# Notice of Meeting

# Licensing Sub-Committee



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Thursday, 4th April, 2019 at 10.00 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, 27 March 2019

# 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 Moira Fraser / Maria Legge.

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

The Swan, High Street, Streatley, Reading, Berkshire, RG8 9HR



# Agenda - Licensing Sub-Committee to be held on Thursday, 4 April 2019 (continued)

**To:** Councillors Jeff Beck, Paul Bryant and James Cole (Chairman)

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. 19/00225/LQN - The Swan, High Street, Streatley, 3 - 134

Reading, Berkshire, RG8 9HR

**Proposal:** Application for a Premise Licence

Location: The Swan, High Street, Streatley, Reading, Berkshire, RG8

9HR

**Applicant:** Rare Bird Hotels Limited

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.



26 FEB 2019

Agenda Item 2(1)

RIU 22 WS 00945557 £635-00

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

# PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We	Rare B	ird Hotels Limited				
apply descr	for a place	premises licence under section Part 1 below (the premises)	and I/we are	makin	g this applica	tion to you as the
Part	Invert name(s) of applicant)   Invert name(s) of applicant)					
The	Swan	at Streatley	nance survey	тар ге	ference or des	cription
						ription  RG8 9HR  as appropriate ete section (A) ete section (B)
Pos	t town	Streatley			Postcode	RG8 9HR
Tele	phone	number at premises (if any)				
Non	-domes	tic rateable value of premises	£174250			
Part 2	2 - App	licant details				
Please	e state v	whether you are applying for a	premises licen	ce as	Please tic	k as appropriate
a)	an in	dividual or individuals *			please comp	lete section (A)
b)	a per	son other than an individual *				
			ability	$\boxtimes$	please comp	lete section (B)
	ii	as a partnership (other than lim	ited		please comp	lete section (B)
			on or		please comp	lete section (B)
	iv	other (for example a statutory of	corporation)		please comp	lete section (B)
c)	a rec	ognised club			please comp	lete section (B)
d)	a cha	rity			please comp	lete section (B)

e)	the proprietor of an educational establishmen	nt		please comp	lete section (B)
f)	a health service body			please comp	lete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of a independent hospital in Wales			please comp	lete section (B)
ga)	a person who is registered under Chapter 2 o Part 1 of the Health and Social Care Act 2006 (within the meaning of that Part) in an independent hospital in England			please comp	lete section (B)
h)	the chief officer of police of a police force in England and Wales	1		please comp	lete section (B)
	ou are applying as a person described in (a) or below):	r (b) pl	ease (	confirm (by ti	cking yes to one
prem	carrying on or proposing to carry on a busines ises for licensable activities; or	s whic	h inv	olves the use	of the
I am	making the application pursuant to a				
	statutory function or a function discharged by virtue of Her Maje	etu'e n	rerog	ative	
	a function discharged by virtue of the total	,5ty 5 p	,,,,,,,	,	
(A) IN	IDIVIDUAL APPLICANTS (fill in as application)	able)			
Mr	☐ Mrs ☐ Miss ☐ Ms			er Title (for mple, Rev)	
		irst na	exa		
Surr			exa		ç yes
Surr	name F		exa	mple, Rev)	ς yes
Surr	e of birth 1 am 18 years old		exa	mple, Rev)	¢ yes
Surr Date Nati	e of birth 1 am 18 years old		exa	mple, Rev)	k yes
Surr Date Nati	e of birth		exa	mple, Rev)	c yes
Date Nati	e of birth		exa	mple, Rev)	c yes
Surr Date Nati Curr addr prem	e of birth  I am 18 years old  onality  ent residential ess if different from nises address		exa	Please tick	c yes
Date Nati  Curraddr pren  Post  Day  E-m (opt	e of birth  I am 18 years old  onality  ent residential ess if different from nises address  town	or ove	exames	Please tick	

# SECOND INDIVIDUAL APPLICANT (if applicable)

Mr Mrs	Miss M	Ms 🗌	Other Title (for example, Rev)				
Surname		First na	nmes				
Date of birth	I a	m 18 years old or	over Plea	use tick yes			
Nationality			-				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)							
Current residential address if different f premises address	îrom						
Post town			Postcode				
Daytime contact tel	lephone number						
E-mail address (optional)							
(B) OTHER APPLIC Please provide name give any registered n body corporate), ples	and registered add	e of a partnershi	p or other joint ve	enture (other than a			
Name Rare Bird Hotels Lir	mited						
Address 2nd Floor 47-57 Marylebone Lane, London, W1U 2NT							
Registered number (where applicable) 08258851							
	Description of applicant (for example, partnership, company, unincorporated association etc.) Private limited Company						

Tele	phone number (if any)	
E-ma	ail address (optional)	
Part 3	Operating Schedule	
Whe	n do you want the premises licence to start?	DD MM YYYY
	u wish the licence to be valid only for a limited period, n do you want it to end?	DD MM YYYY
The Follo	se give a general description of the premises (please read guidant premises is a hotel with associated restaurant, bars, event space, owing major refurbishment works at the premises, the application are to replace licence ref: 013241, incorporating the new licensals.	terraces and gardens.  n proposes a new premises
	000 or more people are expected to attend the premises at any ime, please state the number expected to attend.	
What	licensable activities do you intend to carry on from the premises	?
(pleas	se see sections 1 and 14 and Schedules 1 and 2 to the Licensing A	Act 2003)
Prov	vision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	$\boxtimes$
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)	$\boxtimes$
h)	anything of a similar description to that falling within (e), (f) or	r (g)

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

timings	rd days ar s (please r ce note 7)	read	Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	]
guidan	cc note 7,			Outdoors	
Day	Start	Finish		Both	
Mon		*** ***********************************	Please give further details here (please read gui	dance note 4)	
Tue		*********			
Wed			State any seasonal variations for performing p guidance note 5)	<u>lays</u> (please re	ad
Thur					
Fri		***************************************	Non standard timings. Where you intend to use for the performance of plays at different times the column on the left, please list (please read g	to those listed	l in
Sat					
Sun					

Films Standard days and timings (please read guidance note 7)		read	Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
		1	1	Outdoors		
Day	Start	Finish		Both		
Mon	0900	0200	Please give further details here (please read guidance note 4) Unrestricted for hotel residents and their bona fide guests.			
Tue	0900	0200	Hours for Outdoors Mon-Sat 09:00 to 00:00 Sun 12:00 to 23:00			
Wed	0900	0200	State any seasonal variations for the exhibition read guidance note 5)	of films (plea	ase	
Thur	0900	0200			- 11	
Fri	0900	0200	Non standard timings. Where you intend to use for the exhibition of films at different times to column on the left, please list (please read guida	those listed ir		
Sat	0900	0200	Licensable activities to be permitted: • from 06:30 to 01:00 on Christmas Day and Sund Bank Holiday Mondays		3	
Sun	0900	0000	<ul> <li>from 06:30 to 03:00 on Good Friday</li> <li>from the end of permitted hours on New Year's of permitted hours on New Year's Day.</li> </ul>	Eve until the	start	

Indoor sporting events Standard days and timings (please read guidance note 7)			Please give further details (please read guidance note 4)
Day	Start	Finish	/
Mon			
Tue			State any seasonal variations for indoor sporting events (please read guidance note 5)
Wed			
Thur			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 6)
Fri			
Sat			
Sun			

enterta	or wres inments rd days a		Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
timings	s (please i ce note 7	read		Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read gui	dance note 4)	шп
Tue					
Wed			State any seasonal variations for boxing or wrong entertainment (please read guidance note 5)	estling	
Thur					
Fri		/	Non standard timings. Where you intend to us for boxing or wrestling entertainment at differ listed in the column on the left, please list (please	ent times to th	<u>iose</u>
Sat			note 6)		
Sun					

Standa	Live music Standard days and timings (please read		Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
guidance note 7)			(pieuse read guidanee note 3)	Outdoors		
Day	Start	Finish		Both		
Mon	0900	0200	Please give further details here (please read guidance note 4) Unrestricted for hotel residents and their bona fide guests.			
Tue	0900	0200	Hours for Outdoors Mon-Sat 09:00 to 00:00 Sun 12:00 to 23:00			
Wed	0900	0200	State any seasonal variations for the performance of live music (please read guidance note 5)			
Thur	0900	0200				
Fri	0900	0200	Non standard timings. Where you intend to us for the performance of live music at different t listed in the column on the left, please list (please)	imes to those		
Sat	0900	0200	note 6) Licensable activities to be permitted: • from 06:30 to 01:00 on Christmas Day and Sund			
Sun	1200	2300	<ul> <li>Bank Holiday Mondays</li> <li>from 06:30 to 03:00 on Good Friday</li> <li>from the end of permitted hours on New Year's of permitted hours on New Year's Day.</li> </ul>	Eve until the	start	

Recorded music Standard days and timings (please read guidance note 7)		and read	Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors [	Ш
Day	Start	Finish		Both	
Mon	0630	0200	Please give further details here (please read gui Unrestricted for hotel residents and their bona fid	•	
Tue	0630	0200	Hours for Outdoors Mon-Sat 09:00 to 00:00 Sun 12:00 to 23:00		
Wed	0630	0200	State any seasonal variations for the playing of (please read guidance note 5)	Frecorded mu	ısic
Thur	0630	0200			
Fri	0630	0200	Non standard timings. Where you intend to use for the playing of recorded music at different to listed in the column on the left, please list (please)	imes to those	_
Sat	0630	0200	note 6) Licensable activities to be permitted:		
			from 06:30 to 01:00 on Christmas Day and Sund Bank Holiday Mondays	days preceding	;
Sun	0630	0100	<ul> <li>from 06:30 to 03:00 on Good Friday</li> <li>from the end of permitted hours on New Year's of permitted hours on New Year's Day.</li> </ul>	Eve until the s	start

Performances of dance Standard days and timings (please read		-	Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
timings (please read guidance note 7)			(produce route garantee rises 2)	Outdoors		
Day	Start	Finish		Both	$\boxtimes$	
Mon	0900	0200	Please give further details here (please read guidance note 4) Unrestricted for hotel residents and their bona fide guests.			
Tue	0900	0200	Hours for Outdoors Mon-Sat 09:00 to 00:00 Sun 12:00 to 23:00			
Wed	0900	0200	State any seasonal variations for the performance of dance (please read guidance note 5)			
Thur	0900	0200				
Fri	0900	0200	Non standard timings. Where you intend to use for the performance of dance at different time			
			the column on the left, please list (please read g			
Sat	0900	0200	Licensable activities to be permitted: • from 06:30 to 01:00 on Christmas Day and Sundays preceding Bank Holiday Mondays			
Sun	0900	0000	<ul> <li>from 06:30 to 03:00 on Good Friday</li> <li>from the end of permitted hours on New Year's of permitted hours on New Year's Day.</li> </ul>	Eve until the	start	

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainm providing	nent you will b	е
Day	Start	Finish	Will this entertainment take place indoors or	Indoors	
Mon	0900	0200	outdoors or both – please tick (please read guidance note 3)	Outdoors	
				Both	$\boxtimes$
Tue	0900	0200	<u>Please give further details here</u> (please read guidance note 4) Unrestricted for hotel residents and their bona fide guests.		
Wed	0900	0200	Hours for Outdoors Mon-Sat 09:00 to 00:00 Sun 12:00 to 23:00		
Thur	0900	0200	State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)		
Fri	0900	0200			
Sat	0900	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 guida Licensable activities to be permitted:	ŕ	
Sun	0900	0000	<ul> <li>from 06:30 to 01:00 on Christmas Day and Sund Bank Holiday Mondays</li> <li>from 06:30 to 03:00 on Good Friday</li> </ul>		
			• from the end of permitted hours on New Year's of permitted hours on New Year's Day.	Eve until the s	tart

Late night refreshment Standard days and			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors		
timings (please read guidance note 7)			preuse tiete (prouse rode gardance note 3)	Outdoors		
Day	Start	Finish		Both		
Mon	2300	0300	Please give further details here (please read guidance note 4) Unrestricted for hotel residents and their bona fide guests.			
Tue	2300	0300	Hours for Outdoors Mon-Sat 23:00 to 00:00			
Wed	2300	0300	State any seasonal variations for the provision of late night refreshment (please read guidance note 5)			
Thur	2300	0300				
Fri	2300	0300	Non standard timings. Where you intend to use for the provision of late night refreshment at dethose listed in the column on the left, please list	lifferent times		
Sat	2300	0300	guidance note 6) Licensable activities to be permitted: • from 06:30 to 01:00 on Christmas Day and Sundays preceding			
Sun	2300	0000	<ul> <li>Bank Holiday Mondays</li> <li>from 06:30 to 03:00 on Good Friday</li> <li>from the end of permitted hours on New Year's of permitted hours on New Year's Day.</li> </ul>	Eve until the	start	

Supply of alcohol Standard days and timings (please read			Will the supply of alcohol be for consumption — please tick (please read guidance note 8)	On the premises		
guidance note 7)			gardance note of	Off the premises		
Day	Start	Finish		Both	$\boxtimes$	
Mon 0630 0300		0300	State any seasonal variations for the supply of alcohol (please			
			read guidance note 5) Unrestricted for hotel residents and their bona fide	e guests.		
Tue	Tue 0630 0300					
Wed	0630	0300				
					-	
Thur	0630	0300	Non standard timings. Where you intend to us for the supply of alcohol at different times to the			
			column on the left, please list (please read guida		<u>ne</u>	
Fri	0630	0300	Licensable activities to be permitted: • from 06:30 to 01:00 on Christmas Day and Sund	davs preceding		
			Bank Holiday Mondays • from 06:30 to 03:00 on Good Friday	3-1		
Sat	0630	0300	• from the end of permitted hours on New Year's	Eve until the s	tart	
			of permitted hours on New Year's Day.			
Sun	0630	0000				

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name Michael Westenbrink
Date of birth
Address
Postcode Postcode
Personal licence number (if known)
P1114
Issuing licensing authority (if known)
Herefordshire District Council

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 9).

None.

# L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5) Unrestricted for hotel residents and their bona fide guests.
Day	Start	Finish	
Mon	0630	0300	
Tue	0630	0300	
Wed	0630	0300	
			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the
Thur	0630	0300	column on the left, please list (please read guidance note 6) Licensable activities to be permitted:
Fri			from 06:30 to 01:00 on Christmas Day and Sundays preceding Bank Holiday Mondays
l rn	0630	0300	• from 06:30 to 03:00 on Good Friday
			• from the end of permitted hours on New Year's Eve until the start
Sat	0630	0300	of permitted hours on New Year's Day.
S			
Sun	0630	0100	

# 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 10) Proposed Conditions (which replicate those attached to current premises licence 013241) 1. Number of persons permitted within the premises shall not exceed: Coppa Club Restaurant & Bar – 450 Events Space – 250 Hotel Bar – 75

- 2. The Public Entertainment Licence Conditions dated 1st of July 1992, in respect of places of Public Entertainment shall be deemed to be incorporated into this schedule and to form part of it, so far as the same are applicable to the licensed premises.
- 3. When persons in wheelchairs or other disabled persons are admitted to the premises the Licensee shall ensure that adequate measures are taken to enable such persons to evacuate the building in an emergency, in a manner safe and without undue delay and does not cause obstruction to other members of the public or employees using the premises.
- 4. The Appendix entitled Testing and Certification within the enclosed document should be complied with in its entirety with checks and inspections being carried out by the appropriate person at the required times and such log entries as are specified being made. All logs, inspection certificates or documentation shall be available for inspection by any authorised officer of the Council, Fire Brigade or Police at their request.
- 5. All escape doors are to be kept free of fastenings at all times the premises are being used for licensed events.
- 6. All escape routs are to be kept free of obstruction at all times.

Please refer to box a	f crime and disorder  a) above.		-		 Ш
) Public safety		15	1 1	7	
Please refer to box a	ı) above.	<del>-</del>			ше

Please refer to box a) above.	
e) The protection of children from harm	
Please refer to box a) above.	
Checklist:  Please tick to indicate ag	reement
<ul> <li>I have made or enclosed payment of the fee. NB – To follow by phone</li> <li>I have enclosed the plan of the premises.</li> </ul>	
<ul> <li>I have sent copies of this application and the plan to responsible authorities and others where applicable. – NB electronic submission LA to serve RAs</li> </ul>	
<ul> <li>I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.</li> </ul>	
<ul> <li>I understand that I must now advertise my application.</li> </ul>	$\boxtimes$
<ul> <li>I understand that if I do not comply with the above requirements my application to be rejected.</li> <li>[Applicable to all individual applicants, including those in a partnership which is a limited liability partnership, but not companies or limited liability partnerships] have included documents demonstrating my entitlement to work in the United</li> </ul>	not
Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

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

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

# Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.

Declaration	<ul> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> </ul>
	The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	
Date	26/02/2019
Capacity	Solicitors on behalf of the applicant

For joint applications, signature of  $2^{nd}$  applicant or  $2^{nd}$  applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

Signature		
Date		
Capacity		

with this app Thomas & T	Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Thomas & Thomas Partners 38A Monmouth Street				
Post town	London		Postcode	WC2H 9EP	
Telephone number (if any) 02070420410					
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) acatlin@tandtp.com					

# **Notes for Guidance**

- 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. In terms of specific regulated entertainments please note that:
  - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
  - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
  - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
  - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
  - Live music: no licence permission is required for:
    - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
    - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
    - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
- 3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- 4. 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.
- 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
- 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- 7. 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.
- 8. 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'.
- 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.

- 10. Please list here steps you will take to promote all four licensing objectives together.
- 11. The application form must be signed.
- 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
- 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
- 14. This is the address which we shall use to correspond with you about this application.
- 15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

# Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport
  as the child of the holder, is a British citizen or a citizen of the UK and Colonies
  having the right of abode in the UK [please see note below about which sections of the
  passport to copy].
- An expired or current passport or national identity card showing the holder, or a
  person named in the passport as the child of the holder, is a national of a European
  Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration
  control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or
  has no time limit on their stay in the UK.

- A current Immigration Status Document issued by the Home Office to the holder
  with an endorsement indicating that the named person is allowed to stay indefinitely
  in the UK or has no time limit on their stay in the UK, when produced in
  combination with an official document giving the person's permanent National
  Insurance number and their name issued by a Government agency or a previous
  employer.
- A birth or adoption certificate issued in the UK, when produced in combination
  with an official document giving the person's permanent National Insurance number
  and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and
  is currently allowed to work and is not subject to a condition preventing the holder
  from doing work relating to the carrying on of a licensable activity.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a
  national of a European Economic Area state or Switzerland but who is a family
  member of such a national or who has derivative rights or residence.
- A current Immigration Status Document containing a photograph issued by the
  Home Office to the holder with an endorsement indicating that the named person may
  stay in the UK, and is allowed to work and is not subject to a condition preventing the
  holder from doing work relating to the carrying on of a licensable activity when
  produced in combination with an official document giving the person's permanent
  National Insurance number and their name issued by a Government agency or a
  previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office
  under regulation 18(3) or 20(2) of the Immigration (European Economic Area)
   Regulations 2016, to a person who is not a national of a European Economic Area state
  or Switzerland but who is a family member of such a national or who has derivative
  rights of residence.

- Reasonable evidence that the person has an outstanding application to vary their
  permission to be in the UK with the Home Office such as the Home Office
  acknowledgement letter or proof of postage evidence, or reasonable evidence that the
  person has an appeal or administrative review pending on an immigration decision,
  such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic
   Area state or Switzerland but who is a family member of such a national or who has
   derivative rights of residence in exercising treaty rights in the UK including:
  - o evidence of the applicant's own identity such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

#### Home Office online right to work checking service

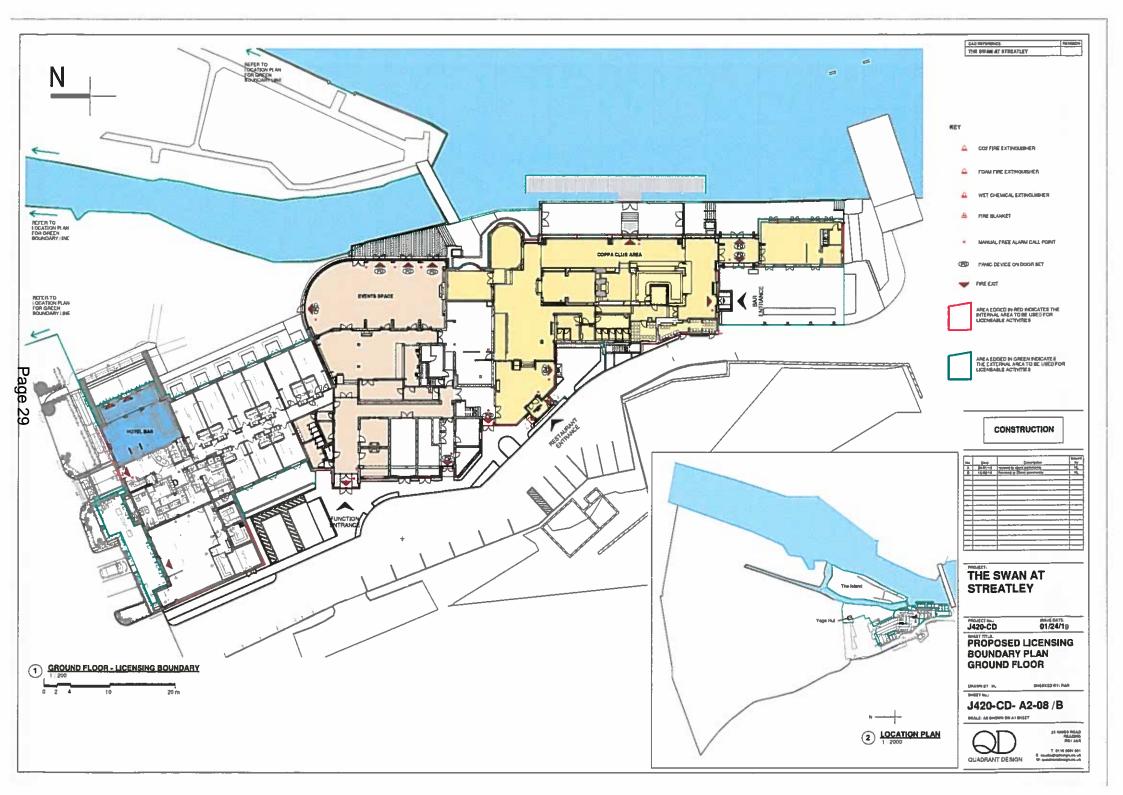
As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <a href="https://www.gov.uk/prove-right-to-work">https://www.gov.uk/prove-right-to-work</a>) which, along with the

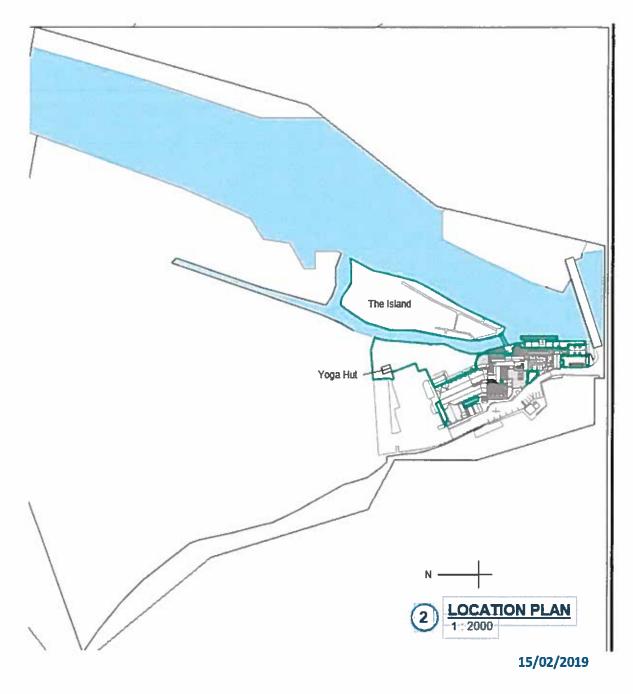
applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.



# THE SWAN AT STREATLEY - OVERVIEW LOCATION PLAN



# Consent of individual to being specified as premises supervisor

Michael Geuchien Westen	brink
l [full name of prospective	premises supervisor]
of	
[home address of prospective p	remises supervisor]
Date of birth	of birth:
hereby confirm that I give my co	onsent to be specified as the designated premises supervisor
new premises licence	
[type of application]	
by	
Rare Bird Hotels Limited	
[name of applicant]	
	ТВС
relating to a premises licence	[number of existing licence, if any]
for	
The Swan at Streatley High Street Streatley Reading	
RG8 9HR [name and address of premises t	o which the application relates!

and any premises licence	e to be granted or varied in respect of this application made by
Rare Bird Hotels Limited	
[name of applicant]	***************************************
concerning the supply o	falcohol at
The Swan at Streatley High Street Streatley Reading RG8 9HR	
[name and address of p	remises to which application relates]
	entitled to work in the United Kingdom and am applying for, intend to ld a personal licence, details of which I set out below.
Personal licence number	
P1114	
[insert personal licence n	umber, if any]
Personal licence issuing	authority
Herefordshire District Co	puncil
[insert name and addres:	s and telephone number of personal licence issuing authority, if any]
Signed	
Name (please print)	Michael Westenbrink
Date	25/02/2019

# West Berkshire District Council

Culture And Environmental Protection, Environmental Health & Licensing, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

Tel: (01635) 519184 Fax (01635) 519172

# Licensing Act 2003 Premises Licence

Uniform Ref: 15/01820/LQN

Premises licence number 013241

# Part 1 - Premises details

# Postal address of premises, or if none, ordnance survey map reference or description

Swan At Streatley

High Street, Streatley, Reading, Berkshire, RG8 9HR

# Licensable activities authorised by the licence

Performance of Live Music Recorded Music Performance of Dance Other Similar Entertainment Supply of Alcohol

# The times the licence authorises the carrying out of licensable activities

# **Performance of Live Music**

Monday to Saturday: 09:00 to 02:00

Sunday: 12:00 to 23:00

Activity will take place Indoors/Outdoors: Indoors

#### **Recorded Music**

Monday to Saturday: 09:00 to 02:00

Sunday: 12:00 to 23:00

Activity will take place Indoors/Outdoors: Indoors

# **Performance of Dance**

Monday to Saturday: 09:00 to 02:00

Sunday: 12:00 to 23:00

Activity will take place Indoors/Outdoors: Indoors

**Other Similar Entertainment** 

Monday to Saturday: 09:00 to 02:00

Sunday: 12:00 to 23:00

Activity will take place Indoors/Outdoors: Indoors

**Supply of Alcohol** 

Monday to Saturday: 11:00 to 23:00

Sunday: 12:00 to 22:30

Alcohol On/Off Premises: Both

Further Details: Residents and their Bona Fide guests 24 hours 7 days a week

Seasonal Variations:

Good Friday: 12:00 to 22:30

Christmas Day: 12:00 to 15:00 and 19:00 to 22:30

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

On /Off Sales: BOTH

# The opening hours of the premises

Monday to Saturday: 09:00 to 02:00

Sunday: 12:00 to 23:00

#### Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence

Rare Bird Hotels Limited 54 Baker Street, 3rd Floor, Watson House, London, W1U 7BU

Registered number of holder, for example company number, charity number (where applicable)

08258851

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Mr Michael Geuchien Westenbrink

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol

P1114 Herefordshire District Council

Date: 05th January 2016 Signed:

**Authorised Officer** 

Licence Granted 06/01/2006 Transfer of licence 05/11/2012 Transfer of licence 10/12/2012 DPS variation 22/11/2013 DPS variation 11/03/2015 DPS variation 19/06/2015 DPS variation 21/10/2015 Variation granted 26/12/2015

# **Annex 1 - Mandatory conditions**

# **Premises - Supply of Alcohol**

- 1. No supply of alcohol may be made under the premises licence
  - a) at a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- 2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

# The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014 (in force 1 October 2014)

3.

- 1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- 2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises
  - a) games or other activities which require or encourage, or are designed to require or encourage, individuals to
    - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - ii. drink as much alcohol as possible (whether within a time limit or otherwise);
  - b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - c) provision of free or discounted alcohol or any other thing as a prize to encourage
    or reward the purchase and consumption of alcohol over a period of 24 hours or
    less in a manner which carries a significant risk of undermining a licensing
    objective;
  - d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
  - e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5.

- (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either
  - a) a holographic mark, or
  - b) an ultraviolet feature.
- 6. The responsible person must ensure that
  - a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures
    - i. beer or cider: ½ pint;
    - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - iii. still wine in a glass: 125 ml;
  - b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available."

7.

- (1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- (2) For the purposes of the condition set out in paragraph 1
  - a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
- b) "permitted price" is the price found by applying the formula -

$$P = D + (D \times V)$$

#### Where-

- (i) **P** is the permitted price,
- (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
  - (i) the holder of the premises licence,
  - (ii) the designated premises supervisor (if any) in respect of such a licence, or
  - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994
- (3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that subparagraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

(4)

- 1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- 2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

### Annex 2 - Conditions consistent with the operating Schedule dated 04/07/2005

The Public Entertainment Licence Conditions dated 1st of July 1992, in respect of places of Public Entertainment shall be deemed to be incorporated into this schedule and to form part of it, so far as the same are applicable to the licensed premises.

## **Permitted opening hours:**

09:00 to 02:00 hrs Monday to Saturday inclusive 12:00 to 23:00 hrs Sunday

### Number of persons on premises not to exceed:

Function Room: Seated at Tables 110 persons

Dancing 220 persons Composite Use 160 persons

Thames Room: Seated 35 persons

Standing 75 persons

When the partition is in place, the occupancy figure in the western end of the Function Room must not exceed 50 persons for any use.

Where the licensee uses door/security such persons must be licensed by the Security Industry Authority.

When persons in wheelchairs or other disabled persons are admitted to the premises the Licensee shall ensure that adequate measures are taken to enable such persons to evacuate the building in an emergency, in a manner which is safe and without undue delay and does not cause obstruction to other members of the public or employees using the premises.

The Appendix entitled Testing and Certification within the enclosed document should be complied within its entirety with checks and inspections being carried out by the appropriate person at the required times and such log entries as are specified being made. All logs, inspection certificates or documentation shall be available for inspection by any authorised officer of the council, Fire Brigade or Police at their request.

All escape doors are to be kept free of fastenings at all times the premises are being used for licensed events.

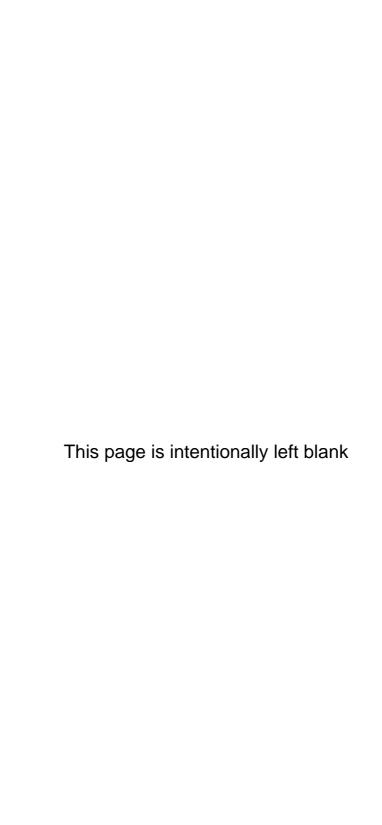
All escape routes are to be kept free of obstruction at all times.

All Category 2 Electrical items to be completed within 3 months from the date of issue of this licence.

## Annex 3 - Conditions attached after a hearing by the licensing authority

None

### Annex 4 - Plans as submitted 27/11/2015



To whom it may concern,

As you are aware we act for Rare Bird Hotels Ltd the owners and operators of The Swan at Streatley Hotel. Our clients have spoken to local residents and other representatives of the community and it has become clear that certain aspects of their application caused concerns.

In this regard therefore our clients have agreed to amend their application as follows:

- 1. provision of recorded music (indoors only) from 23:00 to 01:00 Monday to Sunday
- 2. provision of live music is to be deleted
- 3. provision of films, performance of dance and anything of a similar description from 09:00 to 01:00 Monday to Saturday and 09:00 to 00:00 Sunday
- 4. provision of late night refreshment from 23:00 to 01:00 Monday to Sunday
- 5. the sale by retail of alcohol from 09:00 to 01:00 Monday to Saturday and 09:00 to 00:00 Sunday

The seasonal variations, as set out in the application would remain as is and all licensable activities would be available 24 hours a day for hotel residents and their guests.

We will be contacting the individuals that contacted our clients informing them of the above amendments. We also confirm that the blue notices that advertise the application on site have been amended to show the above amendments.

If you have any queries arising please do not hesitate to contact me.

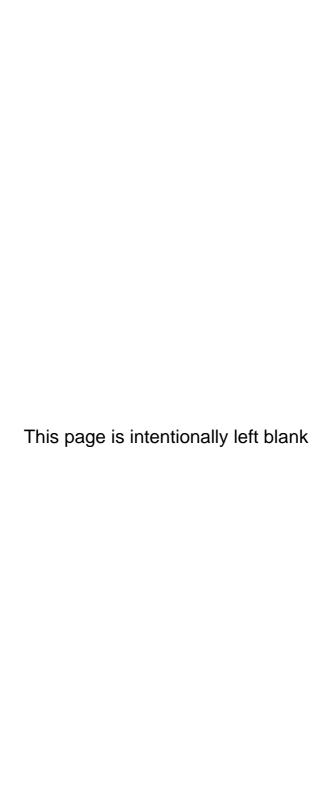
With kind regards

Amy

**Amy Catlin** 

**Licensing Assistant** 

**Thomas & Thomas Partners LLP** 



On 26/02/2019, we received a Premises Licence application relating to Rare Bird Hotels Limited/ The Swan at Streatley, High Street, Streatley, RG8 9HR

\_\_\_\_\_

B & E, Mon-Sat 0900-0200 & Sun 0900-0000/ F ,Mon-Sat 0630-0200 & Sun 0630-0100/ G & H, Mon-Sat 0900-0200 & Sun 0900-0000/ I, Mon- Sat 2300-0300 & Sun 2300-0000/ J, Mon-Sat 0630-0300 & Sun 0630-0000/ L , Mon-Sat 0630-0300 & Sun 0630-0100

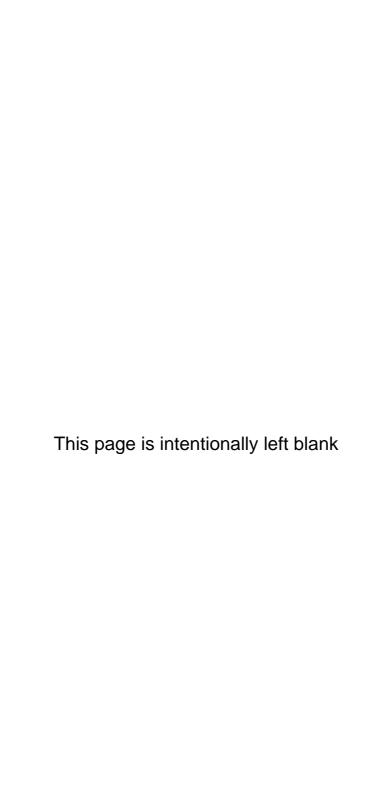
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Based on the supplied information, the Thames Valley Police response is: \*\*\* OBJECTION \*\*\*

Details of the objection and our rationale will be sent shortly by the Licensing Officer, who will also notify the applicant if appropriate.

Kind Regards

Declan Smyth



# **THAMES VALLEY POLICE**

Division/Station: Reading Police Station Licensing Dept

From: C2107 Declan Smyth To: West Berkshire District Council

Ref: Rare Bird Hotels Limited, The Swan at Streatley, High Street, Streatley, RG8 9HR

Subject :

#### **Objection**

To whom it may concern

I C2107 Declan Smyth on behalf of the Chief Officer of Thames Valley Police wish to formally object to the proposed application for a premises licence submitted in relation to The Swan at Streatley, High Street, Streatley, RG8 9HR as it is believed that this application in its current format will undermine the four licensing objectives with specific regard to that of the prevention of public nuisance and the prevention of crime & disorder.

Date: 25th March 2019

The proposal before the Sub-Committee is for:

- Films, Monday To Saturday 09:00-02:00 & Sunday 09:00-00:00
- Live Music, Monday To Saturday 09:00-02:00 & Sunday 12:00-23:00
- Recorded Music, Monday to Saturday 06:30-02:00 & Sunday 06:30-01:00
- Performances Of Dance, Monday To Saturday 09:00-02:00 & Sunday 09:00-00:00
- Anything Of A Similar Description To That Falling Within (e), (f) or (g), Monday To Saturday 09:00-02:00 & Sunday 09:00-00:00
- Late Night Refreshment, Monday to Saturday 23:00-03:00 & Sunday 23:00-00:00
- Supply Of Alcohol, Monday to Saturday 06:30-03:00 & Sunday 06:30-00:00
- Hours Premises Are Open To The Public, Monday to Saturday 06:30 03:00 & Sunday 06:30-01:00

Prior to this application Thames Valley Police can confirm that no contact has been received from the applicant in relation to this application in order to discuss any concerns which we may have had in relation to this and to determine any information that could have been supplied relating to our advice on local issues.

Paragraph 8.46 of the Secretary of States Guidance issued under Sec 182 Licensing Act 2003 states "While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be take into consideration when making an application."

Thames Valley Police believe that in its current format that this application including the proposed operating schedule and hours of operation regarding the sale of alcohol will undermine the four licensing objectives. The applicant has not sufficiently taken into account concerns relating to public nuisance, crime and disorder within the local area and in our opinion not therefore provided sufficient steps to promote the licensing objectives.

Thames Valley Police submit the following licence conditions for the consideration of the licensing sub-committee which we feel are appropriate in order to promote the four licensing objectives:-

1. The premises licence holder shall ensure that a refusal log (either written or electronic) is in operation at the premises. All staff involved in the sale of alcohol shall be trained in how to use and maintain said log. The log shall contain the following:

- a) Description of person attempting to purchase alcohol
- b) Time said person attempted to purchase alcohol
- c) The reason for refusing a person alcohol
- d) Name of staff member dealing with the refusal

The log shall be signed off weekly by the Designated premises supervisor or nominated representative and shall be made available for inspection to officers of West Berkshire District Council and Thames Valley Police.

- 2. An incident log (either written or electronic) shall be used, maintained and kept at the premises. The log shall record any incident that undermines the promotion of the licensing objectives and any incident that involves police attendance at the premises. The log should contain the following:
- i. Description of incident
- ii. Time of incident
- iii. Action taken in relation to the incident
- iv. Description of any person involved in the incident

The incident log shall be made available to authorised officers of Reading Borough Council and Thames Valley Police upon request.

- 3. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:
- The premises age verification policy
- The law relating to underage sales
- Dealing with refusal of sales
- Proxy purchasing
- Recognising valid identity documents not in the English language
- Identifying attempts by intoxicated persons to purchase alcohol
- Identifying signs of intoxication
- Conflict management
- How to identify and safeguard vulnerable persons who attend and leave the premises
- Identifying signs of drug usage and prevention
- The four licensing objectives

Such training sessions are to be documented and refreshed every six months.

All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available to an authorised officer of Thames Valley Police and West Berkshire District Council upon request.

- 4. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that all staff complete training in Child Sexual Exploitation that is of a standard agreed with Thames Valley Police and West Berkshire District Council training package within 28 days of employment and a signed record of their training shall be maintained. Refresher training in relation to CSE shall formally take place once every three months and signed records of this training and signed records of this training shall be maintained. These records shall be kept for a minimum of two years of the date of the training and shall be made available to any authorised officer of Thames Valley Police or an authorised officer of West Berkshire District Council.
- 5. The Premises Licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. Data recordings shall be made immediately available to an authorised officer of West Berkshire District Council or

- a Thames Valley Police officer, together with facilities for viewing upon request. Recorded images shall be of such a quality as to be able to identify the recorded person.
- 6. A sign advising customers that CCTV is in use shall be positioned in a prominent position. A fully trained person who can operate the system shall be available at all times when the premises is open to the public.
- 7. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme) are to be accepted as identification.
- 8. Notices advertising the Challenge 25 policy shall be displayed in prominent positions on the premises.
- 9. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly. Staff shall be available to assist in the dispersal of customers at the cessation of licensable activities each evening. After 2230hrs staff shall be available to ensure that customers disperse quietly.

#### PREVENTION OF PUBLIC NUISANCE

- 10. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and immediate area quietly. Staff shall be available to assist in the dispersal of customers at the cessation of licensable activities each evening.
- 11. The PLH shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents.
- 12. All external doors & windows must be kept closed, other than for access and egress, when events involving amplified music or speech are taking place so as not to cause disturbance to nearby residents and businesses from 2230hrs.
- 13. During operating hours the licensee or nominated representative shall be available to receive and respond to nuisance related complaints a contact number shall be readily available to residents upon request.
- 14. An entry, closure and dispersal policy for controlling the opening and closing of the premises and the departure of customers from the premises at the conclusion of the licensed activities shall be put in place and shall be actively operated. The policy shall be in written format and made available upon request to an authorised officer of West Berkshire District Council and Thames Valley Police.

#### OTHER INITIATIVES

- 15. Before any person is employed at the premises sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks will include:
- Proof of identity (such as a copy of their passport)
- Nationality

- Current immigration status
- Employment checks will be subject of making copies of any relevant documents produced by an employee, which will be retained on the premises and kept for a minimum period of one year. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of West Berkshire District Council or Thames Valley Police upon request.
- 16. A minimum of 2 SIA licensed door supervisors shall be employed at the premises whenever the sale of alcohol takes place after 00:00 Monday to Sunday. These door supervisors shall be employed on a Monday to Sunday trading period from 2100hrs until the last customer/resident has left the premises. These licensed door supervisors shall be employed solely for vetting, regulating, controlling and supervising patrons on or within the immediate vicinity of the premises and to ensure the maintenance of good order, public safety and security.
- 17. A register of Door Staff shall be kept. The register will show the following details:
- (a) Full SIA registration number.
- (b) Date and time that the Door Supervisor commenced duty, countersigned by the Designated Premises Supervisor or Duty Manager.
- (c) Date and time that the Door Supervisor finished work, countersigned by the Designated Premises Supervisor or Duty Manager.
- (d) Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.
- (e) A record of the number of patrons on site shall be made half hourly in the door register
- (f) Training records
- (g) ID Photo and scan of SIA badge.
- (h) A record of the DPS/ management checking the validity of all SIA badges holders working at the premises (SIA Website checks)
- 18. When door supervisors are employed at the premises they shall be easily identifiable and display their badges in high visibility arm bands.
- 19. The Designated Premises Supervisor (DPS) and Premises Licence Holder (PLH) shall ensure that a policy relating to the safe removal of persons from the premises and/or its immediate vicinity by staff and door supervisors shall be put in place and actively operated. The policy shall be in written format and made available upon request to an authorised officer of West Berkshire District Council and

Thames Valley Police. This shall include but not be limited to:

- a) Persons who have been identified by staff as being vulnerable or at risk.
- b) Persons who are refused entry to the premises or refused service within the premises.
- c) Persons who are ejected from the premises.

## Proposed Conditions - The Swan at Streatley

- 1. The premises licence holder shall ensure that a refusal log (either written or electronic) is in operation at the premises. All staff involved in the sale of alcohol shall be trained in how to use and maintain said log. The log shall contain the following:
  - a) Description of person attempting to purchase alcohol
  - b) Time said person attempted to purchase alcohol
  - c) The reason for refusing a person alcohol
  - d) Name of staff member dealing with the refusal

The log shall be signed off weekly by the Designated premises supervisor or nominated representative and shall be made available for inspection to officers of West Berkshire District Council and Thames Valley Police.

- 2. An incident log (either written or electronic) shall be used, maintained and kept at the premises. The log shall record any incident that undermines the promotion of the licensing objectives and any incident that involves police attendance at the premises. The log should contain the following:
  - i. Description of incident
  - ii. Time of incident
  - iii. Action taken in relation to the incident
  - iv. Description of any person involved in the incident

The incident log shall be made available to authorised officers of Reading Borough Council and Thames Valley Police upon request.

- 3. Staff employed to sell alcohol shall undergo training upon induction. This shall include, but not be limited to:
  - The premises age verification policy
  - The law relating to underage sales
  - Dealing with refusal of sales
  - Proxy purchasing
  - Recognising valid identity documents not in the English language
  - Identifying attempts by intoxicated persons to purchase alcohol
  - Identifying signs of intoxication
  - Conflict management
  - How to identify and safeguard vulnerable persons who attend and leave the premises
  - Identifying signs of drug usage and prevention
  - · The four licensing objectives

Such training sessions are to be documented and refreshed every six months.

All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and be made available

- to an authorised officer of Thames Valley Police and West Berkshire District Council upon request.
- 4. The Premises Licence Holder and/or Designated Premises Supervisor shall ensure that all staff complete training in Child Sexual Exploitation that is of a standard agreed with Thames Valley Police and West Berkshire District Council training package within 28 days of employment and a signed record of their training shall be maintained. Refresher training in relation to CSE shall formally take place once every three months and signed records of this training and signed records of this training shall be maintained. These records shall be kept for a minimum of two years of the date of the training and shall be made available to any authorised officer of Thames Valley Police or an authorised officer of West Berkshire District Council.
- 5. The Premises Licence holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV. There shall be at least one camera positioned at each entry and exit point to monitor any external areas to the premises. Data recordings shall be made immediately available to an authorised officer of West Berkshire District Council or a Thames Valley Police officer, together with facilities for viewing upon request. Recorded images shall be of such a quality as to be able to identify the recorded person.
- A sign advising customers that CCTV is in use shall be positioned in a prominent position. A fully trained person who can operate the system shall be available at all times when the premises is open to the public.
- 7. The premises shall at all times operate a Challenge 25 policy to prevent any customers who attempt to purchase alcohol and who appear to the staff member to be under the age of 25 years from making such a purchase without having first provided identification. Only a valid driver's licence showing a photograph of the person, a valid passport, military ID or proof of age card showing the 'Pass' hologram (or any other nationally accredited scheme) are to be accepted as identification.
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evening. After 2230hrs staff shall be available to ensure that customers disperse quietly.

## PREVENTION OF PUBLIC NUISANCE

- 10. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and immediate area quietly. Staff shall be available to assist in the dispersal of customers at the cessation of licensable activities each evening.
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- 13. During operating hours the licensee or nominated representative shall be available to receive and respond to nuisance related complaints a contact number shall be readily available to residents upon request.
- 14. An entry, closure and dispersal policy for controlling the opening and closing of the premises and the departure of customers from the premises at the conclusion of the licensed activities shall be put in place and shall be actively operated. The policy shall be in written format and made available upon request to an authorised officer of West Berkshire District Council and Thames Valley Police.

#### OTHER INITIATIVES

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  - Proof of identity (such as a copy of their passport)
  - Nationality
  - Current immigration status
  - Employment checks will be subject of making copies of any relevant documents produced by an employee, which will be retained on the premises and kept for a minimum period of one year.
     Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of West Berkshire District Council or Thames Valley Police upon request.

- 16. A minimum of 2 SIA licensed door supervisors shall be employed at the premises whenever the sale of alcohol takes place after 00:00 Monday to Sunday. These door supervisors shall be employed on a Monday to Sunday trading period from 2100hrs until the last customer/ resident has left the premises. These licensed door supervisors shall be employed solely for vetting, regulating, controlling and supervising patrons on or within the immediate vicinity of the premises and to ensure the maintenance of good order, public safety and security.
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  - (c) Date and time that the Door Supervisor finished work, countersigned by the Designated Premises Supervisor or Duty
  - (d) Any occurrence or incident of interest involving crime & disorder or public safety must be recorded giving names of the Door Supervisor involved.
  - (e) A record of the number of patrons on site shall be made half hourly in the door register
  - (f) Training records
  - (g) ID Photo and scan of SIA badge.
  - (h) A record of the DPS/ management checking the validity of all SIA badges holders working at the premises (SIA Website checks)
- 18. When door supervisors are employed at the premises they shall be easily identifiable and display their badges in high visibility arm bands.
- 19. The Designated Premises Supervisor (DPS) and Premises Licence Holder (PLH) shall ensure that a policy relating to the safe removal of persons from the premises and/or its immediate vicinity by staff and door supervisors shall be put in place and actively operated. The policy shall be in written format and made available upon request to an authorised officer of West Berkshire District Council and Thames Valley Police. This shall include but not be limited to: a) Persons who have been identified by staff as being vulnerable or at
  - risk.
  - b) Persons who are refused entry to the premises or refused service within the premises.
  - c) Persons who are ejected from the premises.

Hi

I would like to make a representation against this as I am concerned that there is a lack of detail contained within this application in relation to the licensing objective – the prevention of public nuisance. It appears that there are residents living in close proximity and given the opening hours and times of live and recorded music both inside and outside, I believe that there should be a noise management plan in place. I would be happy to meet with the applicant to discuss this further if required.

Kate

Please note I do not work Mondays

Kate Powell Environmental Health Officer

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Dear Sir,

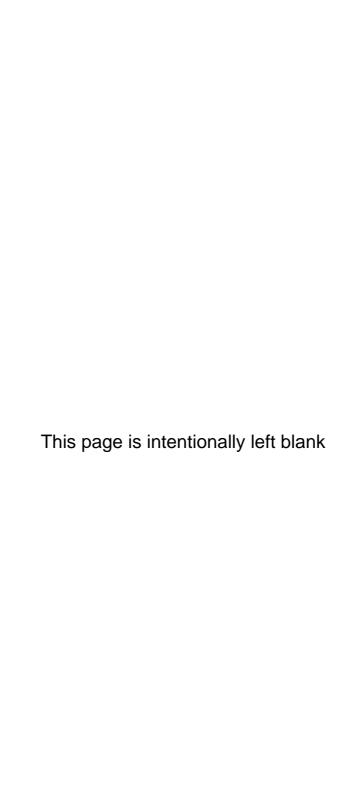
As a resident living within a few hundred yards from the Swan Hotel, I would like to register our objection to the possible issue of Music Licences being granted to the new owners. Music within the hotel I can understand as being required for certain functions but not seven day outdoor licences. One can imagine the amount of objectionable late night noise in such a beautiful quiet village setting.

Activities that may be planned will involve a lot of late night noisy transport and also create excessive parking requirements probably happening in the High St. Streatley bottleneck!

After three years of noisy reconstruction work this is the final straw to ask villagers to accept. We do not need loud outdoor music disturbing our evening peace!

Please review and decline this application!

Gordon and Anne McBride





## **LICENSING ACT 2003**

# Representations

Details of the representee:
Name IAN MCKENZIE
Address THAMES ROAD
GORING READING
Postcode RG89AH
Telephone Number
Email address
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.
Details of the application to make representation(s) on:
Application Reference Number $19/00225/LQN$
Name of Premises The Swan
Premises Address High Street Streatley,
Reading, Berkshire
Postcode RG 8 9 HR
Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:
***************************************
***************************************
***************************************
***************************************
Public Safety:
Music played ontdoors will be loud and constitute noise pollution. Noise counts as a statutory nuisance of it is likely to injure health. Noise pollution is known to adversely affect phosphialogical health, particularly through hypertension.
The Prevention of Public Nuisance:
Music played outdoors will count as a statutory nuisance because it will substantially interfere with the enjoyment of our homes. Music outdoors at The Swam will travel across the river and destroy the peace and tranquility of this ADNB, enjoyed by walkers
The Protection of Children from Harmer and especially local residents Sitting outside on Summer evenings.
The Norse Act 1996 regneres loud music to be threed off at 11 pm;
and for the reasons above, it should not be allowed at any time
Approved must not be given and containly not wathout the
The Norse Act 1996 regrates loved music to be threed off at 11 pm; and for the reasons above, it should not be allowed at any time. Approved must not be given; and certainly not without the tegrated norse impact assessment. This will show that the
noise would be unacceptable.
Signed:
Date: 15 March 2019

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

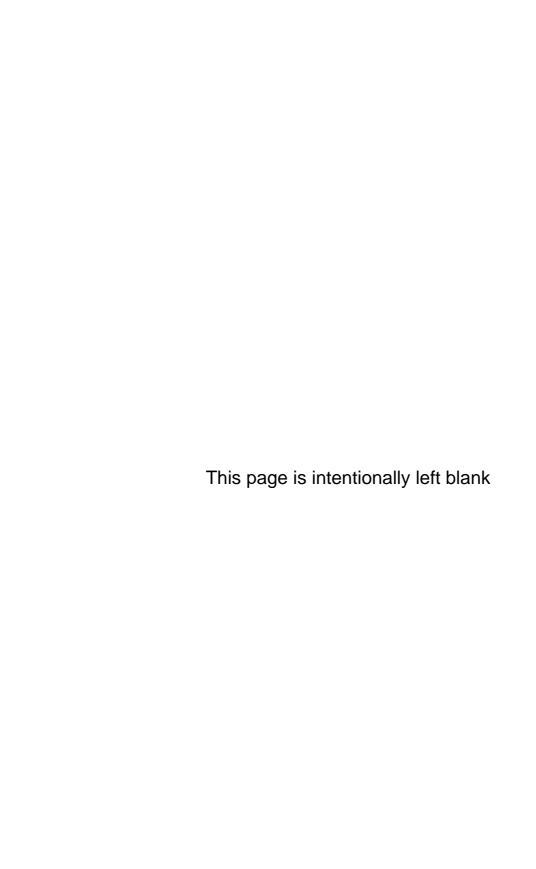
## Dear Cheryl

You have advised me that the application has been amended but not replaced with a new application. The deletion of live music is clear and welcome, but for recorded music the position is not clear. The amendment refers to provision of recorded music (indoors only) from 23.00 to 01.00 Monday to Sunday. The application refers to recorded music outdoors 09.00 to 00.00 Mon - Sat and 12.00 - 23.00 Sun. Does the amendment remove all recorded music outdoors? That should be the case, for the reasons given in my previous objection, and it should be made explicit.

I assume that this and my e-mail of 19 March and my written representation dated 15 March will be seen by the Licensing Sub Committee and taken into account in making their decision.

Kind regards

lan McKenzie.





Cariad Court
Cleeve Road
Goring-on-Thames
Nr Reading
RG8 9BT

PPP
15 MAR 2019
Customer Care

12 March 2019

Culture & Environmental Protection Council Offices Market Street Newbury RG14 5LD

**Dear Sirs** 

The Swan, Streatley, Berkshire

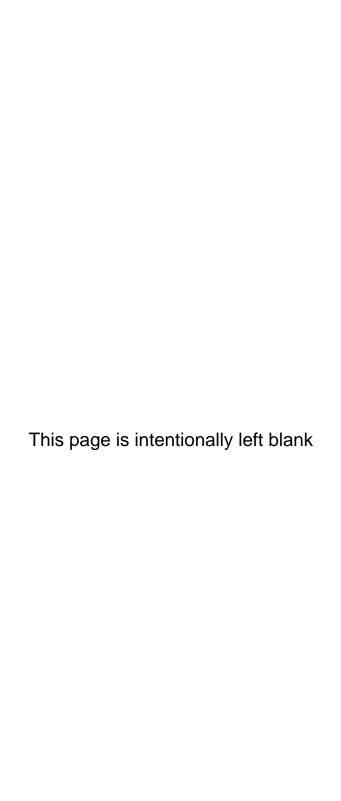
We are writing regarding the music license application made by Rare Bird Hotels Ltd on behalf of The Swan in Streatley (copy attached).

We object most strongly to this application. We live just upstream from The Swan, by the River Thames and would like to point out that music being played up until 2am would be totally unreasonable. The decibel level of any noise, particularly music, by a river is always amplified, especially at night.

We therefore feel that the hours requested are totally unacceptable and hope you will refuse this application.

John Calvert & Sally Bridgeman

Enc





## **LICENSING ACT 2003**

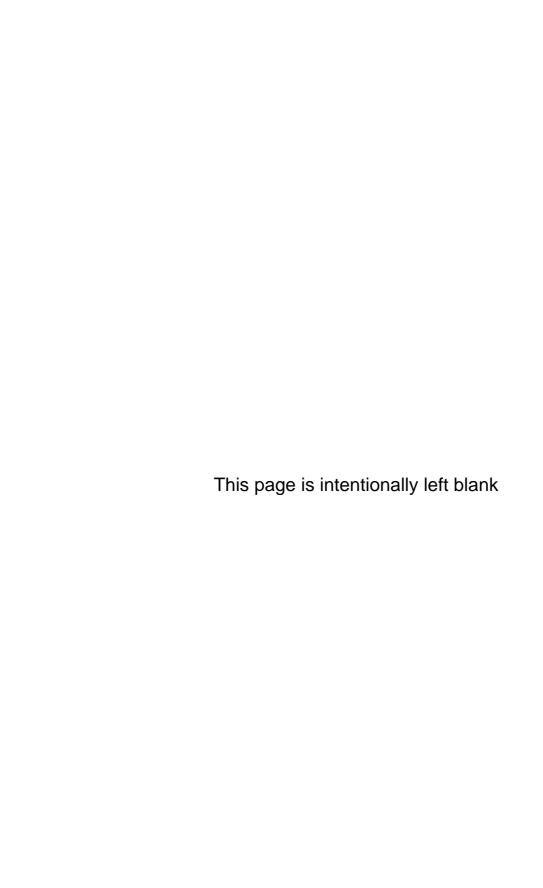
# Representations

Details of the re	presentee:						
Name: John Ca	alvert & Sally B	ridgeman					
Address Thames		<u> </u>		Cleeve			
Postcode	.RG8						
Telephone			ımber				
Email						add	
Please note (Hearings) Reg relevant repres	gulations 200	to prov				_	
Details of the ap	oplication to ma	ke repres	entation(	s) on:			
Application Refe	erence Number						
Name of Premis	sesThe Sv	van					
Premises Berks	Address	-		Stree	t, 	Strea	tley,

PostcodeRG8 9HR
Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.
Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):
The Prevention of Crime and Disorder:
Public Safety:
The Prevention of Public Nuisance:
Reference our letter we think that the amended times are still unreasonable and that 11pm should be the cut off point 7 days a week. We live in An Area of Outstanding Natural Beauty and have always enjoyed the peace and quiet of our small villages.
The Protection of Children from Harm:

Signed: signatures	Please 	see	our	letter	for
	24/03/2019				
	. ,, e e, = e , e ,				•••

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD



AMENDED 18/3/19

**LICENSING ACT 2003** 

Representations

Details of the representee:
Name MR S. M. GATTO
Address.
THAMES KNO , GOKING ON THAMES
Postcode RG8 9AH
Telephone Number .
Email address
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.
Details of the application to make representation(s) on:
Application Reference Number 19 00225/LQN AS AMEMDED 18 Name of Premises SWAN HOTEL AT STREATEY
Name of Premises SWAN HOTEL AT STREATING
Premises Address HGH STREET, STREATIEY
READING BERKS
Postcode RG8 9HR

3

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s): EVERYTHING BEION STILL APPLIES EVEN AFFER APPLICANT The Prevention of Crime and Disorder: AND INSIDE NOTHING AFTER MIDNIGHT SERVING ALCOHOLUNTIL Zam IS IRRESPONSIBLE AND LIKELY TO LEAD TO DEUNENNESS. IN PARTICULAR OUTDOOR EVENTS WILL LEAD TO TROUBLE BY THERIVER IN A BULDING SURROUNDED ON BOTH SIDES OF THERIVER BY RESIDENTIAL BUILDINGS Public Safety: SERVING ACOYOL AND PARTIES WITH MUSIC UNTIL 2 AM COULD LEAD TO DRUME AND POTENTIAL DANGEROUS SITUATIONS. (INCLUDING RIVER DROWNING OF WORLS) POLICE ASSISTANCE IS NOT TO HAND The Prevention of Public Nuisance: THE HOTEL IS SURROUMDED BY RESIDENTIAL BUILDINGS ON BOTH SIDES OF THE RIVER. NO MUSIC, LIVE OR RECORDED SHOWLD BE ALLOWED AFTER 23.00 OUTDOORS AND MIDNIGHT INDOORS The Protection of Children from Harm: NGHT EVENT BY THE RIVER WILL INEVITABLY LEAD TO RISK OF DROWNING TO CHILDREN LYHERE SUPERVISION IS IMPOSSIBLE ON SUCH A LARGE SITE. See above)

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD





## **LICENSING ACT 2003**

## Representations

Details of the representee:
Name BRIEN STENNY DICKSON
Address BANK
GORING READING
Postcode R98 9AH.
Telephone Number .
Email address
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.
Details of the application to make representation(s) on:
Application Reference Number 19 166 225 L4N  Name of Premises THE SWAN AT STREATLEY  Premises Address HIGH STREET.  STREATLEY READING
Postcode R989HR

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market

Street, Newbury RG14 5LD

Dear Sir/ Madam,

I am unable to access your on line representation form - hence this email.

I am the owner of Thames Bank with full use of its river garden on the north side of the river Thames opposite The Swan Hotel.

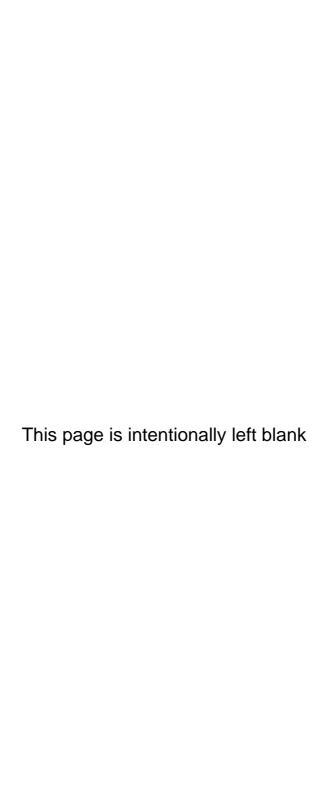
I wish to object to the current application by The Swan Hotel for a music licence (live and recorded) for the following reasons:-

- 1. Noise travels very easily across water, and in this case only a short distance upstream to Thames Bank on the Oxfordshire bank of the river.
- 2. There is bound to be significant and intrusive impact on not only our enjoyment of the riverside garden particularly on summer evenings, but also extensively to other occupiers and the riverine environment both upstream and downstream of the hotel. This in what is a peaceful (if not idyllic) village location.
- 3. I understand that the licence applied for is for live and/or recorded music extending to very unsocial hours until 2am on weekdays (live and recorded) and until 1am on Sundays (recorded).

Please take these views, and the general adverse impact on this valued environment into account when considering the position, and refuse this application.

Yours faithfully

J H Short





# Representations

Details of the representee:			
Name BEN & LOUISE WARNER			
Address	HIGH	STREET,	GORING
	l		
PostcodeRG8 9AB			
Telephone Number			
Email address			
Please note the Council is req (Hearings) Regulations 2005 to pr relevant representations made.		_	
Details of the application to make repre	esentation(s) or	า:	
Application Number19/00225/LQN			Reference
Name of PremisesTHE SWAN			
Premises AddressHIGH STRE	ET, STREATLE	ΞΥ	
PostcodeRG8 9HR			

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

#### The Prevention of Crime and Disorder:

Goring is a quiet and safe residential rural village and we are hugely concerned about the impact granting this licence would have on our property and the community as a whole. There will be an increased risk of drunk/disorderly conduct at later times particularly when it is closing hours and if there are private events.

# **Public Safety:**

...We are concerned about increased traffic late at night and as above with the risk of drunk and disorderly behaviour

# The Prevention of Public Nuisance:

We object to this application as it would interfere with our quiet enjoyment of our property, which is directly opposite the Swan. We have three children and would not wish to be affected by the noise (music, people, cars etc) and also our privacy as the residents/guests would be able to see directly into our property. We are also concerned about traffic and noise coming from late night revellers leaving the Swan after closing hours. Even with licensed times it is not unusual for events to over run (eg weddings)

ne Protection of Children from Harm:
gned:Ben & Louise & Warner
ate: 20 <sup>th</sup> March 2019

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD





Details of the representee:

Name Mrs J. STORCH

# Representations

Address Thames Bank, Thames Rd.
Gorrig on Thames
Postcode RG89AH
Telephone Numbe
Email address\$
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.
Details of the application to make representation(s) on:
Application Reference Number J420-CD-A2 -08/B
Name of Premises THE SWAN HOTEL & STREATLEY
Premises Address STREATLEY on THAMES
Nr. READING
Postcode R.G.S. 9.H.R.
I object to the increase in live
I object to the increase in live and recorded music outpooks
I consider this a PUBLIC NUISANCE

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:
$\cdots$
Public Safety:
The Prevention of Public Nuisance:
and recorded music outdoors. The peace and tranquillity of the area would be destroyed.
The Protection of Children from Harm:
Signed:
Date: 21/03/2819

1

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market

Street, Newbury RG14 5LD

Hi.

I have seen this application for variation of the licence at the Swan Hotel Streatley.

As a local resident, I have been very aware of music emanating from the premises during some events held there.

The hotel is situated in a sleepy residential village and I don't feel that music, dancing, and sale of drinks until the early hours of the morning are either necessary or desirable.

I suggest that a normal closing time is maintained and that extensions to licensing hours for specific events are applied for in the normal way.

# Graham and Jacky Underwood

We refer to the above Application and comment as follows:

The Swan occupies a central, riverside position within the quiet, rural villages of Goring & Streatley.

With Streatley Hill (c.175 mtrs) rising steeply behind the Hotel and a long, wide stretch of the Thames directly in front of it, it is in a very effective natural 'amphitheatre'.

As is widely documented, noise travels very well over water. We are riverside, some 500mtrs from The Swan and can often hear even quite low-key gatherings and events being held there.

We therefore strongly object on the basis that this Application, if passed, would allow a potentially significant noise nuisance to the surrounding quiet residential area - and especially so if the night-time hours extension were granted.

Yours,

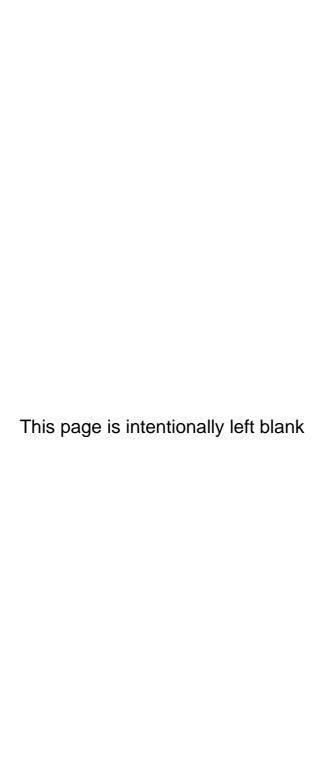
# John & Susan Palmer

## FOR THE ATTENTION OF CHERYL LAMBERT

I am concerned to learn that The Swan in Streatley has applied for a new premises licence with very extensive hours of operation. This not only includes the selling of alcohol but also live and recorded music, films and performances of entertainment. Whilst one appreciates that a hotel the calibre of The Swan would require these facilities surely the local community, and visitors who have come to spend a quiet time an an Area of Outstanding Natural Beauty, also deserve consideration. To grant permissions of timing that continue well past midnight is ludicrous and could contravene noise pollution laws.

I trust that the Culture and Environmental Protection Department will bear these comments in mind and act accordingly.

#### Rosemary Lee



#### FAO LICENSING AUTHORITY IN RELATION TO APPLICATION 19/00225/LQN

We have seen the application by Rare Birds Hotels for variation to the premises licence at the Swan and in particular the proposal for recorded music and various other activities to extend to 1am.

We note that under the policy published in December 2018:

The Licensing Authority will primarily focus on the direct impact of the activities taking place at the licensed premises on members of the public living, working or engaged in normal activity in the area concerned.

The Licensing Authority interprets 'public nuisance' in its widest sense, and takes it to include such issues as noise, light, odour, litter and anti-social behaviour. Public nuisance could include low-level nuisance perhaps affecting a few people living locally as well as major disturbance affecting the whole community

The Licensing Authority, whilst recognising the need to treat every application on its own merits, should be satisfied that the type of licensable activities proposed and hours of operation will be suitable for the location in which the premises are situated (e.g. areas of dense residential accommodation). Playing of music can cause nuisance both through noise breakout and by its effect on patrons, who become accustomed to high sound levels and to shouting to make themselves heard, which can lead to them being noisier when leaving premises. Other major sources of noise nuisance are vehicles collecting customers, the slamming of car doors and the sounding of horns. These noises can be particularly intrusive at night when ambient noise levels are lower.

Our representations relate specifically to these elements of the policy and in particular to noise disturbance:

- The Swan has a long frontage to the river with large windows and doors. Even
  if the activity is within the building there is a strong likelihood of the music and
  sound from films etc to be heard externally as the windows and doors are
  likely to be open.
- It is unclear whether some of the activities are to be permitted in the grounds.
   Self evidently if they are the potential for noise to be transmitted further is increased.
- The topography of the area and the layout of the building is likely to focus any sound across the river and to the north.
- We are around 500m upriver from the Swan and are aware of events taking place there. Where these are infrequent and stop at a reasonable time n the evening such use is acceptable. We are generally supportive of the Swan as a local amenity and business.
- However granting permission for events to continue well past midnight and potentially take place with almost unlimited frequency will lead to unacceptable disturbance, particularly when combined with the noise of patrons leaving.

We therefore object to the proposal for the extension of hours for music, events, late night refreshment and the sale of alcohol and for the extended hours to apply to most days of the week given the substantial likelihood of an increase in disturbance throughout an extensive area.

Regards

C P and M A Evans

#### Dear Sir/Madam

I wish to object to this application by Rare Birds Hotels Limited to:

- 1) provide recorded music (indoors only) from 23:00 to 01:00 Monday to Sunday,
- 2) provide films, performance of dance and anything of a similar description from 09:00 to 01:00 Monday to Saturday and 09:00 to 00:00 Sunday;
- 3) provide late night refreshment from 23:00 to 01:00 Monday to Sunday and the retail sale of alcohol from 09:00 to 01:00 Monday to Saturday and 09:00 to 00:00 Sunday:
- 4) the provision of seasonal and one-off variations.

I live at Millers Close, Goring, and my house overlooks the river just a few hundred meters from The Swan. Two of the three bedrooms overlook the river and it is our custom to sleep with the windows open. In the past, The Swan has had occasional very noisy functions, usually at the weekends during summer, with windows open and/or outside in the garden. The noise on those occasions was excessive but just about bearable as it did not happen every weekend. This application proposes making this noise intrusion a possibility until 01.00 every night and I consider this to be unreasonable. Every resident in Goring and Streatley will be affected as noise travels a long way through the peaceful, rural Thames valley and along the river - such noise will damage the peace and tranquillity of two Areas of Outstanding Natural Beauty, two Conservation Areas and the quality of life of residents of both villages.

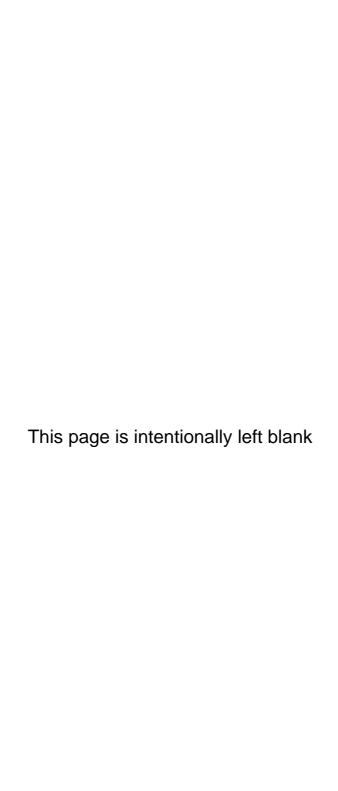
I note the summarised application refers to 'indoors only' in relation to recorded music. It does not mention whether the other activities might be indoors or outdoors or both. Neither does the summary indicate what the seasonal and one-off variations might be. It sounds as if they are seeking permission for a carte blanche!

I would also point out the gross irrationality (and unfairness), should this application be agreed by the Council, that the neighbouring Morrell Room has a strict curfew on amplified music/performance to protect the amenity of the neighbours who are also neighbours of The Swan..

It would be sensible if the whole application were visible online so that residents can judge the extent to which they will be affected without having to travel to Newbury.

I am unwilling to support any application to extend the license that The Swan had before their recent refurbishment and I hope this application will be refused..

E Worsley



Clerk to the Council Mrs H E Preston-Barnes 8, The Bull Meadow, Streatley, Berkshire RG8 9QD

Tel: Streatley (01491) 872931 E-mail: <u>clerk@streatley.org</u>

Chairman of the Council Mr J R Spring

Cedar Cottage, Rectory Road, Streatley, Berkshire RG8 9QE

Tel: Streatley (01491) 871197 E-mail: jeremy.spring@streatley.org

Cheryl Lambert
Technical Officer - Licensing
Public Protection Partnership,
Council Offices,
Market Street,
Newbury,

Date 25<sup>th</sup> March 2019

Streatley Parish Council Objection to The Swan Licensing Application - Ref No: 19/00225/LQN

#### Dear Cheryl

Berkshire, RG14 5LD

The Swan is situated in a 'noise sensitive' residential area in a rural environment. There are homes situated directly to the West, across the road to the South of the premises as well as across the river to the East. Some of these homes are within 30 metres of the new function areas in The Swan. No public consultation has taken place between The Swan management team and any neighbours or groups representative of neighbours such as the Parish Council or Church Lane residents.

There have been complaints made to The Swan management regarding the existing licensing arrangements including noise from guests smoking outside of the building, from staff leaving after late night events and from loud firework displays on a regular basis. The current management team have had varying degrees of success with controlling these disturbances. No Noise abatement measures appear to have been implemented.

Streatley Parish Council strongly objects to the new licence application on the following grounds:

- 1. The Swan is situated in a residential area. Any extension is likely to cause further disturbance to residents, both close by and further away, as any noise will be channelled along, and over, the river. This disturbance would not just be at weekends but potentially all through the working week.
- 2. Extended drinking hours for non-residents create a magnet for late night drinking, increasing the amount of noise, anti-social behaviour and disturbance to both Streatley and neighbouring Goring.
- 3. Currently there is very little traffic in and around Streatley after 10pm throughout the working week. Extending the licensing hours, coupled with the increase in numbers of guests, increases the volume of traffic and level of disturbance to an unacceptable hour of the morning.

Streatley Parish Council would propose retaining the current licence with favourable terms for special licence applications for events on an ad hoc basis provided the current licensing conditions are adhered to.

Yours sincerely

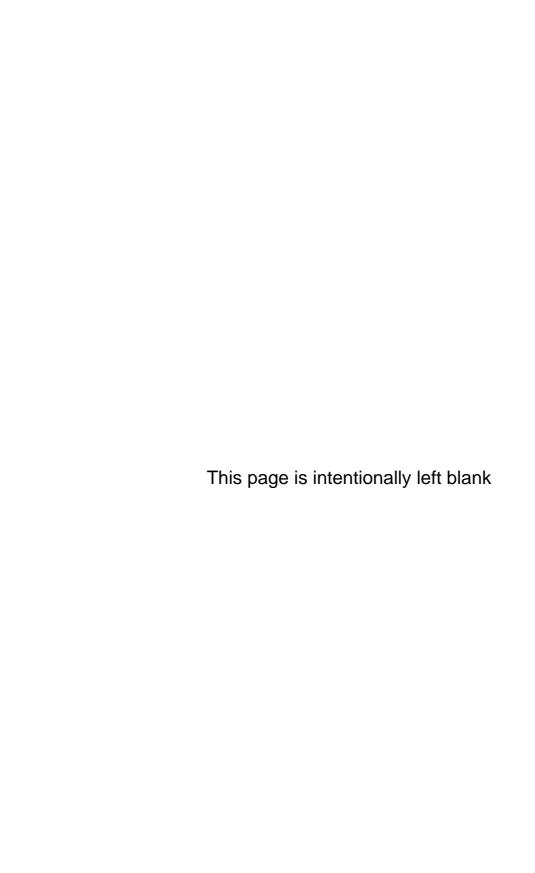
H E Preston-Barnes

Streatley Parish Council

I refer to the above application and strongly object to the extended licensing hours being requested by the Swan Hotel.

I am the Landlord at Cleeve Court where there are 11 riverside houses. We are about 500 metres from the Swan. I already hear noise from the Swan when functions are being held in the daytime. As you know noise travels far over water and I would find the night time extensions intolerable. This is not a few people having a quiet drink in a bar but an extension to allow a gathering with music and noise.

Marie Thomas



# Representations

Details of the representee:
Name Colin and Anita Ceghlan
Address Church Croft Cottage, Church Lane
Streatley Reading
Postcode RG8 9HU
Telephone Numbe
Email address
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.
Details of the application to make representation(s) on:
Application Reference Number 19/00225/LQN
Application Reference Number 19/00225/LQN  Name of Premises The Swan

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:
Public Safety:
The Prevention of Public Nuisance: See attached Appendix A
The Protection of Children from Harm:
Signed:
Date: 26/3/19

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

# Appendix A

Licensing Act 2003 Representations: Re: The Swan at Streatley – Application dated 26/3/19 (as subsequently amended)

Representations from Mr. Colin Coghlan and Mrs. Anita Coghlan, Church Lane, Streatley RG8 9HU



#### The Prevention of Public Nuisance

Our representations focus on the third licensing objective, i.e. the prevention of public nuisance. These arise as the direct result of our past experiences.

We have lived in our current home in Church Lane since 1996 i.e. 23 years. During this time we have witnessed various changes of ownership and management of the hotel.

We are immediately adjacent to the hedge bordering the hotel car park, situated about 40 metres from the main reception entrance and 30 metres from the external door to the function space. We also share a thin party wall with the hotel's staff house (formerly

We note that to be relevant our representations should be based on evidence and experience. We also note that the Licensing Authority considers issues such as noise as directly relevant to the statutory objective to prevent public nuisance, and furthermore that this could include "low level nuisance perhaps affecting a few people living locally as well as major disturbance affecting the whole community".

Our causes for concern are well founded.

We have tolerated a degree of disturbance over the years with a level of resignation. Going back through our records however, it is clear that there have been numerous occasions where noise has become so intolerable that regrettably we have been forced to formally complain to the hotel.

Our reasons for complaint have arisen mainly as a result of disturbance during and after evening functions e.g. wedding events and other parties. Noise nuisance has prevented us from sleeping, or caused us to be repeatedly awoken. Examples of problems have included music being played far too loud penetrating into Church Lane and inside our house; the main doors to the hotel function entrance being left open or repeatedly opened and closed whilst noisy discos were taking place in the main function room, noise (and smell) nuisance when parties of smokers have loitered in the car park, frequent unnecessary disturbance when rowdy guests have departed (perhaps unaware of the very close proximity of neighbours), shouting their goodbyes across the carpark or screeching away in vehicles with car windows open and car stereos blaring. Once party guests have finally departed, we have endured further waves of disturbance when hotel staff eventually return to their accommodation which directly abuts our home, on occasions to then party themselves!

Our complaints have met with an inconsistent response from the hotel management. Promises have been made to us that the event management will improve and yet the same problems have reoccurred. This is despite us repeatedly offering practical solutions to

certain issues which we know from experience, if managed properly and consistently, can reduce the problem.

It is with great concern therefore, that we note the application (Section M) fails to address any specific steps to prevent public nuisance. The location of the hotel in the heart of an otherwise quiet village immediately alongside residential neighbours is not addressed. We are also dismayed that the applicant did not seek to liaise with either with us personally or with the Church Lane residents' group in advance. We note Government Guidance encourages applicants to engage with the community in these matters.

We saw an amended site notice advertising some alterations shortly after the original notice was first displayed. Whilst we welcome the proposed changes these do not go far enough to addressing our concerns. In addition, despite repeated requests we have been unable to inspect the full amended detail of the proposed revisions as the applicant has failed to provide an updated schedule to the Licensing Authority.

We regret to say therefore that we are not confident that the applicants have given sufficient attention to the matter of public nuisance, despite knowledge of past breaches.

Furthermore, whilst appreciating that fear or speculation are not directly relevant to the decision-making process, we must draw attention to the facts that i) the application proposes longer and more frequent hours especially during the working week, ii) the numbers of customers stated in the licence application are vastly in excess of those experienced in the past and iii) there may be additional effects as a result of the changes to the layout of the building and proposed new car park extension which are as yet unrealised. These all contribute to a higher risk of public nuisance issues emerging, potentially disturbing a wider area of the neighbourhood than previously.

In light of all the above, we would ask the following of the licensing authority:

- That the licence should not be extended further than its current provisions, or at least not until a suitable trial period has elapsed following the full reopening of the hotel during which the hotel is able to demonstrate that it can successfully avoid any public nuisance issues arising.
- That, if the licence authority is minded to agree to the licence application in full or in part, that the following conditions are imposed:-
  - 1) Extended hours are restricted to Friday and Saturdays only, and curtailed to midnight. This is the same finishing time for the village hall which is also in Church Lane. Provisions without an extended licence are already generous allowing events to 11pm, which are appropriate for a village location. The applicant's apparent amendment part way through this process from 2am to 1am makes little material difference to residents 1am is still the middle of the night.
  - 2) The extended holiday provisions requested are removed entirely for the same reason as above.
  - 3) No extension to the hours for the supply of alcohol to be granted. We would not wish to see the hotel gain a reputation as a late-night drinking venue, nor does this seem appropriate to a village environment.

- 4) That conditions are set to include specific practical and other measures to address noise nuisance. From our knowledge of the site and past experience we would ask that they include at least the following:
  - i. **Formal Complaints Policy:** That a comprehensive complaints procedure, to include for escalation at the time of the incident, is put in place and communicated to neighbours. Any issues arising should be addressed immediately, effectively and without reoccurrence.
  - ii. **Sound attenuating barrier:** That a suitable sound attenuating boundary is retained and further extended to cover the entire length of Church Lane. The existing conifer hedge, whilst being somewhat unsightly, affords valuable sound absorption. However there is large gap in the hedge directly opposite the function room entrance. It is through this gap most of the sound has leaked across to us and St Mary's Church (a place of worship), in the past. This former side gate was not previously in use and thus can be removed once the car park entrance is restored.
  - iii. **Management Plan for departing guests:** That a comprehensive management plan is put in place, proactively managed and communicated to all staff to ensure guests leave the site at night quietly to minimise disturbance to local residents.
  - iv. **Exits after 10pm:** That to better control noise nuisance after 10pm, all function, restaurant and bar guests are directed away from the entrances facing towards Church Lane. Those accessing the car park should leave via the proposed new riverside entrances instead. Alternatively, guests heading for the car park could be directed internally to leave via the hotel reception entrance, which is directly in front of the main car park. Those guests leaving the site on foot should be directed to use the bar entrance at the front of the premises nearest to the High Street. As well as minimising noise disturbance in Church Lane, passing by reception/bar staff means guests can be tactfully reminded of the need to respect local neighbours and that they are in a residential area.
  - v. **No smoking area:** That no area of the car park near to Church Lane be used for smoking, and smokers directed to a suitable place away from Church Lane.
  - vi. **Sound attenuation of windows/doors:** That all internal function room doors and all the hotel's external doors and windows are kept closed and are designed so that they cannot be propped open.
- vii. **Sound levels managed:** The establishment of maximum volume levels for events, particularly amplified music, should be established, and communicated to those providing the music. No sound should be heard outside the building.
- viii. **Soundproofing of staff house:** Suitable soundproofing to be reinstalled between our house and the staff house, and any other suitable practical measures taken to mitigate the risk of unnecessary disturbance by the hotel staff, especially at night. Some assurances have been made but are still to be implemented. Noise disturbance is an increasing concern because although in the past the block has

just been used by staff living on site it will in future contain locker and rest facilities for all staff (i.e. including non-resident).

ix. Conditions clearly set out and readily monitorable: As recommended by Government Guidance, all conditions should be clearly worded to avoid any misinterpretation and so that the hotel can readily be held to account should any breaches occur.

Finally, we would wish to point out that we make these representations with reluctance. We have always sought and wish to continue to maintain positive relations with the hotel. We are both customers and suppliers of services to the hotel and have had a private arrangement to park in their car park. However, after 23 years of witnessing the same largely unnecessary problems constantly reappearing, and the prospect of the situation becoming worse in future, we feel this is the appropriate time to finally and formally resolve the situation.

Thank you for considering these representations. Please do not hesitate to contact us if you require further clarification. Otherwise, we wait to hear from you regarding the next stage of the process.

# HIGH STREET

STREATLEY ON THAMES, BERKSHIRE RG8 9HS

Environmental Health (Licensing) West Berkshire District Council Market Street, Newbury RG14 5LD

26 March 2019

Dear Sir,

Re: LA2003 Applications Premises Licence

Reference: 19/00225/LQN The Swan, High Street, Streatley RG8 9HR.

We object to the above application.

Mill House is opposite the entrance to The Swan.

Over the years we have had noise, cars in our drive broken into, bottles thrown over our wall, people carousing on our riverbank, and witnessed arguments/fights on the bridge all taking place after closing time at the Swan. Extending licensing hours, some by up to 4hrs, will obviously present an even greater public nuisance than previously existed together with its attendant crime and disorder.

Through redevelopment a large number of customers are expected. Extending drinking hours will bring even more, all filtered through a narrow entrance into the High Street. It is already a dangerous entrance. With longer drinking hours bringing more people and traffic public safety will be compromised.

The Swan has already been a public nuisance due to two and a half years heavy construction work. Once open we strongly object to the added disturbance and nuisance this application will bring to Streatley, a rural village, and its surrounds.

Yours faithfully,

Paul & Eileen Hardiman

cc. licensing@westberks.gov.uk

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# Representations

Details of the representee:

Name Goring-on-Thames Parish Council

Address Old Jubilee Fire Station, Red Cross Road, Goring, Reading

Postcode RG8 9HG

Telephone Number 01491 874444

email address <u>clerk@goringparishcouncil.gov.uk</u>

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 19/0225/LQN

Name of Premises The Swan Hotel

Premises Address High Street, Streatley, Reading

Postcode RG8 9HR

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

#### The Prevention of Crime and Disorder:

Excessively long licensing hours could result in an increase of anti-social behaviour and/or late night vandalism in both Streatley and Goring villages

# **Public Safety:**

Unsafe riverside location and main road with river bridge in close proximity

#### The Prevention of Public Nuisance:

- Noise continuing late into the night and on into the early hours of the following morning.
- Sound travels very effectively over water and, due to the nature of the Goring Gap, would be directed great distances up and down the river.
- Absolute noise levels measured in decibels are one thing but the frequency of the noise is also a big concern, especially low pounding bass.
- Indoor events can still cause noise problems, especially if windows and doors are opened.
- The fear that a 6-night a week night-club would spring-up.
- Parties could start as early as 9 a.m., too early particularly on a Sunday morning

#### The Protection of Children from Harm:

Does not contribute in any positive way to this objective

#### Additional comments:

Goring-on-Thames Parish Council has resolved that we cannot support this application since it is not clear exactly what is being proposed. Additionally, we feel any extension of hours over and above the current license is unacceptable due to the effect it will have on residents in the vicinity, exacerbated by its location. We therefore request that this application be rejected.

The Parish Council would like to cooperate with The Swan to help it provide function facilities and be a generally successful venture - but not in a way that inconveniences their neighbours.

Our remit is specifically to represent those living on the Goring side of the river. In view of the serious effect that this application will have on Goring residents, we request that our representative be given a specific item on the agenda at which to speak during the Hearing. If this is not possible, we will wish to present our case during the public forum.

Signed:	ASSISTANT PARISH CLERK
Date:	26/3/19

Dear Sir,

We write to object to the Licence Application submitted by The Swan Hotel in Streatley.

Our objects are based on the grounds that, following the current refurbishment, the Swan Hotel will have a maximum capacity of 775 persons compared to 195 previously (please see note below). This is an increase of four times which inevitably will have a significant impact on many levels including noise on the local community. As Streatley is a small (approx 900 people), tightly built community with many residents living very close to the Hotel there will be a significant deleterious impact from this application.

We have specific concerns about timings and would suggest the following. The application for the premises license contains more detail than is posted on the notice . We base our comments on the application although we are concerned in case some detail is missed between the two documents. We appreciate some of the timings have been reduced since the initial application but we remain concerned.

#### **Films**

Finishing times should not be later than 23.00 hours on all days. 1am finish time particularly externally is too late. There should be no variations for non standard timings.

#### **Live Music**

There is no mention on the notice of this category. Our belief is that this should be indoors only and finishing times should not be later than midnight Monday to Saturday and 23.00 hours on Sunday. There should be no variations for non standard timings.

#### **Recorded Music**

Finishing times should not be later than midnight Monday to Saturday and 23.00 hours on Sunday. This should be indoors only. There should be no variations for non standard timings.

#### **Performances of Dance**

Finishing times outdoors should not be later than 23.00 hours on all days. 1am finish time particularly externally is too late. Indoors Finishing times should not be later than midnight Monday to Saturday and 23.00 hours on Sunday. There should be no variations for non standard timings.

## Anything of a similar description

Finishing times should not be later than 23.00 hours on all days. 1am finish time particularly externally is too late. There should be no variations for non standard timings.

#### Late night refreshments

Finishing times should not be later than 23.00 hours on all days. 1am finish time particularly externally is too late. There should be no variations for non standard

timings. We believe this to be consistent with other licensed premises in Goring and Streatley

# Supply of alcohol

Finishing times should not be later than 23.00 hours on all days. 1am finish time particularly externally is too late. There should be no variations for non standard timings. We believe this to be consistent with other licensed premises in Goring and Streatley

# **Opening Hours**

These hours should mirror the finishing times above.

#### **Seasonal Variations**

There is mention on the notice of "plus seasonal variations". We can not see a request for seasonal variations in the application. Is this an omission? If not, we believe there should be no later hours allowed on the basis of season.

Yours faithfully,

Simon and Susan Carter
Streatley, Berkshire,

Note: Previous capacity calculated as 110 guests seated in the Function Room and 75 persons standing in the Thames Room.



# Representations

Email address

Details of	the representee:		
Name Je	enny Hedge		
Address		Wantage Rd	Streatley
Postcode	RG8 9PY		
Telephon	e Number		

Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the relevant representations made.

Details of the application to make representation(s) on:

Application Reference Number 19/00225/LQN

Name of Premises Rare Birds Hotels Ltd Swan Hotel Streatley

**Premises Address** 

The-Swan-at-Streatley High-Street Streatley-on-Thames

Postcode RG8 9HR

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

#### The Prevention of Crime and Disorder:

No comment

# **Public Safety:**

No comment

## The Prevention of Public Nuisance:

I write with regard to the application by Rare Birds Hotels Ltd, The Swan Streatley, for the provision of live music, recorded music, films, Performance of Dance & Anything of a Similar Description to be held both indoors and out of doors until the early hours of the morning and also for late night refreshment to be served until 3am Monday to Saturday.

I understand that passing of this application would allow for live and recorded music to be used at events **out of doors** together with outdoor performance of dance and plays.

I own a property on the other side of the river at Thames Bank. It is my view that amplified live or recorded music within the grounds of The Swan Hotel would create an unacceptable sound nuisance to neighbouring properties in an area of outstanding natural beauty in which a sense of peace should be the overriding consideration. In addition to the noise nuisance created by the amplified music itself, neighbours would also be disturbed by customers arriving at and leaving the premises, often late at night. It is my view that permitting this license to go ahead would pose a potential public nuisance and be harmful to public good.

## The Protection of Children from Harm:

No comment

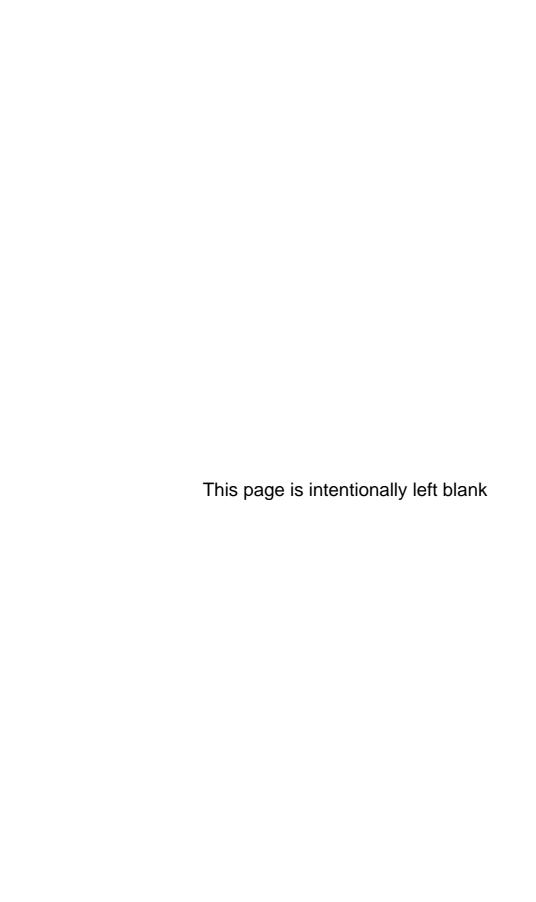
Signed: Jenny Hedge

Date 26-03-19

# Dear Sir/Madam

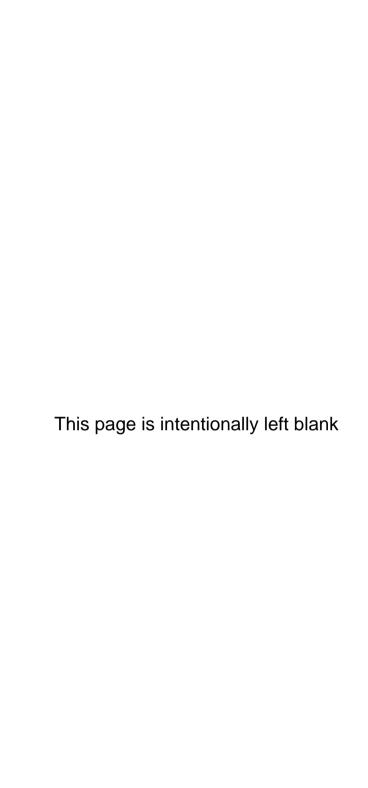
As near neighbours of The Swan Hotel, we would be very much affected by any increased noise level and therefore strongly object to their application for extended licensing hours, particularly for live music outdoors.

Yours sincerely David and Anthea West



# Representations

Details of the representee:
Name lant Diane Paddick
Address Church Lane Streatley
Postcode RG 8 9HT
Telephone Number
Email address
Please note the Council is required under the Licensing Act 2003 (Hearings) Regulations 2005 to provide the applicant with copies of the
relevant representations made.
Details of the application to make representation(s) on:
Details of the application to make representation(s) on:  Application Reference Number
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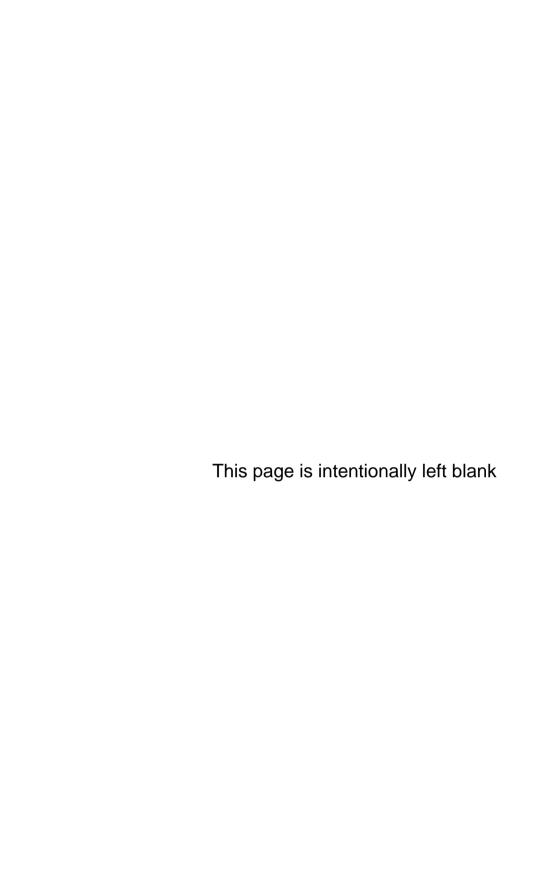


Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:
Public Safety:
The Prevention of Public Nuisance: Please See a Hacked
The Protection of Children from Harm:
Signed:
Date: 26/03/19

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD



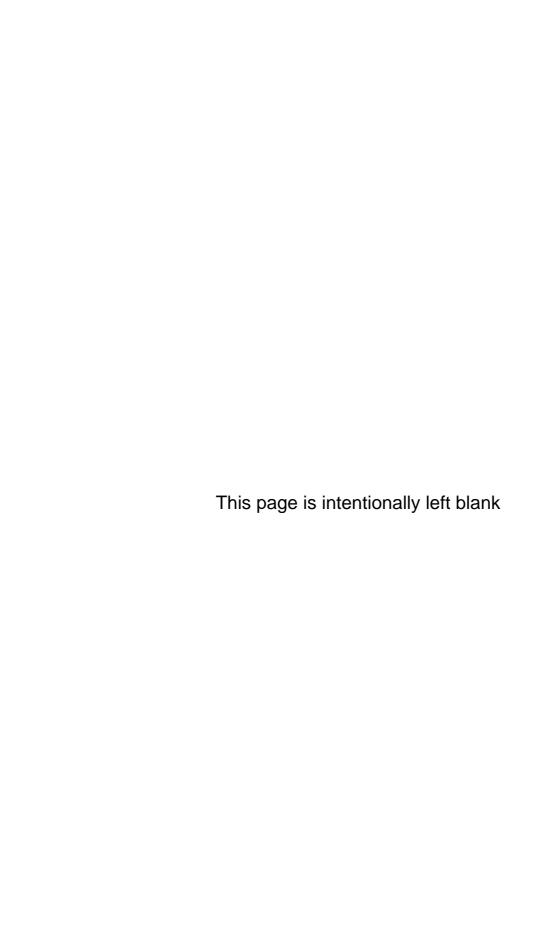
Licence Application: 19/00225/LQN

We have a number of concerns regarding the above application. We directly abut the premises and have in the past suffered from various public nuisance related issues namely:

- excessive noise from loud music
- loud music in the evening preventing ourselves and our children from sleeping
- children in bedrooms along Church Lane being woken when guests leave late at night
- guests gathering at edge of our property as they meet the main road upsetting and distressing our children and ourselves with their drunken behaviour and foul language
- children and ourselves on the garden side of our property being woken by noise from guests leaving on main driveway of the property as well as car doors slamming and loud talking/shouting as guests get in cars to leave.

These issues were all present when the premise was a moderately sized hotel and restaurant. The renovations appear to have potentially quadrupled the restaurant size and increased the capacity for events and we are therefore very concerned that the nuisance issues will increase in frequency and in size.

Any extension to licencing hours will obviously exacerbate this problem even further. We see absolutely no need to extend licencing beyond 11pm to do so would be to change the nature of the premises from a hotel and restaurant in the heart of a village to a late night drinking venue.





Public Protection Bracknell Forest West Berkshire Wokingham

### **LICENSING ACT 2003**

# Representations

Details of the representee	*
Name	- CHRISTIE
Address	THAMES ROAD
۹.	RING
Postcode	9 8 9 A H
Telephone Number	
Email address	
Please note the Coun (Hearings) Regulations relevant representations	icil is required under the Licensing Act 2003 2005 to provide the applicant with copies of the made.
Details of the application to	o make representation(s) on:
Application Reference Nun	nber 19/44225/44 (?)
Name of Premises The	Swan at Streatley
Premises Address	ge Street Streatley
Re	مطنع
Postcode	8 9 4 R
Type War a	Annual Process and Annual and an Englishment Character and Control of the Control

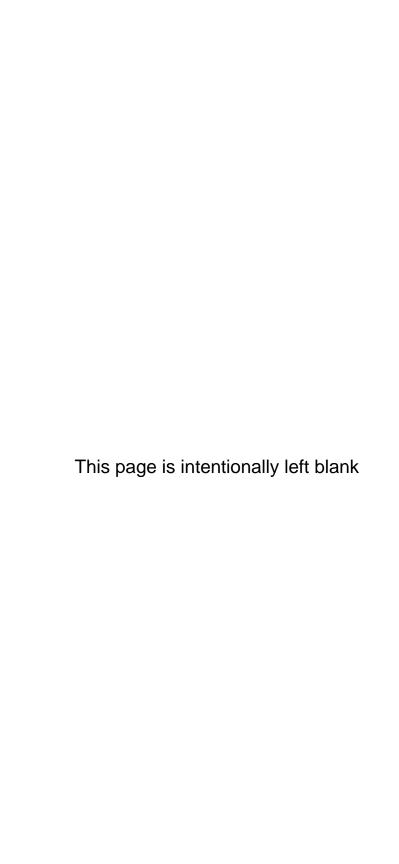
Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

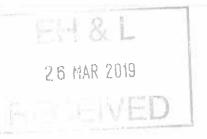
Please give details of your representation(s) and include information as to why the application would be unlikely to promote any of the following objective(s):

The Prevention of Crime and Disorder:
Public Safety:
***************************************
The Prevention of Public Nuisance:
The Prevention of Public Nuisance:  Existing livence no. 013241 allow Performance of Live Mile Recorded Miner Indoor To extend the to Outdoor under a new livence especially in Smarer norths would create a Public Nuisance
The Protection of Children from Harm:
······································
* · ·
Signed:
Date: 22 Marce 2019

Please send completed form to Licensing, Public Protection Partnership, Council Offices, Market Street, Newbury RG14 5LD

M. « Mrs PGT. READ bullure à Environnent Préfection, Thames Bank Garing RG8 9AH Newbury. 26 MAR 2019 22 March 2019 RECEIVED Sear Seis, Swan Hotel, Streatly, Noise Pollution We will to regaster our strongest dissapproval to the terms of the New Prenises Lieuce Application (19/00225/LQN) put forward by Kis hotel in that the playing of music, particularly outside, would create a versies aussance to nearby residents of this quiet seaceful area. We do lope that the Council will not allow this to hoppen. Your faithfully,





Ferry Lane Moulsford Oxon OX10 9JF

24th March 2019

The Swan at Streatley Planning Application

Dear Sir,

We are extremely concerned to learn of the several planning applications submitted by the Swan at Streatley. We wish to object strongly to all of them. Although we presently reside in a neighbouring village we own Thames Bank and plan to move there shortly.

We feel that the extension of the car park will directly impinge on our property ,noise resulting from cars and light pollution as the owners of the hotel will surely have to provide lighting for the car park. This will be a considerable annoyance to owners of Thames Bank and have an unpleasant affect on the environment.

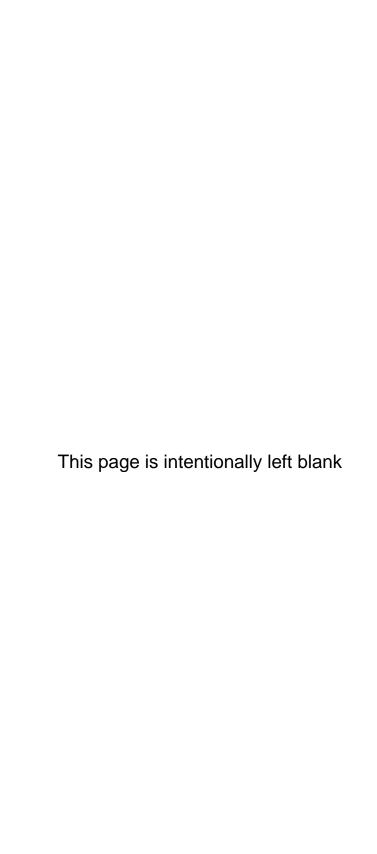
We are also wish to object very strongly agaist all the requests for alterations to their new licensing hours. Frankly we are horrified at the possible increase of unacceptable noise that granting of this permission would have.

Goring is a beautiful tranquil village and granting of both these applications would have a considerable detrimental affect on this lovely village

Yours faithfully

C

THE BART THE RESPONDED TO THE STATE OF THE S



Summerfield Rise Goring-on-Thames Reading, Berks, RG8 0DS

Tel:



Culture and Environmental Protection Council offices, Market Street, Newbury RG14 5LD

Ref: Notice for Premises Licence (19/00225/LQN)

Dear Sir

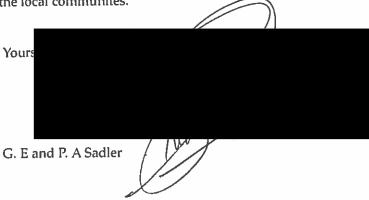
We are greatly concerned by the application for the provision of both Live music, Late night refreshment and the Supply of Alcohol by The Swan at Streatley.

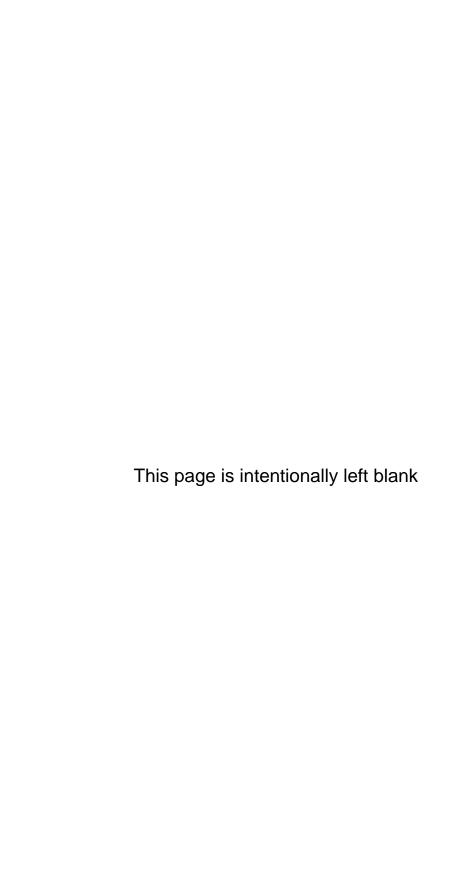
Both the villages of Streatley and of Goring on the opposite bank of the Thames are in areas of Outstanding Natural Beauty, and at least in the case of Goring, many of its population are over the age of retirement, with several Care Homes in the village.

We are therefore particularly concerned about:

- Noise polution: A prevailing westerly wind would mean that noise from the live music would be heard all over Goring and would particulary disturb any boats moored overnight in Goring, besides riverside properties. The noise of trains can be heard in Cleeve quite clearly.
- The comprehensive nature of this licence application would mean that the hotel must be expecting non
  resident guests to attend such events to make such functions profitable. In which case we doubt that the
  car parking provided by the hotel would be adequate and the use of the public car park in Goring would
  cause much disturbance to residents in the early hours of the morning there being no public transport
  available at this hour.
- The supply of alcohol until 3.00am is likely to be a cause of anti-social behaviour with an increased risk of drink driving. The safety of residents being of a major concern.
- Why it is necessary to serve refreshment until 3.00am in the morning.
- Taking all these points together would a successful application mean an increase in Police pressure?

The charm of Streatley and Goring lies in the rural setting that they share and in the surrounding environment including National Trust land and a Site of Special Scientific Interest. The planned activities of the Swan seem more suited to an urban environment rather than making any useful contribution to the life of the local communites.







EH & L 25 MAR 2019 RECENTED

Culture & Environmental Protection, Council Offices, Market Street, Newbury RG14 5LD

Re: Notice of Application for Premises Licence 19/00225/LQN – The Swan, Streatley

**Dear Sirs** 

I am writing to object to the granting of the above licence which I would characterise as more suitable for a night club than a hotel which is in both a residential and conservation area.

The Goring reach of the Thames and the village of Goring have been an exceptionally tranquil and beautiful part of the Thames valley celebrated for hundreds of years. Developments such as this are entirely inappropriate to the setting.

Noise carries rather too well over water and along a valley and the impact of use in the proposed way will be a disaster for a large area and the residents thereof.

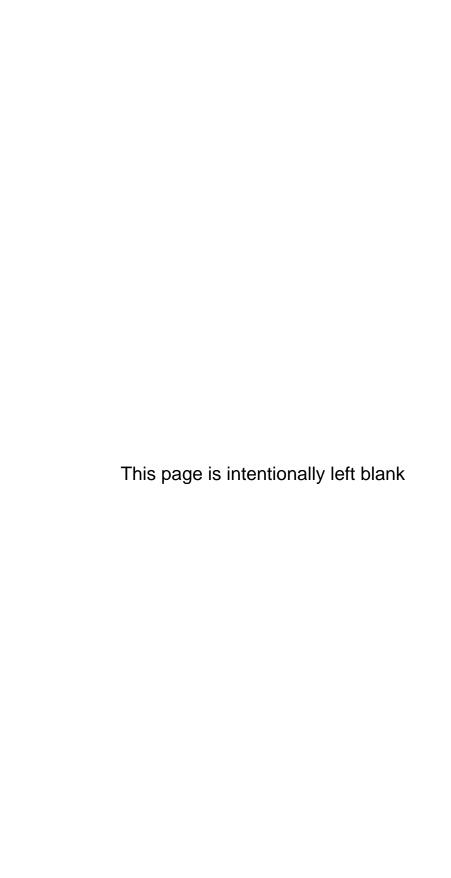
I would also question whether due process has been followed as I only became aware of this application through the Goring Gap News today and I am not convinced that any sign was displayed on the premises at the correct time prior.

Yours faithfully

Richard Hicks

**Richard Hicks** 

Thames Road Goring RG8 9AH



## NUNS ACRE RIVER GARDEN LIMITED



Culture & Environmental Protection, Council Offices, Market Street, Newbury RG14 5LD



Nuns Acre, Goring, Reading, RG8 9BE 20 March 2019

Dear Sirs.

### Re: Notice of Application for Premises Licence 19/00225/LQN - The Swan, Streatley

I am writing on behalf of Nuns Acre River Garden Ltd, a company which owns land on the Goring bank, nearly opposite to The Swan Hotel. The land is owned and occupied by local residents as a garden for quiet leisure.

Having seen the proposed licensing hours, I wish to protest against them in the strongest terms, for the following reasons.

The hotel is in a residential area, which is also an Area of Outstanding Natural Beauty. Allowing the provision of live music and alcohol until 1am nightly from Monday to Saturday would prove a noise nuisance to local residents in both Streatley and Goring, and, together with the request to serve alcohol and refreshments at late hours implies that the hotel will not be a place of tranquil enjoyment, but providing night club facilities.

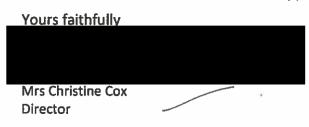
Being so close to the river, any noise coming from the hotel can be heard along the valley for at least a mile in each direction.

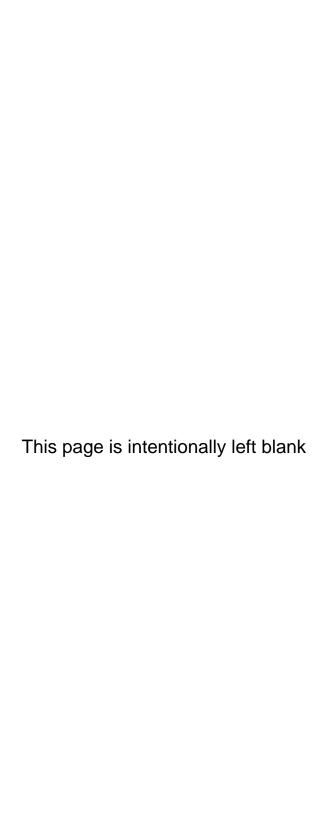
As well as noise from the music, noise from people and cars leaving the hotel in the early hours of the morning is unacceptable.

The Notice of Application does not make clear whether the provision of all music and refreshments will be confined to within the hotel. In the past, music in marquees on the site has caused many sleepless nights to the residents of Goring, and led to complaints to the previous owners of The Swan.

Whilst I appreciate that premises frequently apply for long hours without the intention of using them on a regular basis, rather than apply for occasional extensions, once granted, the hours can be used at any time without further consultation. The late amendment of the requested hours has given little time for consideration of the proposals, and I question whether this, and the original proposal, has been adequately notified to the two local communities, and a proper response time allowed.

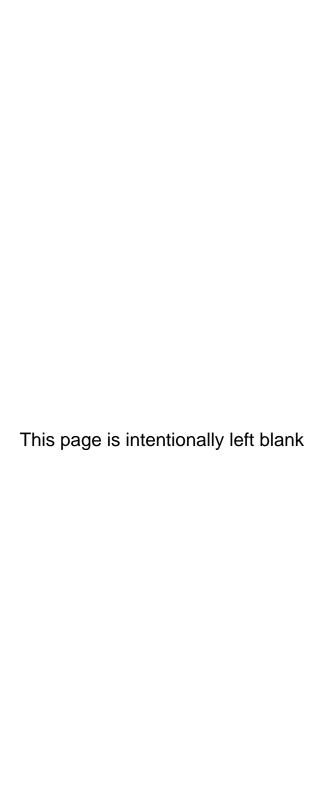
For these reasons, I would ask that this application is refused.





Culture & Environmental Farm Donal Un rection Goning on Thomas Council Offices 25 MAR 2019 N 2. Lesolins Monthet other, Newhurs Merks. RGS OAA. R& 14 54. 23/3/19 Dear Fin/Mordam, Re: Application for themises at 'The fuon' Streattey Merks. Soning Corp Went oppout the Notice & Applications
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Spring Corp Went of core of the Sworm theatly hoth Soring of streating one like the totally when it was a delightful charming nivertible when it was a delightful charming nivertible when its now its character has been completely destroyed over the shoot soot whe swan's to monder one the plant for the swan's to make a storistical might-club, or to make this with no restrictions similar to church or latcold consumption? on entertainment or latcold consumption?

Shervently hope the proposed plants? Hours Southfully, Sue Crook.





SUMMERFIELD RISE GORING RG8 0DS

22/3/2019

Culture and Environmental Protection, Council Offices, Market St, Newbury, RG14 5LD

Swan Hotel Streatley Premises License Application 19/00225/LQN

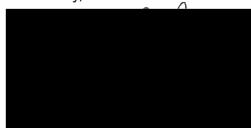
Dear Sir/Madam,

We were so surprised and shocked to hear about the application for the Swan Hotel to extend it's licensing hours by so much. We don't actually live in Streatley but always think of the two villages as one. We don't think it matters how long hotel residents are allowed to eat and drink but have concerns about visitors leaving the car park so late & maybe noisy revellers walking home. The villages do not need a night club. Noise of music easily travels and would be very disturbing to many residents in the area.

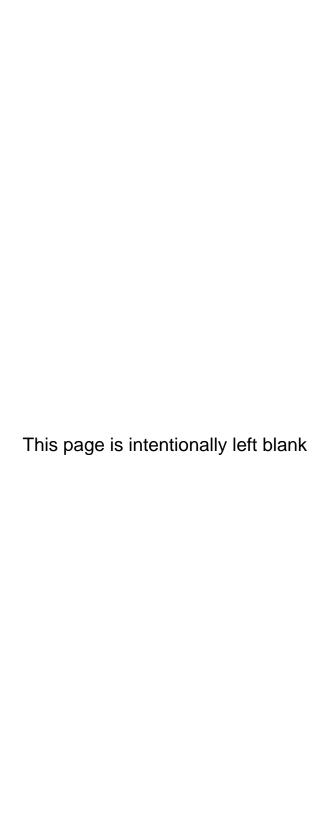
It has always been a peaceful place to eat and drink and take visitors and enjoy the river views.

Please do not allow an area of outstanding natural beauty to be spoilt.

Yours sincerely,



Wendy and Keith Riley.



Culture and Environmental Protection, Council Offices, Market Street, Newbury RG14 5LD

21<sup>st</sup> March, 2019



Dear Sir/Madam,

Re: Notice of Application for Premises Licence 19/00225/LQN - The Swan Hotel, Streatley

Surely, it is the duty of the Council to deal with licensing issues. The Council has a duty to provide licenses that are appropriate for their locality.

#### Objection:

There is disappointment as it appears that the submission of the licence application (and amendment reducing 3am finish to 1am finish) has not benefitted from openness in communication and consideration of all neighbours in Goring. Surely, the distance between the hotel and the residences on the opposite side of the river is worthy of consideration by all parties.

Surely a letter to Goring residents would help the cause as not everyone visits the hotel and therefore the application notice would have gone unnoticed by those very people who will be most affected by it, possibly every day and night of every year.

Objection - Unclear points - could these be explained.

Does the application cover outdoor music. What does it say about it. During what hours will it be played?

Does a marquee in the garden qualify as indoor music?

What are "seasonal variations and what are the hours, activities and impact on the neighbours.

Where will "late night refreshments" be served.

Hotel residents and guests will avail of "all licensable activities" 24 hours a day. What are these? Could this be explained and expanded.

Please confirm or amend the schedule as I understand it:

Indoor music – recorded	Monday – Sunday (all week)	23.00-01.00	
Dance, films etc	Monday – Saturday	09.00-01.00	indoors or outdoors?
	Sunday	09.00-00.00	
Late night refreshment	Monday-Sunday (all week)	23.00-01.00	where served?
Alcohol Sale	Monday-Saturday	09.00-01.00	
	Sunday	09.00-00.00	

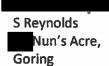
### **Objection**

Goring is nationally and internationally recognised as an exceptionally beautiful, tranquil and historically significant landmark. To adulterate all this with the overpowering volume of daytime and late night music and voices carrying over and down the river, probably every day until 1am must be a huge blot on the landscape.

Is there a balance in the sharing of the environment? When will the neighbourhood be released from the continuous noise from the hotel with what seems like continuous activity day and night?

I appreciate that hotels offer social possibilities but they should preclude social upset and sleep deprivation.





RG8 9BE

EH & L 25 MAR 20:9 Creene Rd Goring RG& 986.

22.3.19

Deas Sir

Ne Swan at Streathey hicence

We would like to

We would like to

Strengty object to The

Licence application.

How if hired in

Goring for many years

any late event at the

Swan courses wide spread

Noice. Noise travels along

the river and is particularly

Noticease at night in

the sunner when bedrown widows are open.

Lot of money has been spent on The project so they obviously want to maximise their income. It is a large hoter but his a large hoter but his a large hoter but his appropriately to a lot of properties

grateful it our vien are taken into account and likence for late night moic Sevetly restricted.

Your faitherly Geoff & Lig Courter Course offices Newbuy.

25 MAR 2019

Dear Sin,

application for premises eicence.

I do jew strongly to tein application.

Streamly a Going would both be affected by

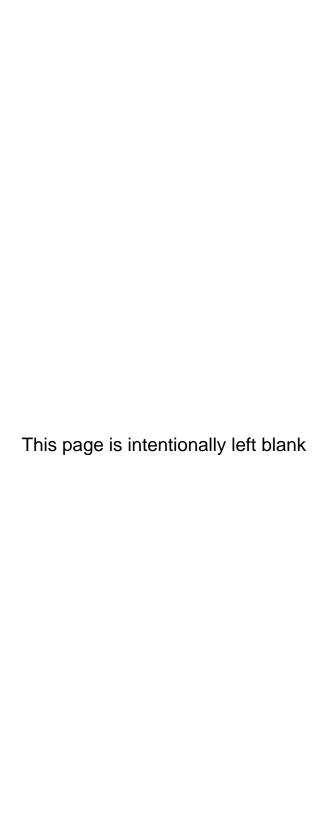
the misance of music, extra traffic for

possibly maceopy ble lengths of time

These are two small villages

and the development would be greater than in acceptant

times may also give to alcohol belated nursane to below as.



25 MAR 2019

High Street Streatley Berkshire RG8 9JA 01491 872224

22.03.2019.

Application for Premises Licence at The Swan at Streatley 19/00225/Lan.

Dear Sir, As a bearby resident & Streetley ( wife to object to this application, on the ground of excess hoise in a quiet community of many local residents who would be affected by the noise of husic playing until 2 am. This will affect One's Steep, particularly in the summer when hoise carries turngh open windows.

In the wineties The Morey Room was not Granfied a licence for husic ausic wideigne so he Swan sund definitery not be allowed to do

Frank / am shocked to see that an alcohol licence is also applied for from 6.80 am - 3 am bohion would result in rowdyish in a quiet residential P.T.O.

beighbourhood. The whole application would sense busen diffres to the Swan's weighbours in Streatley and (object buost Strongly. Please allow we all our peace to continue to like quietly without under distributed, from husic or dranken people sunding at hight.

lu tre Sueunes trere are Souesimes d'anhen people Sunting etc. besiveen 11-1 pm. on treir way beach trom pubs in goring-this application of granded, would have hoise a contianow problem for anyme Civing near The Swan as 1 do.

Yours faithfully,

Dr Allan J. Breen Westridge Green, Streatley, Berks. RG8 9RJ

Cultural and Environmental Protection 22/3/19 Coursel Offices, Market Street, Newbury RG145(D

Dear Sirs,

I object to the paposal 19/00225/LQN on the grounds that it will cause too much traffic in Streetley, too much noice nuisance for the residents of Streetley and Going. It could also change the nature of the village for the worse. I write as a former vice-chairman of Streetley Parish Courseil. Yours faithfelly,

