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Uttlesford District Council

Chief Executive: Dawn French

Licensing and Environmental Health Committee

Date: Tuesday, 13th March, 2018

Time: 10.30 am

Venue: Committee Room - Council Offices, London Road, Saffron Walden,
Essex CB11 4ER

Chairman: Councillor **R Chambers**

Members: Councillors A Anjum, **G Barker**, **J Davey**, **A Gerard**, T Goddard
(Vice-Chair), J Gordon, E Hicks, S Morris and G Sell

Substitutes: Councillors H Asker, J Freeman, R Freeman, D Jones and
J Loughlin

AGENDA PART 1

Open to Public and Press

1 Apologies for Absence and Declarations of Interest

To receive any apologies for absence and declarations of interest.

2 Application for the variation of a Premises Licence

3 - 44

To determine an application for the variation of a premises licence.

For information about this meeting please contact Democratic Services

Telephone: 01799 510369 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

Council Offices, London Road, Saffron Walden, CB11 4ER

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Website: www.uttlesford.gov.uk

Agenda Item 2

Committee: Licensing and Environmental Health
Title: Application to vary a Premises Licence – The Saffron Hotel, High Street, Saffron Walden
Report Author: Amanda Turner – Licensing Team Leader
Date: 13 March 2018
Item for decision: Yes

Summary

1. This report sets out an application for the variation of a Premises Licence in respect of the above to extend non-standard timings for the sale of alcohol. Representations have been made to this application so therefore this matter has been referred to the Committee for deliberation.

Recommendations

- 2 The application is determined
In the event of an appeal against the decision of the Licensing Authority, then a member is nominated to represent the Authority at Court.

Financial Implications

- 3 None

Background Papers

- 4 The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.
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Variation application form (Appendix A)
Current premises licence (Appendix B)
Plan of premises (Appendix C)
Location map of premises (Appendix D)
Representations from interested parties (Appendix E)

Impact

- 5

Communication/Consultation	Details of the application was conveyed to Members of Uttlesford District Council, The Parish Council, and adjoining residents
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Community Safety	None
Equalities	None
Health and Safety	None
Human Rights/Legal Implications	Under Article 1 First Protocol to the European peaceful enjoyment of their possessions which includes property. This right may be interfered with if necessary to control the use of property in accordance with the general interest. The imposition of conditions under the Licensing Act 2003 is a legitimate interference with this right in this context.
Sustainability	None
Ward-specific impacts	Saffron Walden
Workforce/Workplace	None

Situation

- 6 The Saffron Hotel is situated in the centre of the town of Saffron Walden
- 7 A premises licence was first issued for these premises under the Licensing Act 2003 following an application to convert and vary their existing Justices Licence on 2 November 2005.
- 8 The variation application is to add a condition to the premises licence to expressly permit the sale of alcohol to bona fide residents and their guests at the hotel at times other than when the premises is licensed to sell alcohol to the general public. It is not intended to extend the sales of alcohol or permit the premises to open to the public otherwise than in accordance with the licence as it relates to residents and bona fide guests.
- 9 The current premises licence permits the sale of alcohol, live and recorded music from noon to 1am Monday to Sunday with the premises opening hours being until 1.30am.
- 10 Copies of this application have been served on all of the statutory bodies which have attracted no representations.
- 11 Eight representations have been received from interested parties particularly citing concerns based on the licensing objectives that relates to the prevention of public nuisance. It is feared that the proposed increase in the extended residential drinking hours would cause disturbance to residents when they venture out onto the pavements to gain some air.

12 In carrying out the statutory function, the Licensing Authority must promote the licensing objectives as defined in the Licensing Act 2003:-

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

13. The decision that the Committee can make for this application is to

- Grant the application
- Modify the application by inserting conditions
- Reject the whole or part of the application

14 When determining an application due regard should be given to the Council's licensing policy and the Secretary of State's Guidance issued in accordance of the Act.

5.1 Licensed premises have a significant potential to adversely impact on communities through public nuisances that might arise from their operation. The Licensing Authority wishes to proactively maintain and protect the amenity of residents and other businesses from the potential consequence of the operation of licensed premises whilst recognising the valuable cultural, social and business importance that such premises provide.

5.2 The Licensing Authority intends to interpret "public nuisance" in its widest sense, and takes it to include such issues as noise, light, odour, litter and anti-social behaviour, where these matters impact on those living, working or otherwise engaged in normal activity in an area.

5.3 Applicants need to be clear that the Licensing Authority may apply stricter conditions, including controls on licensing hours, where licensed premises are in or near residential areas and where relevant representations have been received. Conversely, premises which can demonstrate that they have effective controls and measures in place or proposed to prevent public nuisance, may be suitable for 24-hour opening.

5.6 If representations are made applicants will be expected to demonstrate in their operating schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance, relevant to the individual style and characteristics of their premises and events.

5.7 When addressing the issue of prevention of public nuisance, the applicant should consider those factors that impact on the likelihood of public nuisance. These may include:

- (a) the location of premises and proximity to residential and other noise sensitive premises, such as hospitals, hospices and places of worship
- (b) the hours during which the licensable activities will be carried out particularly between 23.00 and 07.00
- (c) A “wind down period” between the end of the licensable activities and closure of the premises the nature of activities to be provided, including whether those activities are of a temporary or permanent nature and whether they are to be held inside or outside premises
- (d) the design and layout of premises and in particular the presence of noise limiting features
- (e) the occupancy capacity of the premises
- (f) the availability of public transport
- (g) A last admission time

15. The relevant sections of the guidance issued by the Secretary of State are:-

2.7 It will normally be the responsibility of the premises licence holder as an employee, and not the licensing authority, to ensure that the managers appointed at the premises are competent and appropriately trained. However, licensing authorities must ensure that they do not stray outside their powers and duties under the 2003 Act. This is important to ensure the portability of the personal licence and the offences set out in the 2003 Act and to ensure, for example, that the prevention of disorder is in sharp focus for all managers, licence holders and clubs.

2.19 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It is important to remember that the prevention of public nuisance could therefore include low-level nuisance, perhaps affecting a few people living locally, as well as major disturbance affecting the whole community. It may also include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

2.20 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from the premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or more sophisticated measures like the installation of acoustic curtains or rubber speaker mounts. Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of specific premises. Licensing authorities should be aware of the need to avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are very expensive to purchase and install and are likely to be a considerable burden on smaller venues.

2.22 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, music noise from premises usually occurs from mid-evening until either late-evening or early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. In certain circumstances, conditions relating to noise immediately surrounding the premises may also prove appropriate to address and disturbance anticipated as customers enter and leave.

2.24 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area and to respect the rights of people living nearby to a peaceful night.

- 16 If the Committee in their discretion wishes to impose conditions, the only conditions that can be imposed are those that are appropriate and proportionate to promote the licensing objective relative to the presentations received. Equally, the Committee cannot impose conditions that duplicate the effect of existing legislation.

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

We Greene King Retailing Ltd
(insert name(s) of applicant)

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

Premises licence number 106

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Saffron Hotel 8-12 High Street Saffron Walden			
Post town	Essex	Postcode	CB10 1AZ
Telephone number at premises (if any)			
Non-domestic rateable value of premises		£36,750	

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	Westgate Brewery Bury St Edmunds		
Post town	Suffolk	Postcode	IP33 1QT

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

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

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

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

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

This application is to add a condition to the premises licence to expressly permit the consumption of alcohol by bona fide residents and their guests at the hotel at times other than when the premises is licensed to sell alcohol. It is not intended to extend the sales of alcohol or permit the premises to open to the public otherwise than in accordance with the licence, save as it relates to residents and bona-fide guests.

We propose the following condition:

- "Hotel residents and bona fide guests will be able to order and consume alcohol on the premises during times outside of the ordinary hours for sales of alcohol on the basis that payment for any alcohol is debited to the room number of a guest residing there and paid as part of their bill on check-out."

All other conditions and hours are to remain unaltered.

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

Part 4 Operating Schedule

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

Provision of regulated entertainment

Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		

B

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 4)		
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 5)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 6)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>	
				Outdoors	<input type="checkbox"/>	
Day	Start	Finish	Both			<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)			
Tue						
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)			
Thur						
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6)			
Sat						
Sun						

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

H

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

Late night refreshment Standard days and timings (please read guidance note 7)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol! (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6)		

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6)
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

Please tick as appropriate

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

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

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

The premises licence has been sent with the minor variation application submitted to you on 18.01.2018.

Checklist:

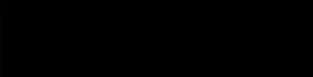
Please tick to indicate agreement

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

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 5 – Signatures (please read guidance note 11)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	18/1/18
Capacity	Solicitor to applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 14)

Rachel Kelly
TLT Solicitors
One Redcliff Street

Post town	Bristol	Post code	BS1 6TP
Telephone number (if any)	0333 00 60283		

M

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

a) General

As per the existing premises licence conditions save for the amendments made in this application:

- "Hotel residents and bona fide guests will be able to order and consume alcohol on the premises during times outside of the ordinary hours for sales of alcohol on the basis that payment for any alcohol is debited to the room number of a guest residing there and paid as part of their bill on check-out."

b) The prevention of crime and disorder

As per the existing premises licence conditions.

Public safety

As per the existing premises licence conditions.

d) The prevention of public nuisance

As per the existing premises licence conditions.

e) The protection of children from harm

As per the existing premises licence conditions.

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
Rachel.kelly@tltsolicitors.com

Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.
2. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
4. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
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'.
9. 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 agents must sign the application form.
14. This is the address which we shall use to correspond with you about this application.

LOCAL AUTHORITY



**Licensing Section
 Uttlesford District Council
 Council Offices
 London Road
 SAFFRON WALDEN
 ESSEX
 CB11 4ER**

Part 1 - Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

SAFFRON HOTEL

8-12 HIGH STREET, SAFFRON WALDEN, ESSEX, CB10 1AZ.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- a performance of live music
- any playing of recorded music
- entertainment facilities for dancing
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
E. Performance of live music (Indoors)	Monday to Saturday	Noon	1:00am
	Sunday	Noon	1:00am
F. Playing of recorded music (Indoors)	Monday to Saturday	Noon	1:00am
	Sunday	Noon	1:00am
J. Provision of facilities for dancing (Indoors)	Monday to Saturday	Noon	1:00am
	Sunday	Noon	1:00am
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Saturday	11:00am	1:00am
	Sunday	11:00am	1:00am

Non Standard Timings:

On occasions when sporting and non-sporting events of local, national and international importance are to be shown live, times as required.

Xmas Eve, Xmas Day, Boxing Day, Spring & August Bank Holidays, Good Friday, Easter Saturday, Sunday and Monday and any other bank holidays 11:00am to 1:00am.



Licensing Act 2003
Premises Licence

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THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES continued ...

Activity (and Area if applicable)	Description	Time From	Time To
M. The sale by retail of alcohol for consumption ON and OFF the premises continued ...			

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Saturday	8:30am	1:30am
Sunday	8:30am	1:30am

Non Standard Timings:

On occasions when sporting and non-sporting events of local, national and international importance are to be shown live, times as required.

Xmas Eve, Xmas Day, Boxing Day, Spring & August Bank Holidays, Good Friday, Easter Saturday, Sunday and Monday and any other bank holidays 8.30am to 1:30am.

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON and OFF the premises

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

GREENE KING RETAILING LTD

C/O TLT SOLICITORS, ONE REDCLIFF STREET, BRISTOL, BS1 6TP.
Telephone 01284 763222

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

GREENE KING RETAILING LTD

5265451

NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

NAVTAJ SINGH GILL



PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL

Licence No. 022707

Issued by Barking and Dagenham



ANNEXES

Annexe 1 - Mandatory Conditions

Mandatory conditions - supply of alcohol

- 1) No supply of alcohol may be made under the premises licence
 - at a time when there is no designated premises supervisor in respect of the premises licence or
 - 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.
- 3) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(1) 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children-

 - (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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (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;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on-
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) 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.
4. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) 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 a holographic mark.
7. The responsible person shall 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-

ANNEXES continued ...

- (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; and
- (b) customers are made aware of the availability of these measures.

Embedded Conditions of 1964 Act

No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- (1) He is the child of the holder of the premises licence.
- (2) He resides in the premises, but is not employed there.
- (3) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
- (4) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

Public Entertainment conditions

- 1) All the conditions of management for places of entertainment to which the public entertainment licence was subject are preserved as conditions on this licence and are shown at schedule 1 hereto.
- 2) The power supply for all electrical which is either portable or of a temporary nature and the use of which is directly connected with the entertainment shall be protected at source by a residual current device of 30 mA sensitivity conforming with British Standard 4293.
- 3) Not more than 100 persons shall be present on the premises for the purpose authorised by this licence.

Annexe 2 - Conditions Consistent with Operating Schedule

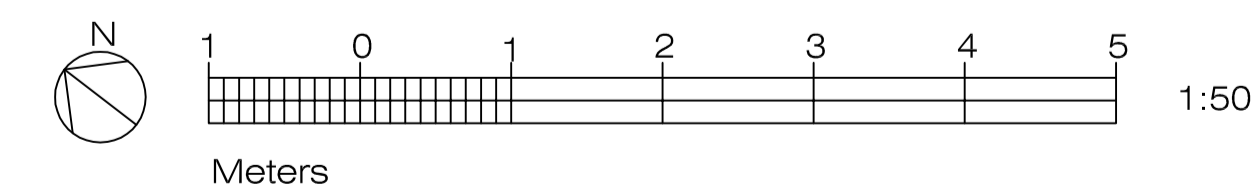
- 1) Performances of live music and facilities for dancing to be limited to the function room.
- 2) Internal and external lighting to be checked regularly.
- 3) Safety equipment, such as fire fighting equipment to be maintained.
- 4) Staff to be aware of the licensing objectives with emphasis on no underage drinking, drunkenness on the premises or in public, use of drugs, public safety, violent and antisocial behaviour and to protect children from harm. Effective staff training to take place.
- 5) Litter to be cleared from the outside of the premises.
- 6) External windows to be closed at midnight on the evenings when the premises trades later hours.
- 7) Noise within the premises to be monitored.
- 8) Steps to be taken to ensure that customers leave the premises in a quiet manner.
- 9) Persons under 18 years will not be permitted on the premises unless accompanied and supervised by an adult.
- 10) Proof of age scheme to be in place.

Annexe 3 - Conditions Imposed Following a Hearing

None.



FIRE PRECAUTIONS LEGEND	
	Maintained Exit sign to B.S
	Emergency lighting unit to be fitted with LED indicating healthy supply. The units are to incorporate battery back up for three hours
	Non-maintained emergency lighting unit to be fitted with LED indicating healthy supply. The units are to incorporate battery back up for three hours
	Non-maintained Fire Exit sign
	Heat or smoke detector
	Heat or smoke detector together with integrated Fire Alarm sounder (of at least 75 dB(A) as well as an integrated visual beacon
	Fire Alarm sounder (of at least 75 dB(A) as well as an integrated visual beacon
	Visual Beacon
	Fire alarm push button
	Fire alarm sounder
FD60sc	One hour fire resisting doors fitted with closer and intumescent smoke seals
FD30	Half hour fire door with intumescent strips, non-self closing
FD30sc	Half hour fire resisting doors fitted with closer and intumescent smoke seals
PB	Push Bar
	Water extinguisher
	CO2 extinguisher
	Fire Blanket
	Foam Extinguisher
	Dry Powder Extinguisher
	Wet Chemical Extinguisher



REVISIONS			
Rev.	Date	Details	Name
A	21.12.17	Red line amended.	CF

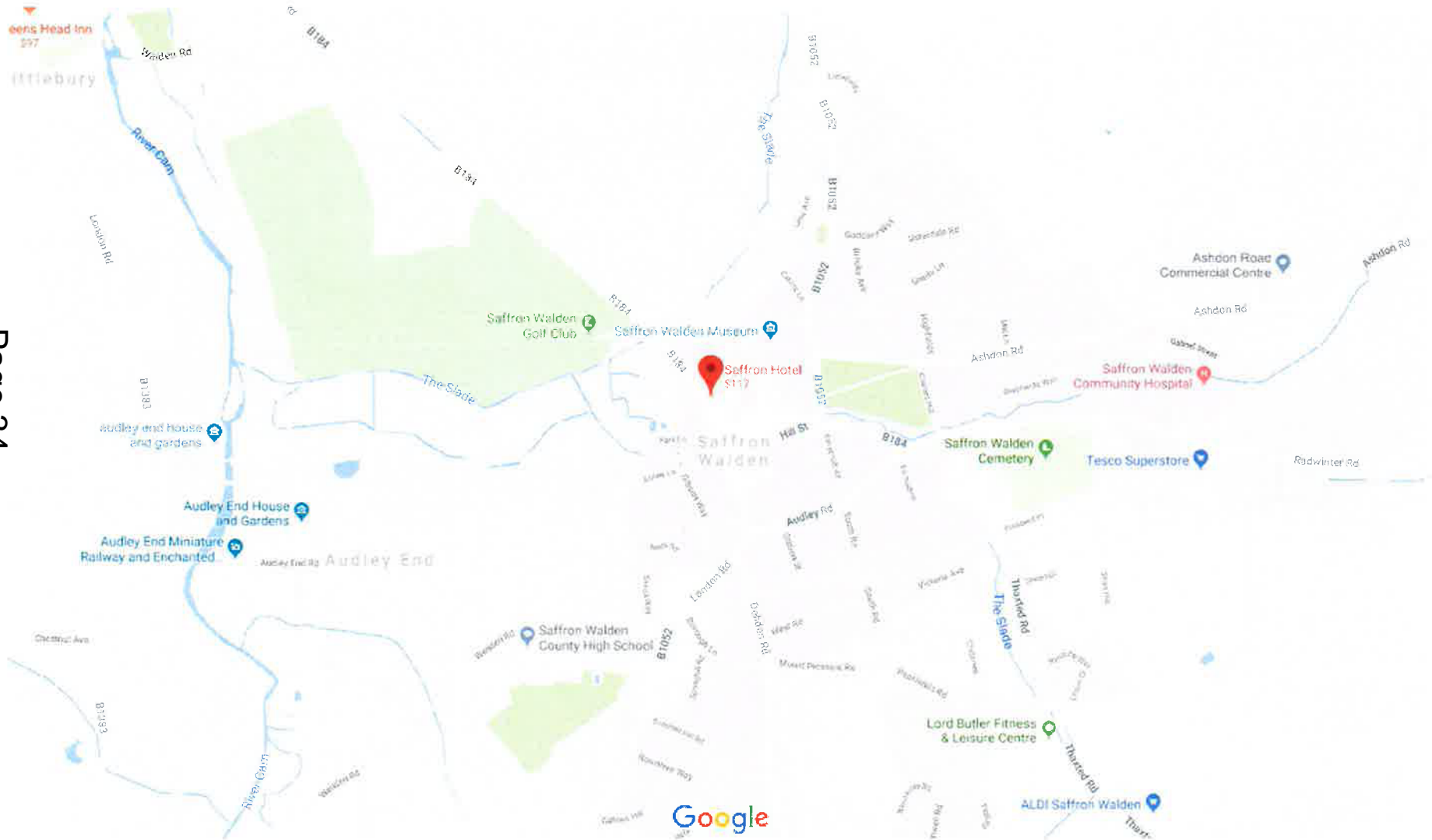
1 Proposed Ground Floor
Scale: 1:50 @ A1

design i.d.

Client Greene King	Drawing Title Proposed Licensing Plan	Drawing No. 17.149.GK.R.1001
Project Saffron Hotel 8-12 High St., Saffron Walden, Essex CB10 1AZ	Scale 1:50 @ A1	Rev. A
Drawn By CF	Date Dec 2017	All dimensions to be checked on site. Any discrepancies between this drawing and other information is to be referred to the producer. This drawing is copyright.



Google Maps Saffron Hotel



Ms. S. Jones.
Licensing Officer.
Uttlesford District Council
London Road,
Saffron Walden
C.B. 11 4ER.

██████████
██████████ RAYNHAMS.
SAFFRON WALDEN
C.B. 10.1 AU.

14. 2. 2018.

Extending Licensing Times at
the Saffron Hotel.

Dear Mrs. S. Jones,

As I live opposite the Saffron Hotel at No 1. Raynhams I am extremely anxious about extending the Licensing Times, which are now until 1.30AM to go on until 4.00AM. Which seems excessive.

Surely "objective C." would come in to being & probably A. & B. as well.

Please consider this as it will cause massive disruptions to us who live opposite & other residents in the area.

Yours sincerely,

Mrs. Diana Whitfield

From: Richard Garvey <[REDACTED]>
Sent: 15 February 2018 12:07
To: Licensing
Subject: Fw: Your ref: JJ/Saffron Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones,

We have been advised that you require any objections to state which issues are of particular concern to us. Accordingly we object to the proposed license extension application on the grounds of sections A, B and C of the Licensing Act.

Yours sincerely Marion and Richard Garvey

From: Richard Garvey
Sent: Thursday, February 15, 2018 11:18 AM
To: licensing@uttlesford.gov.uk
Subject: Your ref: JJ/Saffron Hotel

Dear Mrs Jones,

We understand that the Saffron Hotel has applied for an extension to it's licensing hours beyond the currently permitted time of 1.30a.m.

We had no knowledge of this application until it was pointed out by one of our neighbours, despite us living within 50 metres of the Hotel.

We only moved into Raynhams at the end of last month and have found it to be a very peaceful location. We are uncomfortable with the principle of selling alcohol to be consumed by residents and their guests beyond 1.30a.m. The potential nuisance to nearby residents from the noise of departing guests and their vehicles should be given proper consideration – this is not an area where night time entertainment should be available and we do not believe that drinking into the small hours is appropriate in a residential neighbourhood.

Accordingly we object to the proposed extension and ask that you reject it.

Yours sincerely Marion and Richard Garvey

■ *Raynhams, High Street, Saffron Walden CB10 1AU.*

Email: [REDACTED]

Tel: [REDACTED]

15th February 2018

Ms Amanda Turner
Licensing Officer
Uttlesford District Council
The Council Offices
London Road
Saffron Walden CB11 4ER

Dear Madam

Re: The Saffron Hotel, CB10 1AZ

I understand that there has been an application made for an extension of the licensing hours for the above premises, I believe to 4am. I wish to highlight that this is a quiet residential area, with a number of households with children under 16, and is entirely unsuitable for consumption of alcohol to such a late hour, especially where it is inevitable that guests would spill onto the pavement, directly outside residential properties. This would constitute a nuisance, could lead to crime and disorder, could impact public safety and potentially be harmful to children.

I am therefore objecting under sections A, B, C and D of the Licensing Act, and trust that the application be refused.

Yours faithfully,

Jerry Lanfear

[REDACTED]

From: Hilary Parry-Jones <[REDACTED]>
Sent: 14 February 2018 14:45
To: Licensing
Subject: ref:JJ/Saffron Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones

I understand that an application has been made to extend the licensing hours at the Saffron Hotel. As a resident of Raynhams, I consider the existing licensing hours to be adequate for a residential neighbourhood and see no reason for this to be varied. Noise disturbance has occurred in the past, particularly during the summer months. An extension to hours may well increase this.

Yours sincerely

Hilary Parry-Jones
[REDACTED] Raynhams

[REDACTED]

From: Hilary Parry-Jones <[REDACTED]>
Sent: 15 February 2018 13:31
To: Licensing
Subject: Ref: JJ/Saffron Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones

I refer to my e-mail of 14 February 2018 regarding the above application. In that e-mail I omitted to state that I am objecting under sections a,b.and c of the Licensing Act.

Yours sincerely

Hilary Parry-Jones

[REDACTED]

From: Helen Stalker <[REDACTED]>
Sent: 14 February 2018 11:23
To: Licensing
Subject: Amendment to licence for Saffron Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones,

Ref: Your letter of 29 January to inform me of an application for a variation to the premises licence for Saffron Hotel

I am writing to object to the above application on the basis of greater potential for public disorder and higher risk of crime. I understand the current licence permits them to serve alcohol until 1.30am. In a residential neighbourhood, I think this is perfectly adequate and do not see the need for it to be changed.

Best regards,
Helen

Helen Stalker
[REDACTED] High St
Saffron Walden

[REDACTED]

From: Richard <[REDACTED]>
Sent: 13 February 2018 20:53
To: Licensing; kemi.badenoch.mp@parliament.uk;
Stephen.Kavanagh@essex.pnn.police.uk; Dawn French; HELEN STALKER; John
Rowe; [REDACTED]; [REDACTED]; HELEN JACKSON;
GEOFF COOPER; JeremyLanfear Email; Richard and Marion Garvey
Subject: Application to extend licensing hours at The Saffron Hotel, High Street, Saffron
Walden

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones,

I am a resident at The Raynhams, High Street, Saffron Walden, I understand that the new owner of the above hotel has applied for an extension to the existing licensing hours, which I believe allows the hotel to serve alcohol until 0130 in the morning

Raynhams and the surrounding area is a quiet residential environment and I am extremely concerned that an extension to the current licensing hours to the hotel would result in the destruction of the tranquility that we all currently enjoy

Saffron Walden is a quiet market town and whilst I encourage new business do not see why the current licensing hours need to be extended at all

Could you please let me know of any other establishments in Saffron Walden who have been granted extended licensing

Can I ask who you have sent notifications to of this application, as I do live directly opposite the hotel and have not received any notification of this application

An extension to the current licensing hours of The Saffron Hotel would be a big mistake in my opinion and could be extremely detrimental to the current living conditions of local residents and the town as well as a potential extra strain to our Essex police force

Local licensing extensions have historically caused nothing but problems

Kind regards

Richard Pennington

Sent from the iPad

[REDACTED]

From: John Rowe <[REDACTED]>
Sent: 09 February 2018 11:09
To: Licensing
Cc: [REDACTED]
Subject: Saffron Hotel

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mrs Jones,

Following on from our telephone conversations, I wish to object to the variation of the Above licence on the grounds that this will allow - any number of "Bona fide Guests", as long as 1 is a Resident in the Hotel to continue drinking as long as the Management/Resident, wish it to continue.

I wish to make this objection under options A, B and C, as all of these situations have occurred at the Hotel since we have lived here.

I'm sure the Police will be able to enlighten you on all past incidents.

Thank You for all your help in this matter,

Regards,

Mr John Rowe
[REDACTED] High Street, Saffron Walden

Sent from my iPad

■ High Street, Saffron Walden CB10 1AT.

Email: ■

Tel: ■

12th February 2018

Ms Amanda Turner
Licensing Officer
Uttlesford District Council
The Council Offices
London Road
Saffron Walden CB11 4ER

Dear Madam

The Saffron Hotel, CB10 1AZ

I understand that there has been an application made for an extension of the licensing hours for the above. Although the premises are on the edge of the retail area, it has residential properties adjacent and opposite of good standing. This is a very quiet neighbourhood and we do not want our standard of living disrupted by riotous behaviour from very late night drinking. The hotel already has consent for drinking by residents and guests until 1.30 am, and it is felt that this is quite adequate for both residents and guests. In the past we have suffered from bawdy behaviour of people using the hotel, since their guests spill on to the pavement outside to let off steam, and to allow this throughout the night until 4 am is untenable.

I am therefore objecting under sections A, B and C of the Licensing Act, and trust that the application be refused.

Yours faithfully,

R A Jones.

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