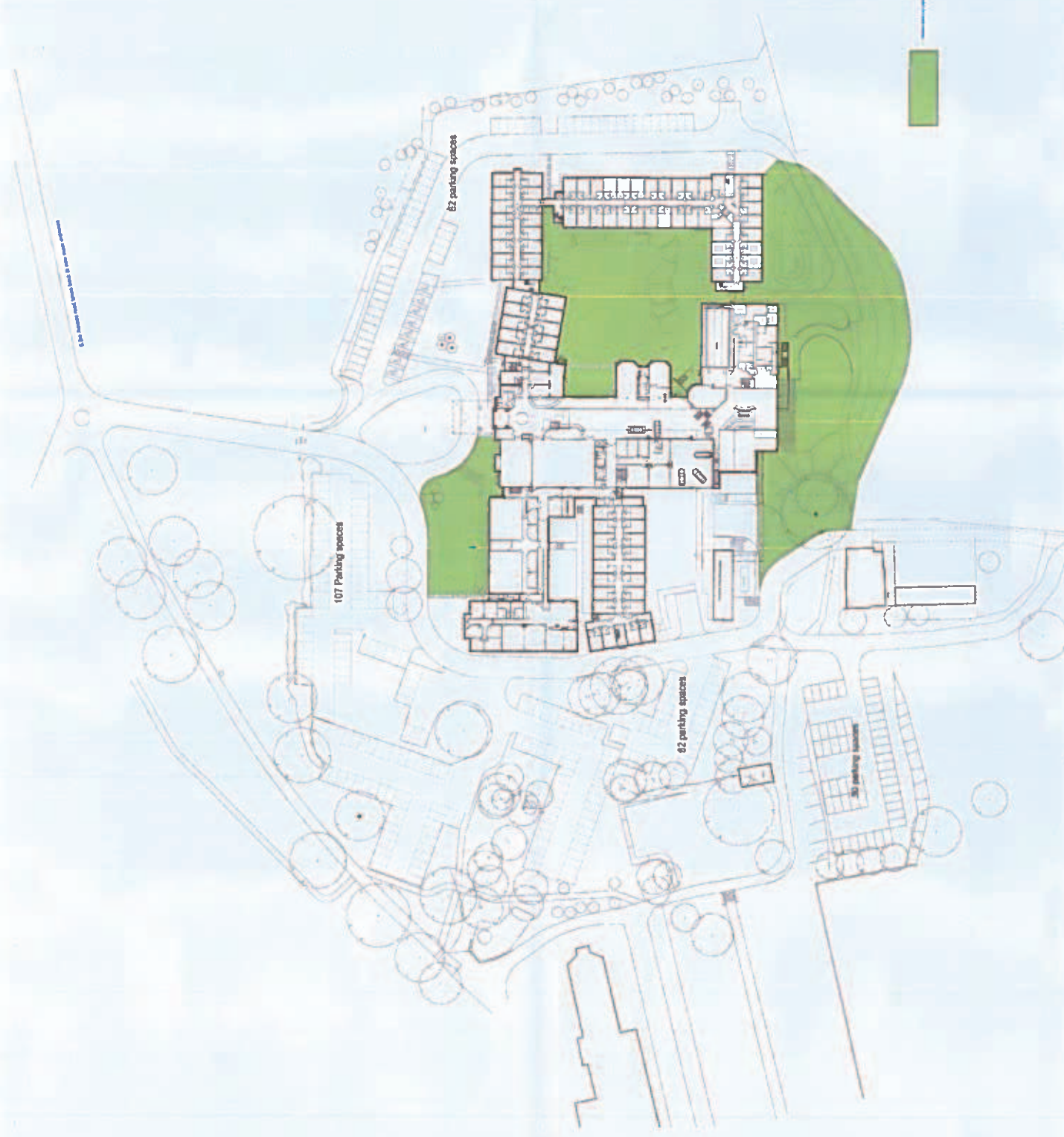
Date

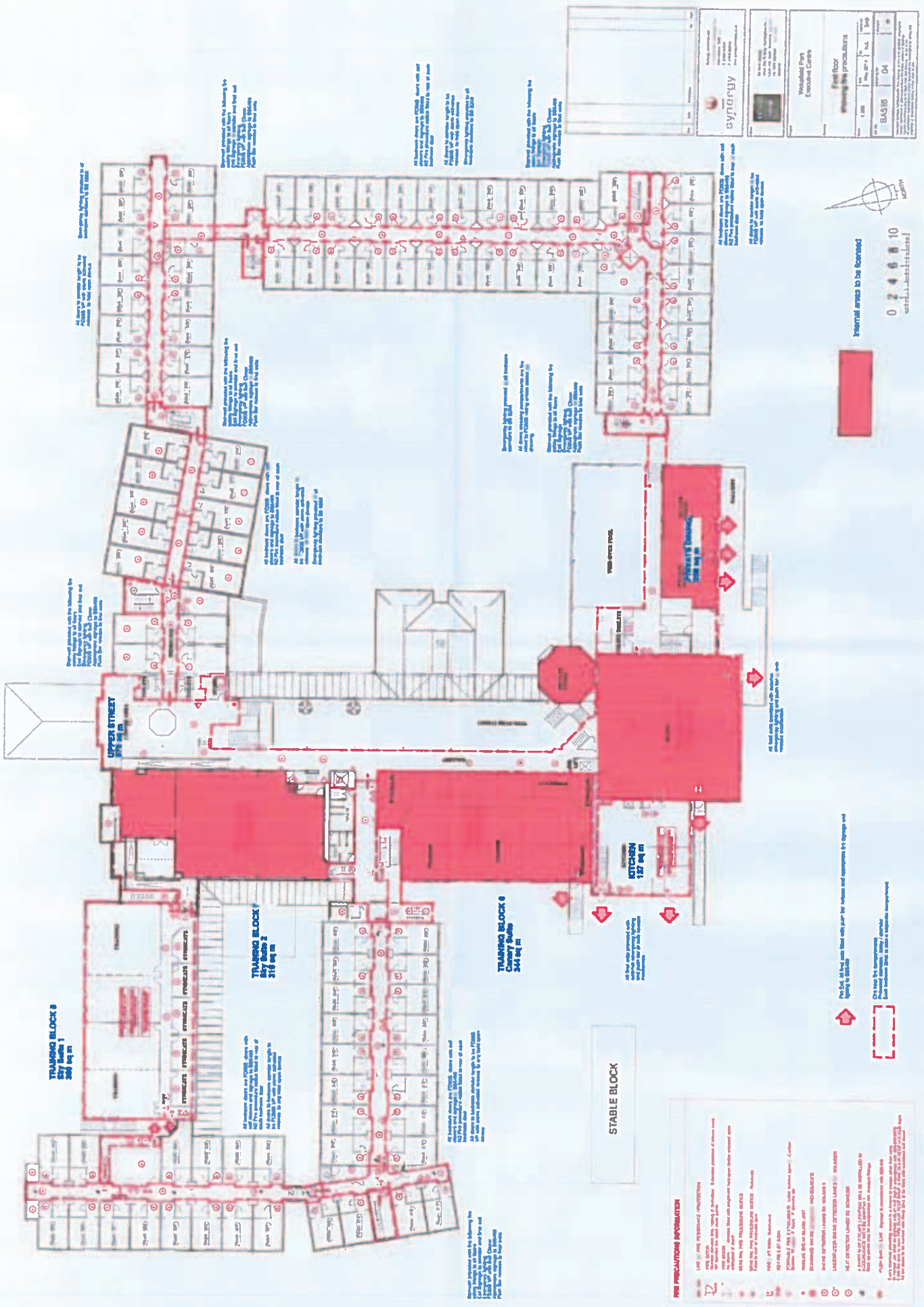
23/6/14





<p>synergy 11 South Park, Luton LU1 3JH Tel: 01582 561111 www.synergypark.co.uk</p>		<p>Project No: 1000 Date: July 2014 Scale: 1:500 Drawn by: GJ Checked by: [blank] Date: [blank]</p>
<p>Waterfield Park</p>		<p>Waterfield Park Luton LU1 3JH Tel: 01582 561111 www.synergypark.co.uk</p>
<p>Waterfield Essex site plan</p>		
<p>Scale: 1:500 Date: July 2014 Scale: 1:500 Drawn by: GJ Checked by: [blank] Date: [blank]</p>		
<p>Site No: BAS10 Date: 02/14</p>		
<p><small>Copyright Reserved. All Rights Reserved. This drawing is the property of Synergy Park and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Synergy Park. All other rights reserved.</small></p>		





- FIRE PRECAUTIONS INFORMATION**
- 1. FIRE - Fire extinguishers are provided in all rooms.
 - 2. FIRE - Fire doors are provided in all rooms.
 - 3. FIRE - Fire doors are provided in all rooms.
 - 4. FIRE - Fire doors are provided in all rooms.
 - 5. FIRE - Fire doors are provided in all rooms.
 - 6. FIRE - Fire doors are provided in all rooms.
 - 7. FIRE - Fire doors are provided in all rooms.
 - 8. FIRE - Fire doors are provided in all rooms.
 - 9. FIRE - Fire doors are provided in all rooms.
 - 10. FIRE - Fire doors are provided in all rooms.

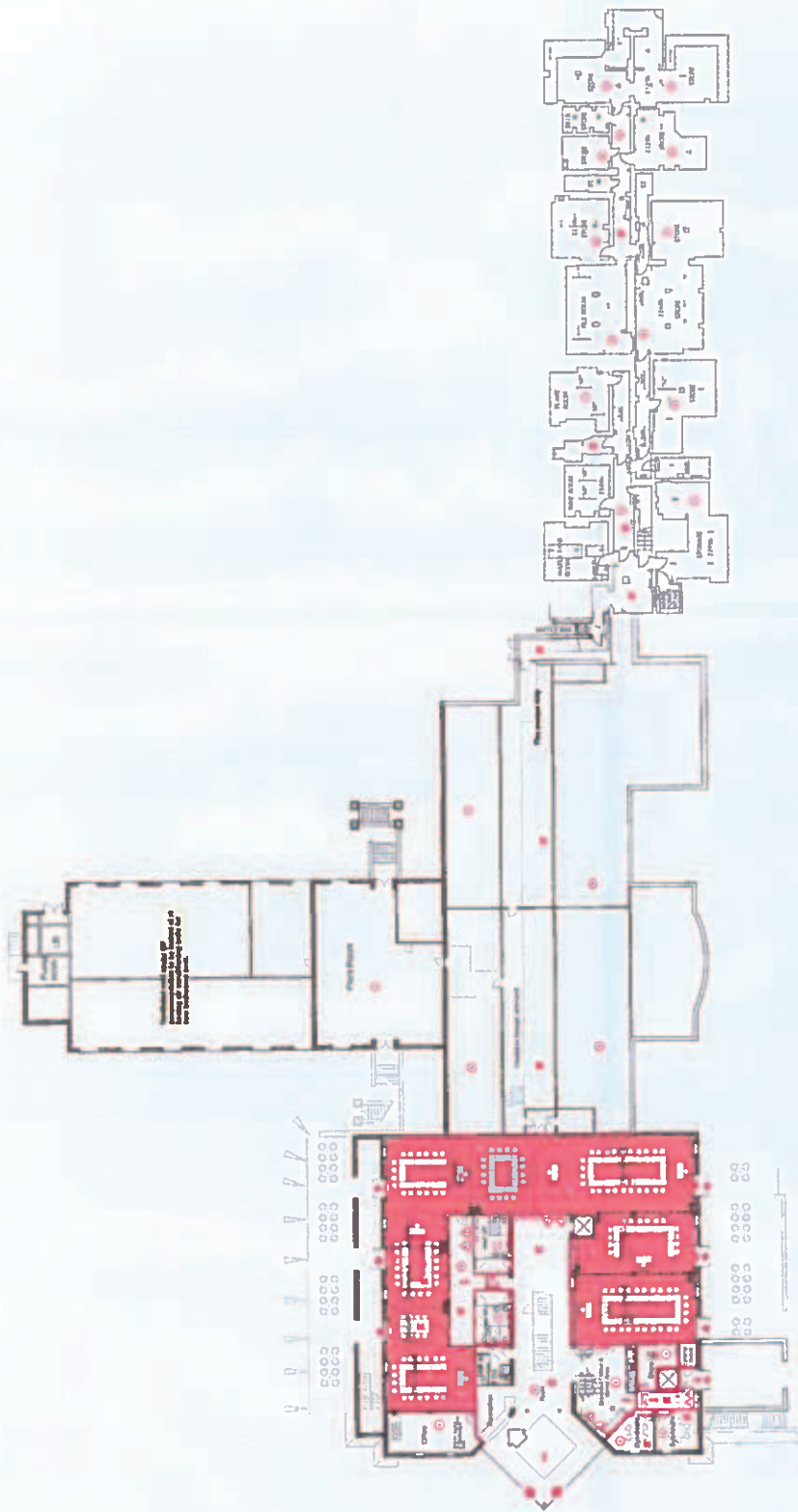
0 2 4 6 8 10
 METERS

esby's

Working Part
 Executive Centre

First floor
 Showing fire precautions

Scale: 1:1000
 Date: 04/04/10

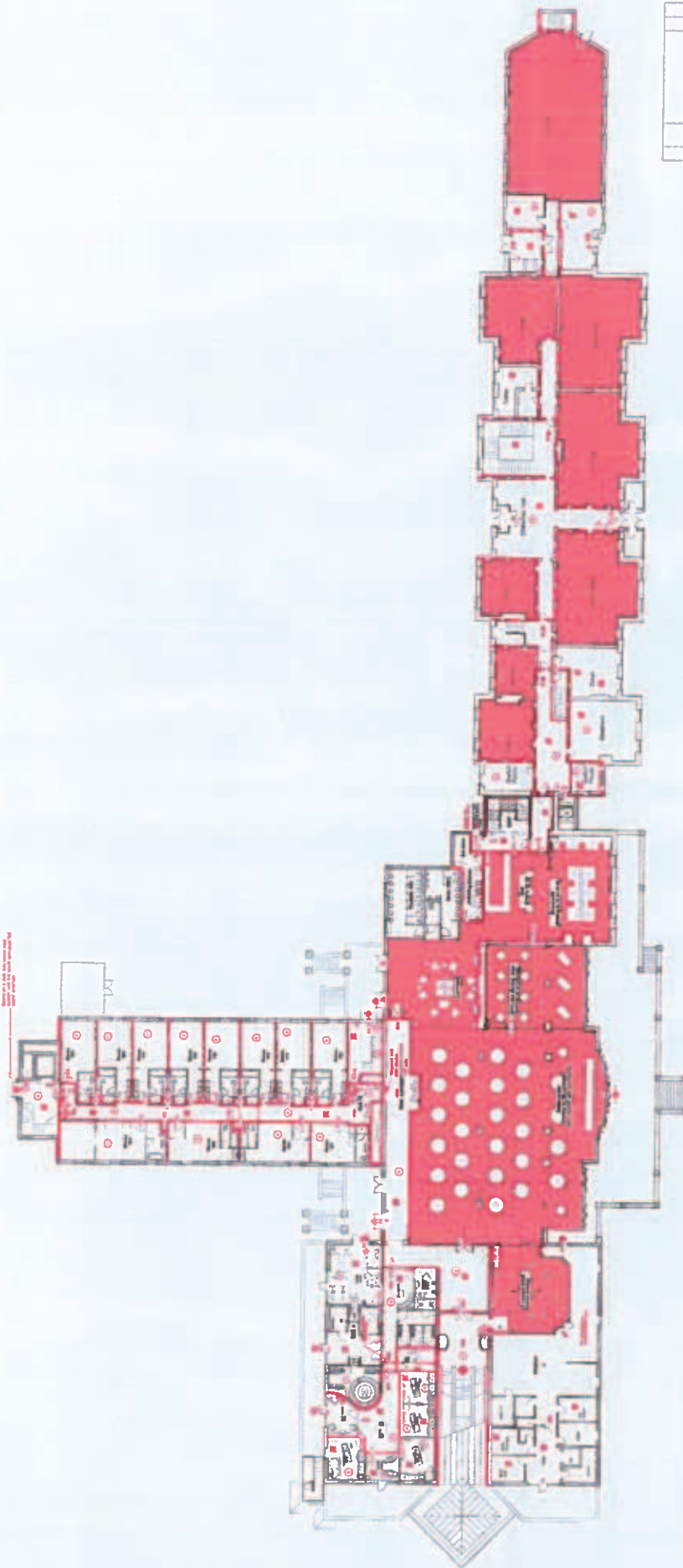


- PLAN SYMBOLS EXPLANATION**
- 1. All fire alarm devices (pull stations, smoke detectors, etc.) are shown in red.
 - 2. Fire alarm control panel (FACP) is shown in red.
 - 3. Fire alarm control panel (FACP) is shown in red.
 - 4. Fire alarm control panel (FACP) is shown in red.
 - 5. Fire alarm control panel (FACP) is shown in red.
 - 6. Fire alarm control panel (FACP) is shown in red.
 - 7. Fire alarm control panel (FACP) is shown in red.
 - 8. Fire alarm control panel (FACP) is shown in red.
 - 9. Fire alarm control panel (FACP) is shown in red.
 - 10. Fire alarm control panel (FACP) is shown in red.

Interval areas to be surveyed



SYNERGY Energy Management Solutions 10000 W. Center Blvd., Suite 100 Denver, CO 80231 Phone: 303.733.1100 Fax: 303.733.1101 Email: sales@synergyenergy.com	
Windsield Park Management House Location: 10000 W. Center Blvd., Suite 100 Denver, CO 80231 Date: 1/2018 Drawn by: [Name] Checked by: [Name]	
Project No: SAS18-03 Scale: 1/4" = 1'-0" Date: 1/2018	



PROJEKCIJA OŠETLJIVOSTI

1. List of fire suppression systems
 2. Fire suppression systems in the building
 3. Fire suppression systems in the building
 4. Fire suppression systems in the building
 5. Fire suppression systems in the building
 6. Fire suppression systems in the building
 7. Fire suppression systems in the building
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1. Fire suppression systems in the building
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 9. Fire suppression systems in the building
 10. Fire suppression systems in the building

Inertial masses to be suppressed



0 2 4 6 8 10

WOODBRIDGE PARK MURRAY HILLS City of Newcastle showing fire production	
Project No: SAS16 Date: 07	Scale: 1:500 Drawing No: 07

Jo Watt (Democratic and Electoral Services)

From: Chris Faulkner [ChrisF@cnect2.com]
Sent: 21 July 2014 23:17
To: Sharon Gavin
Subject: <v9_SmartSaved/> Ref No: 14/01060/LQN - Objection
Categories: SmartSaved
SmartSaved: WBCOPENTLAPP_U343_D22_N217784

Dear Madam,

I wish to add a formal objection to the Proposal: New Premises Licence to replace existing Licence at Premises: Wokefield Park Ref No: 14/01060/LQN.

We note that the new premises licence application is requesting additional hours to play amplified sound anywhere on the site at times significantly extended to the existing licence.

I live around ½ mile from the premises. The current levels of nuisance experienced are absolutely enough. I can put up with the music and traffic emanating from the site up until 12pm midnight during the week and 1am on Saturday morning followed by the traffic leaving the site. On the occasions they have had marquee events on the site the noise is substantial. Ensuring the doors are shut on the tent does not appear to have much effect on the noise levels. The noise does keep us awake until the event is finished. That constant base beat it too much to sleep through.

I really must protest against allowing this premises to erode further the rest time that simple human beings require in order to operate effectively.

By allowing this change in hours you would be potentially allowing me a maximum of 12 hours sleep from 8am Friday morning to 12pm Sunday night 52 weeks per year and subjecting me to loud noise all weekend from 8am in the morning to 2am in the morning. I may appear grumpy now, I am certain this will not help that situation! In the words of a famous tennis player "You cannot be serious"

The present hours are enough and the outdoor/marquee events must be limited to a low number and finish at a reasonable time – certainly not 2am. Reading Festival occurs one weekend per year. Would Reading BC licence Reading Festival event every weekend of the year? I think not.

I would appreciate it if you would also remind Wokefield Park of the law pertaining to the use of fireworks after 11pm.

I am not a killjoy but enough is enough. As far as I am concerned they can drink alcohol all night in the building complex when staying there but the noise is not on.

I know we are not the only people affected.

It should be advertised in the same way planning permissions are publicised with the same orange notices, letters to close neighbours and a requirement for the Parish Council to comment. The lame attempt to display the application at the site looks purposely obstructive.

Yours Faithfully

Chris Faulkner
Keepers Cottage

Goodboys Lane
Mortimer
RG7 3AH

The NHS recommend the following sleep times

- 7 years
 - night time: 10.5 hours
- 8 years
 - night time: 10.25 hours
- 9 years
 - night time: 10 hours
- 10 years
 - night time: 9.75 hours
- 11 years
 - night time: 9.5 hours
- 12 years
 - night time: 9.25 hours
- 13 years
 - night time: 9.25 hours
- 14 years
 - night time: 9 hours
- 15 years
 - night time: 8.75 hours
- 16 years
 - night time: 8.5 hours

They have enough

Chris Faulkner
Managing Director
Kersten (UK) Ltd

Progress House
39 Boulton Road
Reading
RG2 0NH

Tel 0118 986 9253

We are constantly updating our websites, please look here for latest information.



Tel 0044 (0)118 9869253
Fax 0044 (0)118 9311115 ChrisF@cnect2.com

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Jo Watt (Democratic and Electoral Services)

From: Ferguson, Gavin [Gavin.Ferguson@centrica.co.uk]**Sent:** 23 July 2014 12:44**To:** Sharon Gavin**Subject:** Wokefield Park licencing hours.

Dear Madam,

I very much appreciate the opportunity to comment on Wokefield Park's proposal to lengthen their licencing hours.

I do urge the Licencing Committee to reject this application on the grounds of "prevention of public nuisance".

Whilst from Wokefield Park it may appear that they do not have neighbours who would be inconvenienced by noise, they do. They have neighbours who currently do suffer the effects of public nuisance from the site, this proposal would only serve to increase that nuisance still further and would be likely to lead to discord between the management at Wokefield and some of their neighbours.

Interestingly, I met with Dave Langcake (Operations Manager at Wokefield Park) last week (1200hrs 19th July 2014) to discuss some neighbours ongoing issues around noise from events, he did not mention that the site was asking to increase their hours and the likelihood of an increase the public nuisance caused.

Yours sincerely,

Gavin Ferguson
 Kenmuir House
 Mortimer Lane
 Mortimer
 Reading, RG7 3AJ

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Jo Watt (Democratic and Electoral Services)

From: SharkDeb@aol.com
Sent: 23 July 2014 01:52
To: Licensing
Subject: 1401060-LQN - Wokefield Park License Application

Dear sir,

We would like to object to the Wokefield Park license application which applies to extend the current alcohol & entertainment hours.

We already suffer considerable traffic down Goodboys Lane late at night from Wokefield Park & this will only extend later into the early hours if this application is approved.

We also hear considerable noise from fireworks on a regular basis - will this license also extend the hours in which fireworks can be let off?

We feel that the existing license hours are more than sufficient as they already extend to 01:00 in the morning. There is already significant traffic leaving the site after this time so extending the hours to 02:00 will see traffic leaving the venue up to 02:30+ which is unreasonable for local residents.

Kind regards,

Debbie & Andy Fisher

Bramble Cottage
Goodboys Lane
Grazeley Green

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Jo Watt (Democratic and Electoral Services)

From: Susan Rockhill [srockhill@btinternet.com]
Sent: 22 July 2014 21:23
To: Licensing
Subject: New premises licence application at Wokefield Park

Dear Sirs

We are writing to you with regards to the new premises application at Wokefield Park

As one of the closest residents of this establishment we would like to register our concern at the intention to both increase licensing & entertainment hours .

The level of noise has noticeably increased over the last couple of years from Wokefield Park and as we live in a rural area this is not something that you would expect.

Our concern is also the increased level of traffic that would be generated from this change in licensing & entertainment.

There is very little ambient noise in the local area of Wokefield & Grazely and any additional music or revellers would be much more noticeable late at night.

Wokefield park has successfully traded over many years under the current licence agreement and any extension would only be to the detriment of local residents without providing any benefits apart from to the corporate company that owns the establishment

We would ask that you reject this application on the basis of the unsociable & disruptive effect it would have on the local residents

Yours sincerely

Sue & Keith Rockhill

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