

Licensing Sub-Committee Hearings Meeting

**Council Chamber, Town Hall, High Street,
Colchester, CO1 1PJ**

Tuesday, 03 September 2019 at 10:00

The Licensing Sub-Committee hears and determines applications made under the Licensing Act 2003. This includes licensing the sale of alcohol and the provision of a variety of licensable activities such as recorded music, stage plays and the showing of films.

Information for Members of the Public

Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published.

Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

Have Your Say!

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Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

Facilities

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e-mail: democratic.services@colchester.gov.uk

COLCHESTER BOROUGH COUNCIL
Licensing Sub-Committee Hearings
Tuesday, 03 September 2019 at 10:00

The Licensing Sub-Committee Hearing Members are:

Simon Crow - Member, Dave Harris - Member, Patricia Moore - Member

The Licensing Sub-Committee Hearing Substitute Members are:

All members of the Council who are not Cabinet members or members of this Panel who have undertaken the necessary training.

AGENDA
THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING
(Part A - open to the public)

Please note that Agenda items 1 to 5 are normally dealt with briefly.

1 Appointment of Chairman

To appoint a Chairman for the meeting.

2 Welcome and Announcements

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

3 Substitutions

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

4 Declarations of Interest

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other pecuniary interest or non-pecuniary interest.

5 Minutes of Previous Meeting

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 16 August 2019.

16 August 2019 - Putt in the Park

7 - 8

6 Rovers Tye

11 - 50

The Committee have been asked to determine an application for a variation under the Licensing Act 2003.

**Part B
(not open to the public including the press)**

7 Exclusion of the Public (not Scrutiny or Executive)

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

8 Minutes of Previous Meeting (New)

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 22 July 2019.

22 July 2019 - Ayton

- This report is not for publication by virtue of paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972 (financial / business affairs of a particular person, including the authority holding information).

e-mail: democratic.services@colchester.gov.uk
website: www.colchester.gov.uk

COLCHESTER BOROUGH COUNCIL

LICENSING SUB-COMMITTEE

16 August 2019

MINUTES OF PROCEEDINGS

At a meeting of the Licensing Sub-Committee held on 10 April at 10.00am in the Council Chamber, Colchester Borough Council, Town Hall, High Street, Colchester

Present: - Councillor Buston
Councillor Chuah
Councillor Hogg

1. Membership

RESOLVED that Councillor Buston be appointed Chairman.

2. Minutes of Previous Meeting

RESOLVED that the minutes of the hearings held on 10 April be approved as a correct record.

3. Licensing Application

The Assistant Director, Communities, submitted a report in relation to the following premises.

- **Putt in the Park, Castle Park**

In Attendance

David Beamish - Applicant
Giovanna Apporthiniari, Colin Butterfield and Alderman Henry Spyvee- Objectors
Rebekah Straughan, Legal Services
Sarah White, Licensing Officer
Zoe Gentry, Democratic Services Officer

Mrs White outlined the application in respect of Putt in the Park to which objections had been lodged by a number of residents; a representation in support of the application had also been submitted. There had been no responsible authority representations to the application.

Mr Beamish outlined the application explaining that he already operated three pitch and putt courses in London which were fully licensed; Colchester would be their first venue outside London. They operated the same formula at each venue, providing a pitch and putt course with a licensed café. Experience gained from operating the London venues indicated that people did not want to remain after the park was shut and therefore, they proposed closing in line with the Park closing times. Whilst the London establishments had later opening hours and could be hired for private parties, Mr Beamish explained that the location and size of the café meant that it was unlikely to be an attractive venue for private parties although children's parties may be held there.

The objectors addressed the Sub-Committee on the points made in their letters. A number of concerns were raised including concerns in relation to the hours of opening, noise, parking, disruption to wildlife, the Green Flag status of the Park, and whether there was a need to sell alcohol. In response to objectors concerns Mr Beamish reiterated that the hours of business would match those of the Park. Mention had been made by the objectors and the Sub-Committee of the arrangements for those nights when the Park was open late for events such as the fireworks and Mr Beamish responded that on such nights they would not open late to avoid the premises being used as a short cut to gain entrance to the Park. This matter, along with some other matters of concern such as opening times, would be controlled by the lease between the applicant and Colchester Borough Council.

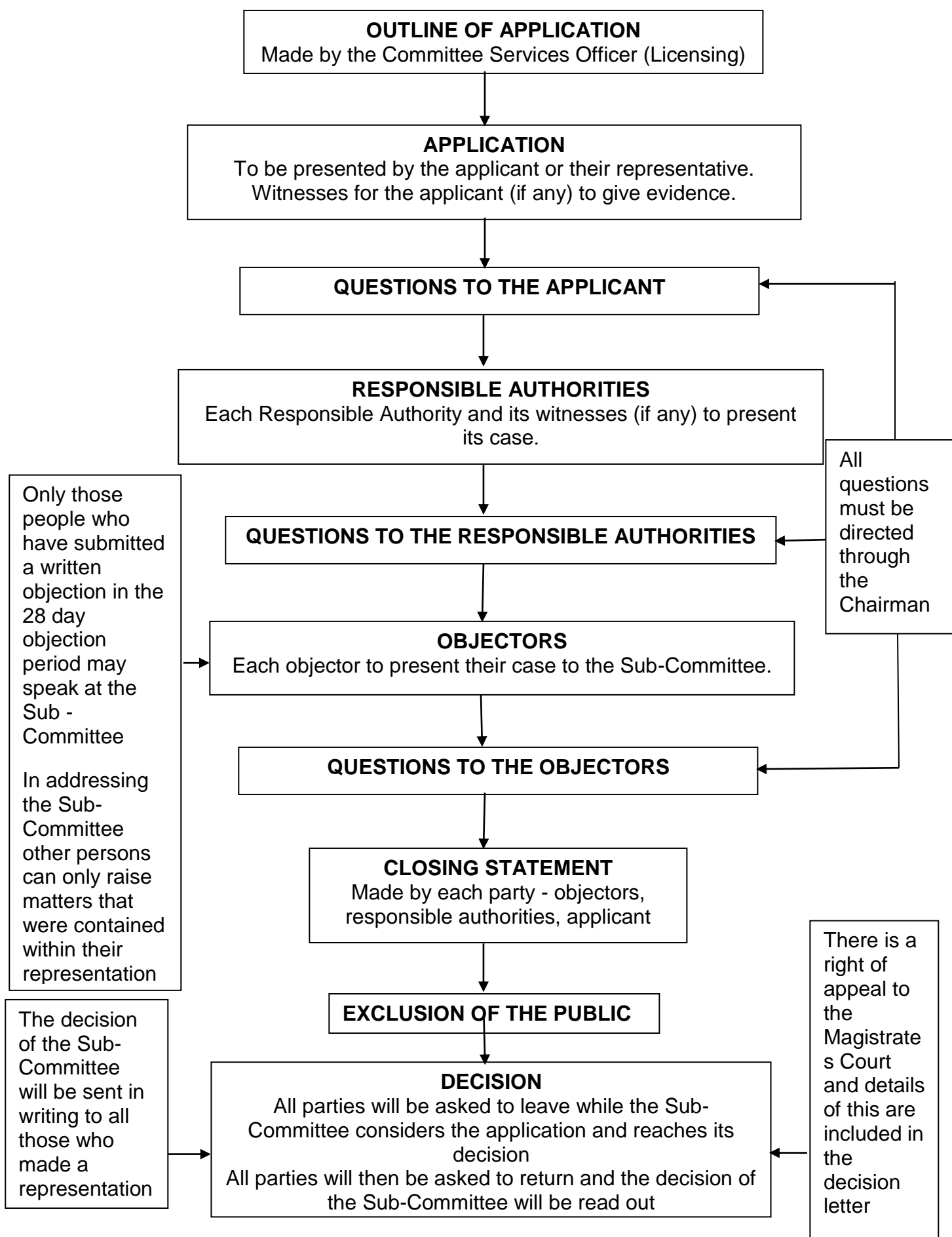
RESOLVED that the application be granted.

Reasons for the determination

In arriving at the decision, the Sub-Committee considered each point very carefully. It noted the representations and the evidence presented by the applicant and the objectors. It was noted that some of the points raised, including parking, the need for the premises and concerns for wildlife, were not within the remit of the Licensing Act 2003 and therefore could not be considered by the Sub-Committee.

The Sub-Committee considered the application and the representations made. It noted that the applicant had volunteered and undertaken that the premises would not be open for the sale of alcohol other than when the park was open or within the times as set out within the application (whichever time of closing shall be earlier); suitable steps would be taken to ensure that no alcoholic drinks were taken off the premises; background music internal to the café / clubhouse only would be played; and that there was no intention to apply for any further or late licences. In the light of the above the Sub-Committee determined to grant the application as applied for subject to the conditions set out.

The Licensing Sub-Committee Hearings Process



Licensing Sub-Committee	Item 6
Rovers Tye	FOR GENERAL RELEASE

Purpose of the Report	To determine an application for a variation under the Licensing Act 2003
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1. Application

Applicant and Premises	
Application Type	Variation application (ref M/095604)
Applicant	Greene King Brewing & Retailing Ltd
Premises	The Rovers Tye
Premises Address	Highwoods Approach Colchester
Premises description	Public House
Ward	Highwoods

2. Proposed variation

Nature of the proposed variation
To vary the licensing plan to include external areas incorporating an external bar for sale and consumption of alcohol.

3. Representations

Environmental Protection	<p>Environmental Protection's Comments: - <i>The following comments are made in respect of the "Prevention of Public Nuisance" licensing objective</i></p> <p>PPN4 The external bar must not be used by customers after the hours of 22.00 Sunday to Thursday and 23.00 Friday and Saturday.</p> <p>The external bar shall be located on the north side of the beer garden bar entrance.</p>
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Local Residents	<p>We object to this proposal.</p> <p>We live in St John's Close some 400 metres from the Rovers Tye (as the crow flies).</p> <p>Very occasionally there is an outdoor event with music and sometimes smells of cooking which are quite apparent even at this distance. It is not too bad a problem as things usually quieten down by 10pm.</p> <p>If, however, an outside bar leads to this sort of thing or to an increase in noise from customers on most fine evenings, it would be very disturbing - perhaps until closing time.</p> <p>Any such activity would be so much worse for those living nearby, of course.</p> <p>We hope that you will refuse this application for the benefit of local residents.</p> <hr/> <p>The three Highwoods Ward Councillors object to the application to install an outside bar. The location is approximately 20' from the nearest residential property.</p> <p>We get complaints regularly from residents some of whom have already written in. The application is likely to increase crime and disorder, noise and public nuisance.</p> <p>Beverley and I have witnessed shouting, noise, and disorder even the picket fence has been kicked out and had to be repaired on a number of occasions.</p> <p>I have to say residents have commented that sometimes walking past this garden area when it's at it's worse can be intimidating and they fear adding a bar outside is likely to increase alcohol intake and public nuisance.</p> <hr/> <p>Dear Sir or Madam</p> <p>In reference to plans to have an outside bar aat the Rovers Tye public House Highwoods.</p> <p>Being a resident close to the pub I don't like it being close to my back garden.</p> <p>We already have to put up with the occasional glass or bottle being put on the wall or thrown into the garden.</p> <p>I would like to register my disapproval of the plans for a bar being approved by the Council.</p>
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4. Policy Context

Policy references are given for guidance only, they should not be regarded as a substitute for the Policy which contains the necessary detail for all parties in making and determining applications

2.2 The aims of this Licensing Policy are to pursue and promote the licensing objectives by encouraging:

- Desirable destinations for a wide range of age groups
- Licensed premises suitable for the area within which they are located
- Diversity of entertainment throughout the town centre that appeals to a wider audience
- A wide range of uses of premises

2.9 Applicants are expected to consider all the policies relevant to their application; these include general policies, key factors and where appropriate special policies.

2.11 If there is a relevant representation, the application will be considered against the guidance contained within the policy and steps taken which are appropriate and proportionate to promote the licensing objectives.

2.14 In considering conditions to be attached to licences and certificates, the Licensing Authority will ensure that conditions must: · be specific for the premises; · not duplicate existing provisions; · be capable of being met; · be appropriate and proportionate for the promotion of the licensing objectives: and · be tailored to the individual style and characteristics of the premises and events concerned.

2.15 It is acknowledged that conditions can only be imposed that seek to manage the behaviour of customers when they are on the premises and within the control of the licensee or in the immediate vicinity of the premises.

2.17 Licensing law is not the primary mechanism for the general control of nuisance and antisocial behaviour by individuals once they are away from the licensed premises and, therefore, beyond the direct control of the individual, club or business holding the licence, certificate or authorisation concerned. Nonetheless, it is a key aspect of such control, and licensing law will always be part of a holistic approach to the management of the evening and night time economy in the Borough.

3 Key Factors

3.1 The key factors set out in the Policy are intended to address the principle issues related to licensed premises. Licensed premises and activities can play an important role in ensuring that the Borough is vibrant, prosperous, thriving and welcoming. However, if premises are not managed responsibly they can also impact negatively on an area by causing a wide variety of problems.

3.2 Our aim is to promote an 'inclusive' evening and night time economy throughout the Borough to ensure people of all ages can participate in and enjoy a range of activities. These Key Factors are designed to ensure that all licensed premises throughout the Borough operate to promote the four licensing objectives in order to

ensure they contribute positively to the Borough. The Key Factors are:

KF1 What we aim to encourage

KF2 The location of licensed premises

KF3 Hours for licensed premises

KF4 Standards to promote the licensing objectives

KF5 Off sales of alcohol

KF2 - The location of licensed premises

3.15 The Licensing Authority considers the following as key issues in relation to the location of licensed premises:

- The proposed operation of the premises having regard: to the licensable activities applied for, the size, structure and proposed capacity, the type/nature of the business.
- The proximity of the premises to local residents.
- The proximity of the premises to other local businesses that could be affected.
- The general character of the surrounding area including crime and antisocial behaviour levels.
- The availability of transport to and from the premises.

4. Background Information

Information relevant to the licensing and/or operation of the premises

The Rovers Tye already has a premises licence in operation (see Appendix 3). The proposed variation is to vary the licensing plan to include the external areas incorporating an external bar for the sale and consumption of alcohol. No other changes to the licence are proposed.

5. Options available to the Sub-Committee

The Sub-Committee must take such of the following steps as it considers appropriate to ensure the promotion of the licensing objectives –

- Grant the application as requested
- Grant the application whilst imposing additional conditions
- Exclude or reduce the hours of operation of any licensable activities included within the application
- Reject the whole or part of the application

Appendices

Appendix 1	Application
Appendix 2	Premises plans and location plan
Appendix 3	Existing premises Licence

Report Author

John Ruder, Licensing Manager	email jon.ruder@colchester.gov.uk telephone 01206 282840
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Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Greene King Brewing & 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

003881

Part 1 – Premises Details

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

The Rovers Tye
Highwoods Approach

Post town	Colchester	Postcode	CO4 9BA
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Telephone number at premises (if any)	01206 845345
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Non-domestic rateable value of premises	£162,000
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Part 2 – Applicant details

Daytime contact telephone number	01284 763222
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E-mail address (optional)	licensing@greeneking.co.uk
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Current postal address if different from premises address	Greene King Brewing & Retailing Limited Westgate Brewery
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Post town	Bury St Edmunds	Postcode	IP33 1QT
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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			
┐	┐	┐	┐	┐	┐	┐	┐

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)

To vary the licensing plan to include the external areas incorporating an external bar for sale and consumption of alcohol.

For full and further details please view the licensing plan.

Any part of the variation application that changes the plan/layout at the premises to be of no effect until the work has been completed.

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:

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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 see guidance note 3) 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 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Wed					
Thur					
			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
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 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 4)	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 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<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 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 4)	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 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
Wed					
Thur					
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri					
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	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 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
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 7)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 4)	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 5)		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 6)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					
<u>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</u> (please read guidance note 7)					

K

<p>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 10).</p>
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L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			<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 7)
Thur			
Fri			
Sat			
Sun			

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

As per premises licence granted.

b) The prevention of crime and disorder

As per premises licence granted.

c) Public safety

As per premises licence granted.

d) The prevention of public nuisance

As per premises licence granted.

e) The protection of children from harm

As per premises licence granted.

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.

Checklist:

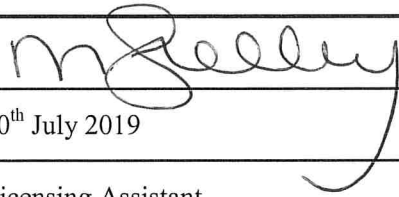
Please tick to indicate agreement

- 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, 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.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	10 th July 2019
Capacity	Licensing Assistant

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 14). **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 15)

Hannah Loynds
Greene King
Westgate Brewery

Post town	Bury St Edmunds	Post code	IP33 1QT
Telephone number (if any)	01284 714140		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) licensing@greeneking.co.uk			

LEGEND

FD: Fire Rated Doorset
Features and Fittings:

- Car Park
- Operative Venting Reaction
- Telephone
- Gasless Machine (EMEP or DMET)
- Post Table

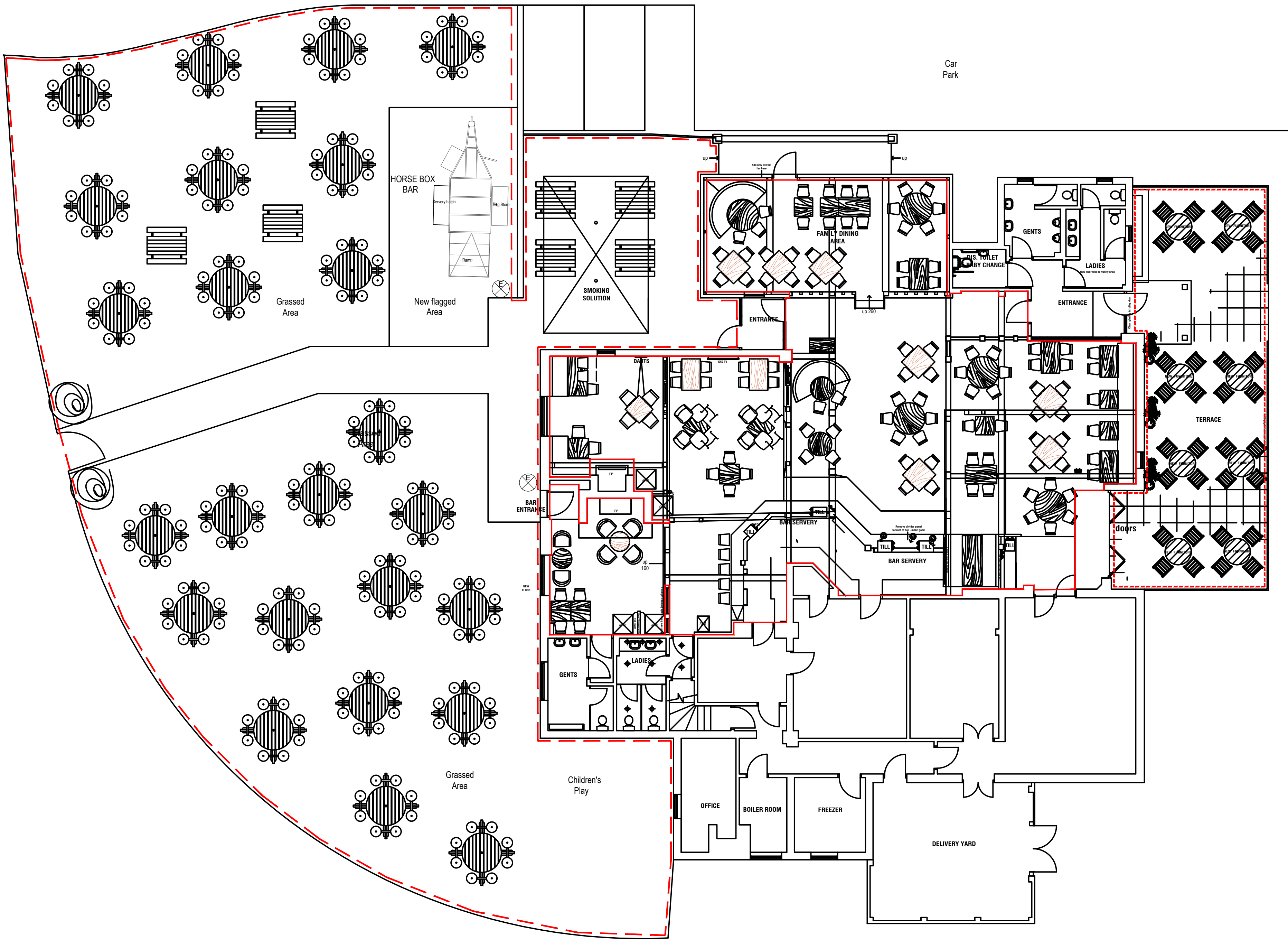
Services

- Fire Alarm Panel
- Automatic fire detector
- Manual Call Point
- Alarm
- Sounder Beacon
- Emergency light fitting (fluorescent, tungsten or tungsten)
- Emergency Exit Light (1/2c Recept (directional))
- 3-litre water fire extinguisher
- Dry powder fire extinguisher
- Carbon Dioxide fire extinguisher
- Upright fire extinguisher
- CCCT
- CCCT
- Medical resuscitation box
- Non-resuscitating unit

EXISTING EDA - 231 Sq M
PROPOSED EDA - 238 Sq M

SCALE
0m 1m 2m 3m 4m 5m 6m 7m 8m

APPENDIX 2
Rovers Tye - Proposed Plan



PROPOSED LAYOUT
INTERNAL EDA 265 m2 - 2755 sqft
EXTERNAL EDA 720 m2 - 7750 sqft

Emergency light-fitting
(Flourescent Downlight
or luminaire)

EXTERNAL AREA FOR SALE AND CONSUMPTION OF ALCOHOL
ALL INTERNAL LICENSABLE ACTIVITIES

Revision	Amendment	Date
Project ROVERS TYE, IPSWICH ROAD, COLCHESTER C04 9BA		
Client GREENEKING		
Drawing LICENSING PLAN		
Scale 1:100 @ A1		Drawing Number
Date JUNE 2019		LIC01



Premises Licence

Granted under the Licensing Act 2003 s18

Colchester Borough Council
Licensing Team
PO Box 889
Rowan House, 33 Sheepen Road
Colchester CO3 3WG

Premises licence number: 003881

PART 1 - PREMISES DETAILS

The Rovers Tye
Highwoods Approach
Colchester

Post town:

Post code: CO4 9BA

Telephone number at premises: 01206 845345

Date Licence Granted: 12 August 2005

Regulated Activities authorised by this licence:

Performance of Plays	
Film Exhibitions	Licensed
Indoor Sporting Events	
Boxing or Wrestling Entertainment	
Performance of Live Music	Licensed
Playing of Recorded Music	Licensed
Performance of Dance	
Other Music or Dance Entertainment (see Schedule)	
Facilities for Making Music	
Facilities for Dancing	
Other Facilities for Music & Dance	
Late Night Refreshment	Licensed
Sale by Retail of Alcohol	Licensed

The times the licence authorises the carrying out of licensable activities:		
a) The sale by retail of alcohol :-		
Monday	10.00 to 00.00	
Tuesday	10.00 to 00.00	
Wednesday	10.00 to 00.00	
Thursday	10.00 to 00.00	
Friday	10.00 to 00.00	
Saturday	10.00 to 00.00	
Sunday	10.00 to 23.30	
Seasonal Variations		
Non-Standard Times	From 10.00 on New Year's Eve until 23.00 on New Year's Day	
On/Off Premises	Alcohol may be served ON and OFF the premises	
Further Details		
b) The provision of regulated entertainment and entertainment facilities: –		
	Performance of Plays	Exhibition of Films
Monday		10.00 to 00.00
Tuesday		10.00 to 00.00
Wednesday		10.00 to 00.00
Thursday		10.00 to 00.00
Friday		10.00 to 00.00
Saturday		10.00 to 00.00
Sunday		10.00 to 00.00
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors		Activity may take place INDOORS
Further Details		
	Indoor Sporting Events	Boxing or Wrestling Entertainment
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors		
Further Details		
	Performance of Live Music	Playing of Recorded Music
Monday	10.00 to 00.00	10.00 to 00.00
Tuesday	10.00 to 00.00	10.00 to 00.00
Wednesday	10.00 to 00.00	10.00 to 00.00
Thursday	10.00 to 00.00	10.00 to 00.00
Friday	10.00 to 00.00	10.00 to 00.00
Saturday	10.00 to 00.00	10.00 to 00.00
Sunday	10.00 to 00.00	10.00 to 00.00
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors	Activity may take place INDOORS	Activity may take place INDOORS
Further Details		

	Performance of Dance	Other Music or Dance Entertainment
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors		
Further Details		
	Facilities for Making Music	Facilities for Dancing
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors		
Further Details		
	Other Facilities for Music & Dance	Late Night Refreshment
Monday		23.00 to 00.00
Tuesday		23.00 to 00.00
Wednesday		23.00 to 00.00
Thursday		23.00 to 00.00
Friday		23.00 to 00.00
Saturday		23.00 to 00.00
Sunday		23.00 to 23.30
Seasonal Variations		
Non-Standard Times		
Indoors/Outdoors		
Further Details		

The Opening Hours of the Premises	
Monday	10.00 to 00.30
Tuesday	10.00 to 00.30
Wednesday	10.00 to 00.30
Thursday	10.00 to 00.30
Friday	10.00 to 00.30
Saturday	10.00 to 00.30
Sunday	10.00 to 00.00
Seasonal Variations	
Non-Standard Times	

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:
Alcohol may be served ON and OFF the premises

PART 2	
Name, (registered) address, telephone number and e-mail (where relevant) of holder(s) of premises licence	
Licence Holder 1	Licence Holder 2
Greene King Brewing & Retailing Limited Abbot House Westgate Brewery Bury St Edmunds Suffolk IP33 1QT	Tel: E-mail:

Registered number of holder; for example, company number, charity number (where applicable): 3298903
--

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

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol: 075571 Colchester BC



Lucie Breadman
Assistant Director of Communities

Date of Issue: 24 May 2019

Annex 1 – Mandatory Conditions

All supplies of alcohol

1. No sale/supply of alcohol shall 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.

Drinks promotions

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.

3(2) In this paragraph, an irresponsible promotion means 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 person is unable to drink without assistance by reason of a disability).

Provision of water

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

Age verification policy

5(1) The premises licence holder or club premises certificate holder must ensure that the an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

5(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.

5(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.

Alcoholic drink measures

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; and
- 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 the sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available

Minimum Drinks Pricing

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.

7(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 amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of 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 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 members or officer to prevent the supply in question; and
- e. “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

7(3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

7(4)(1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) or paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (2the second day”) as a result of a change to the rate of duty or value added tax.

7(4)(2) The permitted price which would apply on the first day applied to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Door supervision

8. Where a premises licence includes a condition that at specified times one or more individuals must be present at the premises to carry out security activity, they must be licensed by the Security Industry Authority.

Exhibition of films

9(1). Any exhibition of films must be screened in accordance with the category issued by the British Board of Film Classification (BBFC) certification.

9(2). Admission of persons under the age of 18 shall be restricted in accordance with any recommendation made by the above film classification body and any guidance issued under the licensing authority's Statement of Licensing Policy.

Annex 2 – Embedded Restrictions

Annex 3 – Conditions Carried Forward on Conversion

Annex 4 – Conditions Consistent with the Operating Schedule

General - all objectives

Prevention of Crime & Disorder

Public Safety

Prevention of Public Nuisance

Protection of Children

Adult Entertainment Details

1. Under 18 year olds will not be allowed to play on Section 34 permitted AWP machines.
2. Children will not be allowed in the area immediately adjacent to the bar servery.

Annex 5 – Conditions Agreed with Responsible Authorities

Annex 6 – Conditions Attached after a Hearing by the Licensing Authority