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25 September 2025

## LICENSING AND REGULATORY SUB-COMMITTEE

A meeting of the **Licensing and Regulatory Sub-Committee** will be held on **Friday, 3rd October, 2025** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.45 am** or on the rising of the previous sub-committee.

PHIL SHEARS  
Managing Director

### Membership:

Councillors: To be confirmed.

**Please Note:** Filming is permitted during the Committee meeting with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public. By entering the meeting room you are consenting to being filmed.

## A G E N D A

### Part I

1. **Apologies**
2. **Declarations of Interest (if any)**
3. **Local Government (Access to Information) Act 1985 -  
Exclusion of Press and Public**

Should the Committee wish to exclude the press and public during consideration of the items on this agenda, the following resolution should be passed:-

**RECOMMENDED** that, under Section 100A(4) of the Local Government Act 1972,

the press and public be excluded from the meeting of the particular item(s) on the grounds that it involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of the Act.

4. **Application for a new premises licence – The Globe, Fore Street, Chudleigh TQ13 0HT** (Pages 3 - 42)

If you would like this information in another format, please telephone 01626 361101 or e-mail [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk)

TEIGNBRIDGE DISTRICT COUNCIL

## LICENSING AND REGULATORY SUB-COMMITTEE

CHAIR: Cllr Robert Hayes

**DATE:** 25 September 2025

**REPORT OF:** Licensing Officer

**SUBJECT:** **Application for a new premises licence –  
The Globe, Fore Street, Chudleigh TQ13 0HT**

### PART I

#### RECOMMENDATION

**That the Licensing Act 2003 Sub-Committee is requested to consider this application.**

### PART I

#### 1. THE APPLICATION

**Applicant:** **The Heavitree Brewery PLC**

**Premises:** **The Globe**

The application for a new premises licence to be granted under the Licensing Act 2003 is to allow the following licensable activities. Attached is a copy of the internal and external plan of premises (Appendix A).

The operating schedule shows:

Hours Premises Open to the Public:  
Sunday to Thursday 10am to 12.30am  
Friday and Saturday 10am to 1am

Relevant licensable activities:

- Supply of alcohol.
- Provision of regulated entertainment: live music, recorded music and anything similar.
- Performance of dance
- Provision of late-night refreshment.

## TEIGNBRIDGE DISTRICT COUNCIL

### Hours of licensable activities:

Performance of Live Music Indoors	Sunday to Thursday 12 noon to 11.30pm Friday and Saturday 12 noon to midnight
Playing of Recorded Music Indoors	Sunday to Thursday 12 noon to 11.30pm Friday and Saturday 12 noon to midnight
Performance of Dance Indoors	Sunday to Thursday 12 noon to 11.30pm Friday and Saturday 12 noon to midnight
Anything of a similar Description Indoors	Sunday to Thursday 12 noon to 11.30pm Friday and Saturday 12 noon to midnight
Late Night Refreshment Indoors	Monday to Sunday 11pm to midnight
Supply of Alcohol	Sunday to Thursday 10am to midnight Friday and Saturday 10am to 12.30am

### Seasonal variation on all licensable activities:

**Performance of live music** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

**Playing of recorded music** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

**Performance of dance** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

**Anything of a similar description** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

**Late night refreshment** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

**Supply of alcohol** - Christmas Eve, New Year's Eve & Bank Holiday weekends (Fri, Sat & Sun) 10am to 1am.

Designated premises supervisor: Nicholas Pearson

Supply of alcohol is for consumption on and off the premises.

Steps to promote licensing objectives:

### General

No new steps have been identified in relation to the four licensing objectives except as detailed below. I have considered the terms of your local licensing policy in preparing this application.



## TEIGNBRIDGE DISTRICT COUNCIL

### The Prevention of Crime and Disorder

1. Providing a 30-minute extension of opening hours after the end of the sale of alcohol will promote this objective as the last drink will be consumed less quickly, with access to the pub's toilet facilities.
2. Regular liaison with Police.
3. Proof of Age verification to be used.
4. Zero tolerance policy on drugs.
5. Glassware used in the beer garden will only be glass when a temporary bar located in the garden is manned by a member of staff. All drinking containers will otherwise be plastic when the beer garden is not manned.
6. An incident log shall be kept and maintained at the premises which will include a log of the following, including pertinent details (select from the following):
  - Any incidents of disorder or of a violent or anti-social nature
  - All crimes reported to the venue, or by the venue to the police
  - All ejections of patrons
  - Any complaints received
  - Seizures of drugs or offensive weapons
  - Any faults in the CCTV system

Any visits by a responsible authority (under the Licensing Act 2003) or emergency service. Records must be completed within 24 hours of any incident, and will contain the time and date, the nature of the incident, the people involved, the action taken and details of the person responsible for the management of the premises at the time of the incident. The logs shall be kept for at least 12 months following the date of entry and be made available for inspection.

7. After 9:30pm no drinks are to be taken to the outside area, and no consumption of drinks will occur after 10pm.

8. A written drugs policy shall be in place and operated at the premises. It must detail the actions taken to minimise the opportunity to use or supply illegal substances within the premises. The policy must be made available for inspection and copying upon request by an authorised officer of a responsible authority.

9. The premises shall install operate and maintain a comprehensive digital colour CCTV system to the satisfaction of the Police and local authority.

The system must record clear images permitting the identification of individuals and enable facial recognition images (a clear head and shoulder image) of every person entering and leaving in any light condition.

The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.

All equipment must have a constant and accurate time and date generation.

All recordings will be stored for a minimum period of 14 days with date and time stamping. (Offers on applications more than 14 days are acceptable).

Viewable copies of recordings will be provided on request to the Police and local authority officers as soon as is reasonably practicable and in accordance with the Data Protection Act 1998 (or any replacement legislation).

The CCTV system will be capable of downloading images to a recognisable viewable format.

## TEIGNBRIDGE DISTRICT COUNCIL

There will be security measures in place to ensure the integrity of the system to prevent the tampering with, and deletion of, images.

10. The CCTV system will be fully compliant with the guidance contained in the Information Commissioner's Office (ICO) guidance document Version October 2024

[www.informationcommissioner.gov.uk](http://www.informationcommissioner.gov.uk)) (or any renewed equivalent guidance which is subsequently issued) regarding installation of CCTV is provided at the premises.

### Public Safety

1. No risks that are not covered by other legislation.
2. Annual testing of appliances as required.
3. Fire Risk assessment to be continually reviewed.
4. Fire exits kept clear.

### The Prevention of Public Nuisance

1. All regulated entertainment will end before we cease to sell alcohol - see operating schedule.
2. Regular noise checks will be done during any regulated entertainment and appropriate action taken.
3. Managerial procedures ensure that customers leave the premises quietly.
4. Outside areas will be kept clean and tidy,
5. Bins will be emptied regularly.
6. No drinks taken off site except off-sales.
7. Clear and legible notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and to leave the vicinity as quickly and quietly as possible.
8. After 8pm noise levels in outside areas will be monitored and controlled to minimise any potential impact on residents.
9. Customers will be advised of the need to respect residents where appropriate. Any patrons continuing to cause any disturbance or disorder will be asked to leave the premises.
10. The designated smoking area shall be for 'smoking only' and reasonable steps will be taken to prevent the consumption of drinks in this area.

### The Protection of Children from Harm

The restrictions set out in the Licensing Act 2003 will apply.

There will be in place a written age verification policy in relation to the sale or supply of alcohol, which will specify a Challenge 21 proof of age requirement. This means that staff working at the premises must ask individuals who appear to be under (21) \* years of age, attempting to purchase alcohol, to produce identification. The only acceptable identification documents will be:

A photo driving licence

A passport

An identification card carrying the PASS hologram

Unless such identification is produced the sale of alcohol must be refused.

This policy will include documented steps taken to prevent adults from purchasing alcohol for or on behalf of children under 18.

## TEIGNBRIDGE DISTRICT COUNCIL

An alcohol sales refusal register shall be kept at the premises and be maintained to include details of all alcohol sales refused. The register will include:  
the date and time of refusal  
the reason for refusal  
details of the person refusing sale  
description of the customer  
any other relevant observations

The refusals register will be made available for inspection and copying on request of an authorised officer of a responsible authority.

All entries must be made within 24 hours of the refusal.

Unaccompanied children (under 18yrs) will not be allowed upon the premises at any time.

No unusual risks of harm to children have been identified.

## 2. RELEVANT REPRESENTATIONS

### **Responsible authorities:**

Police – no representation received.

Environmental Health Officer – no representation received.

Fire Officer – no objection.

Planning Officer – no objection.

Food and Safety - no representation received.

Child Protection Agency - no representation received.

Weights & Measures – no representation received.

Health Authority - no representation received.

Home Office Immigration – no representation received.

### **Interested parties:**

8 objection representations received on the grounds of Public Nuisance.

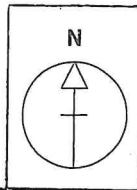
3 support representations received.

Note: Relevant extracts from D.C.M.S. Guidance and the Council's own Licensing Policy are attached at the end of the report to assist members consider these representations.

Report completed by:  
Debbie Rosenveldt  
Licensing Officer

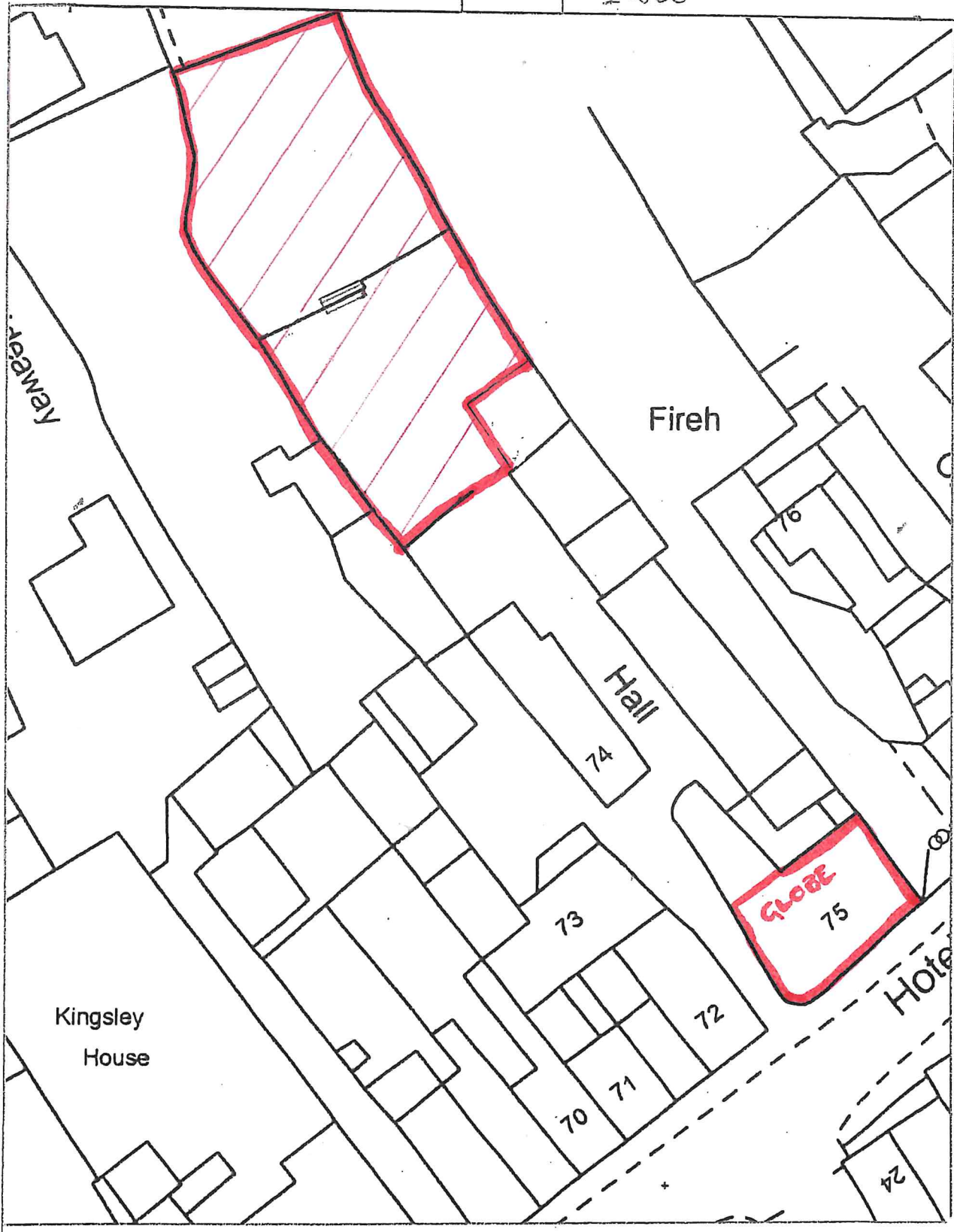
## TEIGNBRIDGE DISTRICT COUNCIL

<b>Wards affected</b>	<i>Chudleigh</i>
<b>Contact for any more information</b>	<i>Debbie Rosenveldt/Andrea Furness</i>
<b>Background Papers (For Part I reports only)</b>	<i>Licensing Act 2003 Section 182 Guidance for Police and Licensing Authorities and Statement of Licensing Policy</i>
<b>Key Decision</b>	<i>No</i>
<b>In Forward Plan</b>	<i>No</i>
<b>Community Impact Assessment attached:</b>	<i>No</i>
<b>Appendices attached:</b>	<i>Appendix A – Location plan and plan of premises Appendix B – Representations Appendix C – National guidance Appendix D - Policy</i>

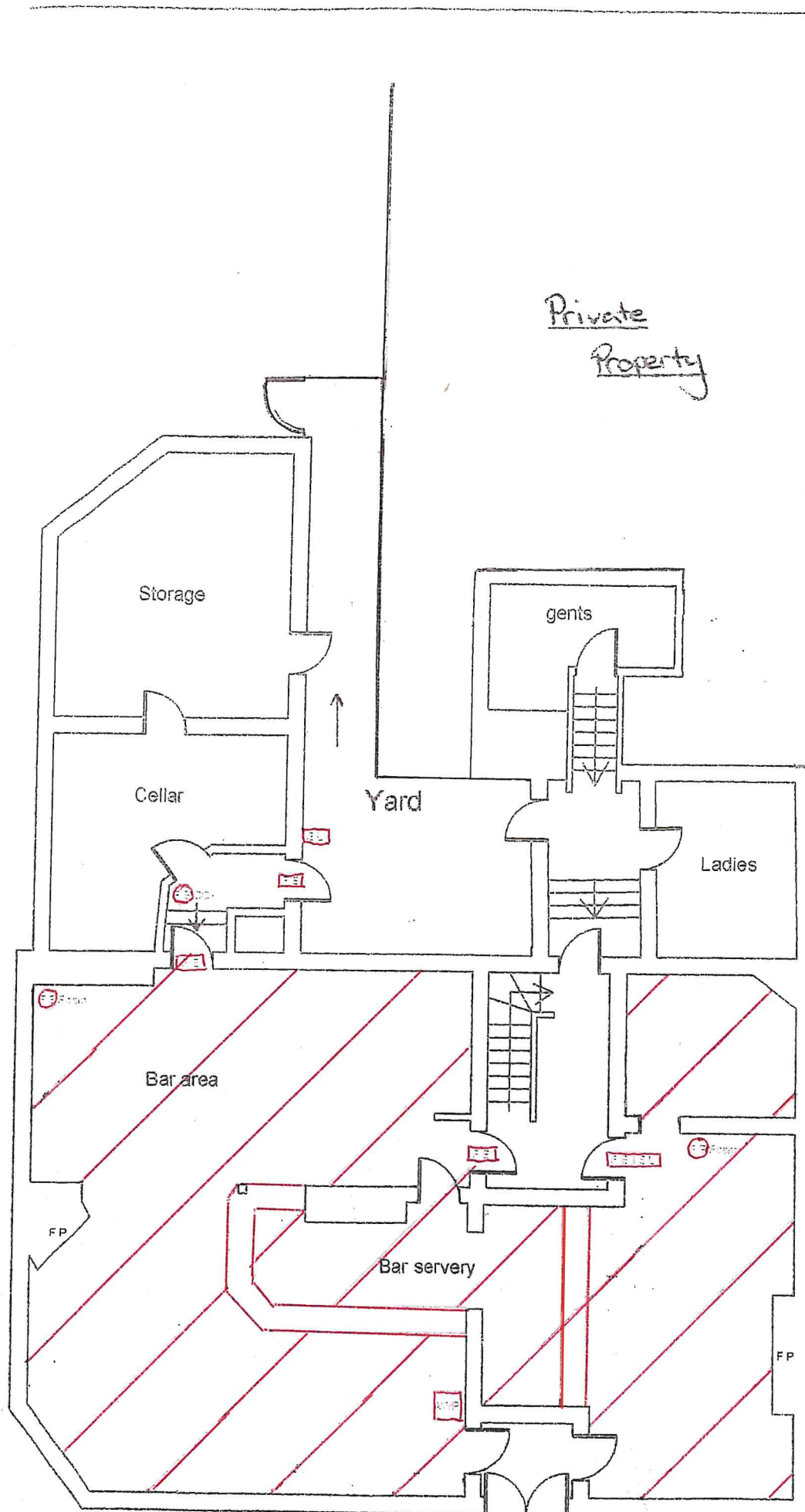


The Globe chudleigh   
e Beer Garden 

1:500



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# LEGEND

- FP FIRE PLACE
- DOOR
- BOILER
- FIRE EXIT
- EMERGENCY LIGHT
- DISTRIBUTION BOARD
- FIRE ALARM CALL POINT
- BELL SOUNDER
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE BLANKET
- FIRE EXTINGUISHER CO<sub>2</sub>
- FIRE EXTINGUISHER FOAM
- FIRE EXTINGUISHER WATER
- FIRE EXTINGUISHER POW
- SPRINKLER OUTLETS
- STEPS
- ARROWS ALWAYS SHOWN IN 'UP' DIRECTION UNLESS OTHERWISE NOTED
- AMUSEMENT WITH PRIZE
- BAR FLAP
- PROPOSED LICENSED AREA

## PETER NORTH & PARTNE Chartered Surveyors Building Surveying - Quantity Surveying Building Engineers

42, UPPER HIGH STREET

THAME

OXON OX9 2DW

Tel: 01844 261222

Fax: 01844 261190

Email: [Surveying@peternorth-thame.co.uk](mailto:Surveying@peternorth-thame.co.uk)

website: [www.peternorth.co.uk](http://www.peternorth.co.uk)

### CLIENT

Heavitree

### DRAWING TITLE

Plan for Licence Application

### PUB NAME

Globe Hotel  
Chudleigh

### Licensable Activity Area (M<sup>2</sup>)

185.5

### Licensed External Drinking Area (M<sup>2</sup>)

0.0

### DATE

June 05

### SCALE

1:100

### DWG No

HT-038 (1)

### DRAWN

SF

### REV

### NOTES

No Additional Notes

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## Andrea Furness

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**From:** [REDACTED]  
**Sent:** 14 August 2025 21:05  
**To:** Ext Mail: Licensing  
**Subject:** 14 Aug 2025 - Cara Timlin object - The Globe

**Categories:** [REDACTED]

Hi

I am writing to formally object to the application by The Globe, 75b Fore Street, to extend its licensed hours for the playing of music into the early hours of the morning. I reside directly behind the premises and have already been affected by the current level of activity.

This application directly conflicts with several of the four Licensing Act 2003 objectives:

1. Prevention of Public Nuisance

- We have already experienced excessive noise from amplified music late into the night, making it difficult to sleep and affecting our health and wellbeing.
- Customers often loiter outside after closing, talking loudly, shouting, and occasionally swearing. This disturbance is made worse by music carrying through the night air.
- Litter, including bottles, cans, and food packaging, is frequently left in nearby streets, the alleyway, and even our personal parking spaces.

2. Prevention of Crime and Disorder

- Alcohol-fuelled anti-social behaviour has already been observed, including public drunkenness, shouting, and confrontations between customers. Extending hours would only increase the likelihood of such incidents.

3. Public Safety

- Later hours risk drawing people from surrounding areas into Chudleigh during the early hours, increasing foot traffic, noise, and disturbance in what is otherwise a quiet, residential town.

Chudleigh is a small town with a strong sense of community. This type of late-night activity offers no positive benefit to local residents or businesses — it risks damaging the peaceful character of the area and will deter rather than attract family-friendly trade.

Residents have the right to reasonable peace and quiet in their homes, especially during night-time hours. Given the ongoing issues we have already experienced, there is every reason to believe that extending the hours will significantly worsen the impact on our quality of life.

I also wish to highlight that I am not alone in these concerns. Other nearby residents have experienced similar problems and share the view that further extending hours will cause serious and unacceptable disruption to our community.

For these reasons, I respectfully request that the committee refuse this application.

Kindest regards

Cara Timlin

Sent from [Outlook for iOS](#)

**Andrea Furness**

---

**From:** [REDACTED]  
**Sent:** 15 August 2025 18:33  
**To:** Ext Mail: Licensing  
**Subject:** 15 Aug 2025 - Ella Tarr object - The Globe

**Categories:** [REDACTED]

Dear Sir/Madam,

I am writing to express my concern regarding the application from The Globe, Fore Street, Chudleigh TQ13 0HT, seeking to add the bottom garden and inside snug area to the licensed plans and include live music and similar entertainment.

As a resident living directly behind the Globe Pub, I am extremely worried about the significant negative impact this application would have on my home and the surrounding area. The proposed inclusion of live music until 1am on some nights in both the bottom garden and snug area would create unacceptable levels of noise, especially in the late hours when most people are trying to sleep. This is not just a minor inconvenience; it would be a major disruption to daily life for residents like myself, who live in close proximity to the pub and have early work commitments.

My main concern is the use of the bottom garden area for live music. The noise from the pub itself is often manageable due to the walls between my house and the pub, but the proximity of the bottom garden means that the sound from these events would be heard loudly within my home, making it impossible to sleep. Additionally, pub patrons accessing the garden would need to walk past the front of our homes, which has not been a significant issue in the past as the garden is typically cleared by an acceptable time. However, if music is allowed to continue late into the night, the noise from people leaving the garden will only add to the disturbance.

It is also frustrating to see a proposal that seems to completely disregard the needs of local residents. The pub is located in a neighborhood where many people—including families with young children, elderly residents, and those who work early hours—rely on a quiet environment late into the evening. The idea of introducing live music in the garden, continuing until 1am, is wholly incompatible with the needs and rights of the local community.

Furthermore, I believe the impact of amplified sound late at night will be felt not just in the immediate vicinity but will disturb the wider area, significantly degrading the quality of life for residents here in Chudleigh.

I fully appreciate the important role the pub plays in the community and am pleased to see it thriving. However, the current proposal is far too disruptive for a residential setting. I respectfully request that this application be rejected or, at the very least, revised to better protect the rights of local residents from the disruptive effects of noise and late-night activity.

Thank you for considering my objection. I trust you will take these concerns seriously when making your decision.

Kind regards,  
Ella

**Debbie Rosenveldt**

---

**From:** [REDACTED]  
**Sent:** 15 August 2025 10:22  
**To:** Ext Mail: Licensing  
**Subject:** The Globe

**Categories:** [REDACTED]  
**DAV:abstract:** Globe

Dear Sir/Madam

I am writing to support The Globe s application. This establishment has become a strong supporter of the community and I feel we should support them.

They are responsible publican.

Regards

Wendy Bishop

Sent from [Outlook for Android](#)

**Debbie Rosenveldt**

---

**From:** [REDACTED]  
**Sent:** 15 August 2025 11:20  
**To:** Ext Mail: Licensing  
**Subject:** The Globe, Chudleigh

**Importance:** Low

**Categories:** [REDACTED]  
**DAV:abstract:** Globe

Good afternoon,

I'm emailing my support for the late license for The Globe Inn, Fore Street, Chudleigh.  
I think it will have a positive effect on the town, and the new owners have done a great job in rebranding, renovating and making the Globe a more enjoyable place to be.  
I see no problem whatsoever with the application of a late licence.

Regards,

Lee Bishop

## Debbie Rosenveldt

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**From:** [REDACTED]  
**Sent:** 15 August 2025 11:45  
**To:** Ext Mail: Licensing  
**Subject:** The Globe, Chudleigh

**Categories:** [REDACTED],  
**DAV:abstract:** Globe

Hi,  
I would like to support The Globe's application, they have worked hard at creating a great place for the community.

Kind regards  
Marie Broadhurst



**Andrea Furness**

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**From:** [REDACTED]  
**Sent:** 30 August 2025 11:10  
**To:** Ext Mail: Licensing  
**Subject:** 30 Aug 2025 - Object - Sue Nuttall - accept  
**Attachments:** Bedroom Window.jpg; Kitchen Window.jpg; My House and back of pub.jpg

**Categories:** [REDACTED]

Dear Sirs

I am writing to object to the application by Heavitree Brewery and The Globe, Chudleigh to allow live music to be played until 1.00am in the beer garden and snug area in the pub.

Since the new owners bought The Globe in 2024 there has been a significant impact on the lives of the residents living in the vicinity and, in particular, at the back of the pub. The increase in noise particularly late at night caused by loud music, increased footfall and vehicles to the car park and beer garden has significantly impacted the quiet enjoyment and privacy of our homes to which I believe we have a right.

My cottage is attached to the back of the pub so customers coming in and out of the back door walk within 2-3 feet of my bedroom and kitchen windows. This is also the location of the snug which is part of the current application requesting that live music be allowed until 1.00am. Customers also congregate in the area just outside the pub back door/snug until late at night when the pub closes. The amount of noise they make in such close proximity to my house means that I am subjected to unreasonable levels of disturbance in my own home and this would be extended until gone 1.00am if the current application is granted.

I also have to close the blinds in my kitchen and the bedroom above it very much earlier than I would like in order to achieve some level of privacy. People lean on the wall at the back of the pub looking directly into my kitchen and bedroom windows often smoking and flicking ash over the wall into my courtyard. I find this behaviour intrusive, an invasion of my privacy and intimidating. The smoke from their cigarettes finds its way into my house which affects my own health as I have asthma. If the pub is allowed to operate live music in the snug and the beer garden until 1.00am these intrusions and noise levels will only get worse.

I have attached photos I took from my kitchen and my bedroom windows to illustrate how close they are.

I have also experienced people coming into my small courtyard at the front of my cottage on a number of occasions even though it does not connect to the pub and ends in a wall meaning there is no reason for them to be there. On several occasions when I have opened my front door to ask what they are doing I have been sworn at which I find really frightening and intimidating especially at night. If the pub is allowed to have live music in the beer garden and snug until 1.00am I am very concerned that this invasion of my privacy and property will get worse. I should not be subjected to feeling frightened in my own home which should be a sanctuary. Over time this is having an adverse effect on my mental well-being as a result of the stress and anxiety I am now experiencing.

The beer garden is situated at the other side of the car park down a long driveway so people have to walk from the back of the pub all the way down there past all of the residents houses so they would be causing a disturbance until the early hours of the morning. In addition, it should be noted that residential houses in The Gardens back onto the beer garden and the noise levels for them must be horrendous. Since the pub has opened the beer garden there have been a number of occasions when live music has been played in the garden. For instance, over the August Bank Holiday the music began at 4pm on Saturday and finished at 9.48pm which I believe is past the allowed time of their current licence which states "After 8pm noise levels in outside areas will be monitored and controlled to minimise any potential impact on residents.". The music was very loud and any chance of a quiet weekend was stolen from us. We, as residents, are not being allowed the choice of whether we want live music or the quiet enjoyment of our homes – it is being forced upon us.

When the beer garden was opened we were assured that only very thick plastic glasses would be given to customers wanting to use the beer garden except when a temporary bar has been setup in the garden. However, I have witnessed on numerous occasions people walking down from the pub with ordinary glasses and food served on crockery. The route from the pub to the beer garden is down a quite considerable slope and several areas have loose

shale and which clearly is a trip hazard not to mention the steps leading from the car park into the beer garden itself. On various occasions I have also seen half-finished food and drink left in the beer garden overnight which will attract rats and other vermin. It is also clear from the current licence that "no consumption of drinks will occur after 10pm". However, I have on various occasions seen people still sitting and drinking in the beer garden after this time.

I understand that there have been several complaints reported to the council regarding noise from The Globe and also an increase I believe in antisocial behaviour such as fights outside the pub on Fore Street. I have made complaints myself and was also visited by an environmental health officer to discuss this where I was able to voice my considerable concerns regarding the operation of the pub and the impact of local residents.

Chudleigh is not a city centre or a large town. It is a small rural market town and yet we are getting a level of noise and disruption that I would normally associate with a large town or city.

Fore Street isn't just a commercial or retail area as you might find in a city centre or large town. A high percentage of occupants on Fore Street are residential properties and therefore the impact of extending the hours for live music has a more significant impact than it would if it was purely a commercial or retail area or environment.

I am asking that the application to extend the times at which live music can be played in the beer garden and the inside snug area to 1.00am be refused.

Many thanks  
Sue Nuttall  
75a Fore Street  
Chudleigh



Bedroom Window





Kitchen Window



House and back of pub



**Debbie Rosenveldt**

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**From:** [REDACTED]  
**Sent:** 07 September 2025 15:26  
**To:** Ext Mail: Licensing  
**Subject:** Licensing application, The Globe, Fore St, Chudleigh

Dear Sir/Madam

I wish to object to the licensing application to have live music in the lower garden of the Globe. There have been a number of occasions recently where loud amplified live music has been played in the garden. On each occasion the noise has gone on for hours and has been loud and obnoxious. It has made it impossible to enjoy any peace in my garden and has meant that I have had to keep my windows shut in my house in order to try to avoid the racket. I do not believe it is reasonable to have to go to these lengths in order to get a measure of peace in what is a residential area. The pub is in close proximity to a large number of houses.

Yours faithfully

Justin Hearn  
85 Fore St  
Chudleigh  
TQ13 0HT



Virus-free. [www.avast.com](http://www.avast.com)



**From:** [REDACTED]  
**Sent:** 07 September 2025 23:06  
**To:** Ext Mail: Licensing  
**Subject:** Objection to Variation of Premises Licence at The Globe, Fore Street, Chudleigh TQ13 0HT

Licensing Team  
Teignbridge District Council  
Forde House  
Brunel Road  
Newton Abbot  
TQ12 4XX  
Email: [licensing@teignbridge.gov.uk](mailto:licensing@teignbridge.gov.uk)

Subject: Objection to Variation of Premises Licence at The Globe, Fore Street, Chudleigh TQ13 0HT

Dear Sir/Madam,

I am writing to object to the application to vary the premises licence for The Globe, Fore Street, Chudleigh TQ13 0HT, which seeks to allow live music until 1.00am in the snug room and in the detached beer garden.

Although I do not live immediately next door, I have a close friend who does, and I have witnessed the problems they already face with noise, intrusion, and disturbance from the premises. I am therefore submitting this representation under the licensing objectives of Prevention of Public Nuisance, Prevention of Crime and Disorder, and Public Safety.

#### Grounds for Objection

##### Noise and Privacy

The snug room opens onto an area directly outside my friend's home, only a few feet from her kitchen and bedroom windows. Even without live music, this already creates a significant disturbance late at night. On several occasions, people have been leaning on the wall immediately outside, looking into her windows. Extending live music in this space until 1.00am would make the situation unliveable.

##### Detached Beer Garden

The proposed inclusion of the beer garden is particularly concerning, as it is not attached to the pub. Patrons would need to leave the premises, pass along a residential street and small car park, and then gather in an open garden area. Introducing amplified or live music here until 1.00am would cause substantial noise and disruption, not only to my friend but to other households along this route.

Increased Disturbance and Safety Concerns Late-night music, coupled with the increased movement of people, vehicles, and raised voices, will inevitably heighten disturbance and could lead to antisocial behaviour. This is a residential area, and such an extension is simply not compatible with the licensing objectives.

Based on what I have observed, and out of concern for the impact on local residents, I respectfully ask that Teignbridge District Council refuse this application to extend the premises licence to the snug and beer garden areas.

Thank you for considering this representation.

Yours faithfully,  
Mel Roach

**Debbie Rosenveldt**

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**From:** [REDACTED]  
**Sent:** 08 September 2025 16:13  
**To:** Ext Mail: Licensing  
**Cc:** Ext Mail: Environmental Control; Cllr Robert Hayes; Cllr Dave Rollason; Cllr Richard Keeling; Cllr Suzanne Sanders  
**Subject:** Objection - Licence number: TEIP000509 The Globe Inn, Chudleigh  
**Attachments:** PHOTO 2 - Chudleigh The Globe Inn.jpg; PHOTO 1 - The Globe Inn Beer Garden and Residential Properties.jpeg

Teignbridge District Council reference . . .

**Licence number: TEIP000509**

**Premises address: Globe Inn (The), Fore Street, Chudleigh, Devon, TQ13 0HT**

I am writing as a local resident in Chudleigh, living close to The Globe Inn, to record my **objection** regarding the proposed inclusion of the 'bottom garden' at The Globe Inn for 'all activities' and 'live music and provision of anything of a similar description' in The Globe Inn's current licence plan.

The 'bottom garden' is located a considerable distance from The Globe Inn, near and adjoining residential dwellings, which will be adversely affected by noise from the garden, especially as the local area is largely residential and 'quiet' in character.

There is potential for public nuisance to occur.

Because of the garden's proximity to residential dwellings, there is also a real possibility that the applicant would be served an Abatement Notice by the local authority (Teignbridge) under Section 80 of the Environmental Protection Act 1990 which empowers local authorities to serve an Abatement Notice if they are satisfied that a statutory nuisance (such as excessive noise) exists or is likely to recur.

The Globe Inn staged a live music event in the 'bottom garden' on Saturday 23 August 2025 which commenced at 4pm and included live music, amplified music and voices, and a makeshift bar in a large trailer. The event finished circa 9.30pm.

The noise emanating from the event was very intrusive to those of us living in the surrounding area and caused a disturbance.

I'm including supporting evidence that shows the unsuitability of the 'bottom garden' location for use as a beer garden with live entertainment.

The rather long link below will take you to a post on The Globe Inn's Facebook page promoting the live music event on 23 August 2025.

[https://www.facebook.com/permalink.php?story\\_fbid=pfbid02eJRXKgr1LjBajKbmog8rj1gEczURCbJT DvLQyGQof2ceREx6KiB47auiH2AyoEg5l&id=61567916214016](https://www.facebook.com/permalink.php?story_fbid=pfbid02eJRXKgr1LjBajKbmog8rj1gEczURCbJT DvLQyGQof2ceREx6KiB47auiH2AyoEg5l&id=61567916214016)

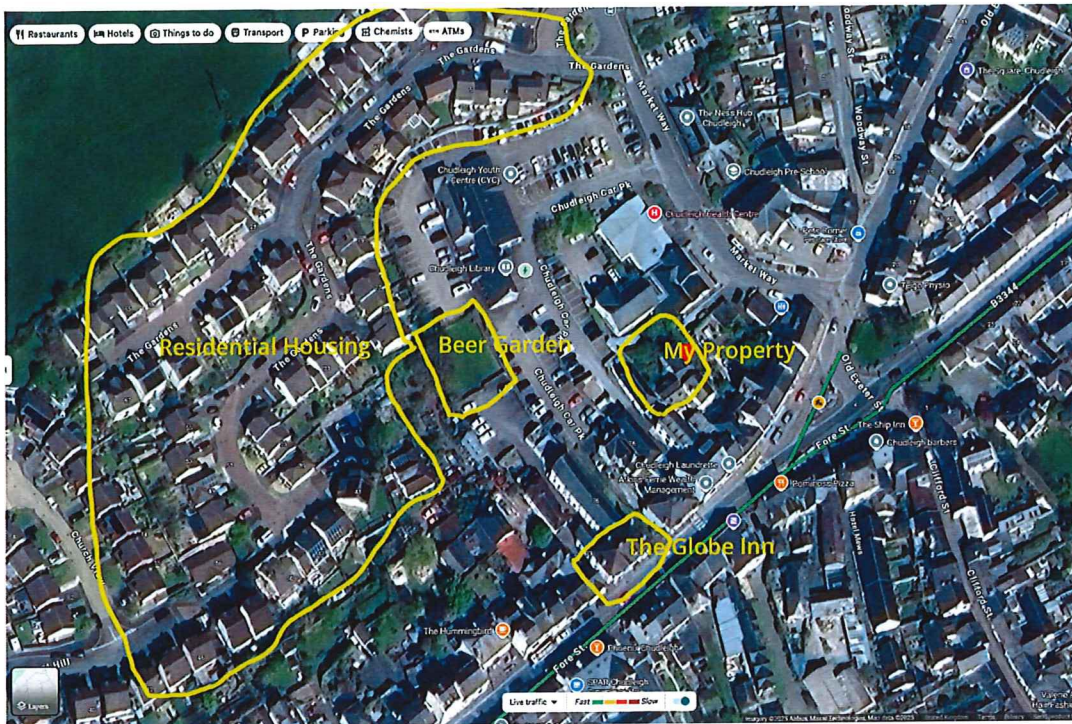
I've attached two photographs.



**PHOTO 1** (uploaded by The Globe Inn to Facebook) shows how close the 'bottom garden' is to residential properties in The Gardens, Chudleigh.



**PHOTO 2** is a section from Google maps illustrating the location of residential properties in relation to the 'bottom garden', which is situated a considerable distance from The Globe Inn. There are further residential properties located to the left of The Globe Inn (I haven't circled them).



Yours faithfully

Mr C J Siegieda  
86 Fore Street  
Chudleigh  
TQ13 0HT



P.S. the 'bottom garden' is located in the Chudleigh Conservation Area. A few years ago, it was a grassed area (a former burgage plot) not used by the public and it had a large, healthy (cooking) apple tree adjacent to the boundary wall alongside the town's car park. The tree was felled without first applying for any planning permission from Teignbridge District Council.

The only photograph I can find of the tree and the burgage plot is on page 13 (Fig 16) in the Chudleigh Conservation Area Character Appraisal published in 2010.



## The Globe, Chudleigh's post



The Globe, Chudleigh

23 August at 10:04 · 🌐



We're setting up for the weekend!! 🍷🌞

Our BBQ is firing up from 3pm and our outdoor bar is open all weekend 🍺

We have live music today from Josh Wheaton Duo (4pm) and Bob Love (7pm) and then more live music tomorrow from Alex Dobson (8pm)!

So come on down for some cold beers, food, sunshine and live music! 🌍



**Josh Wheaton Duo**  
SATURDAY 23rd August  
4pm



**Bob Love**  
SATURDAY 23rd August  
7pm



**Alex Dobson**  
SUNDAY 24th August  
8pm  
THE GLOBE





25 The Gardens  
Chudleigh  
Newton Abbot  
Devon  
TQ13 0QE

8th September 2025

**Formal Objection to premise licence TEIP000 - The Globe, Fore Street, Chudleigh TQ13 0HT**

We are writing to represent our objections to the above, as neighbours of the beer garden where late night/early morning music and alcohol sales are proposed.

The enjoyment of our home & garden have already been adversely affected by the opening of the beer garden. The garden is a few metres from our house & garden. People gathering in numbers, and the consumption of alcohol, inevitably leads to a significant amount of noise. We are a retired couple living in a residential cul-de-sac, and do not expect to be disturbed until 1am.


Our summer has already been affected by noise from the beer garden. During the August bank holiday weekend, it continued up to 10:45pm on the Sunday, as there were musicians playing and singing all afternoon and night. This included a heavy drum beat, which was still audible with windows and doors shut.

We have been unable to enjoy quiet or relaxing afternoons or evenings in our garden this summer, and the prospect of this carrying on until 1am and beyond as people leave, is very concerning.

We believe other venues in the town are held to noise abatement rules after 9pm, and must stop music completely by 11pm, presumably to avoid disturbances for the people who live in the main street. Why should a completely residential area be exposed to much later disruption?

Yours sincerely,

  
Ann & Ray Billis



27 The Gardens  
Chudleigh  
Newton Abbot  
Devon  
TQ13 0QE

8th September 2025

**Formal Objection to premise licence TEIP000 - The Globe, Fore Street, Chudleigh TQ13 0HT**

I am writing to represent mine and my family's objections to the above, as a direct neighbour of the beer garden where late night/early morning music and alcohol sales are proposed.

Our family privacy, and enjoyment of our home & garden, have already been adversely affected by the opening of the beer garden. The perimeter of the garden is a couple of metres from our garden, and only a few more metres from our house. People gathering in numbers, and the consumption of alcohol, inevitably leads to a significant amount of noise. Usually starting fairly quietly, but escalating as more people arrive and more alcohol is consumed. Apparently everything is very funny after a few drinks!

During the construction of the beer garden, the landlords removed a large tree from the grounds, which would have afforded us some degree of privacy, and possibly some deadening of sound. Unfortunately with the tree removed, anyone in the beer garden can look directly into our garden and conservatory. I have had to leave the conservatory blinds down, just to feel we have some degree of privacy. We are soon having the conservatory removed as part of our planned garden renovations, which will cause further noise/privacy issues.

Our summer has already been significantly affected by loud people and loud music in the garden. During the August bank holiday weekend, when the weather was very warm, we were unable to have doors or windows open up to 10:45pm on the Sunday, as there were musicians playing and singing all afternoon and night. This included a heavy drum beat, which even permeated through a closed conservatory, patio doors, and windows.

We have been unable to enjoy quiet or relaxing afternoons or evenings in our garden. As soon as the weather is nice, we have this constant disturbance, and the prospect of this carrying on until 1am is very concerning.

My daughter's bedroom overlooks the garden, and she usually keeps her windows open 24/7, but the noise and lack of privacy since the beer garden opened has meant this is not possible. The potential for disturbance until 1pm, and even later, as people disperse, will cause a significant reduction of all of our peace.

I believe other venues in the town are held to noise abatement rules after 9pm, and must stop music completely by 11pm, presumably to avoid disturbances for the people who live in the main street. Why should a completely residential area be exposed to much later disruption?

If this licence is approved, we would have to live with very loud music in the next door garden until 1am on a regular basis. If a different neighbour was playing music until 1am, I would be able to complain, but if this licence is passed, I am not sure of my rights.

We have lived in this house for over 15 years, and the new beer garden area has always been an unused patch of walled lawn, next to the car park. I understand that you shouldn't move near to a pub and then complain about the noise, but in this case the pub is approximately 100 metres from our garden, on a different street.

I would welcome a visit from a Teignbridge Officer to discuss my concerns, and to view the distances involved.

Yours sincerely,

A black rectangular box redacting the signature of Sharon Allen.

Sharon Allen



## National Guidance

### National guidance regarding premises is as follows:-

- '14.9 All statements of policy should begin by stating the four licensing objectives, which the licensing policy should promote. In determining its policy, a licensing authority must have regard to this Guidance and give appropriate weight to the views of consultees.*
- 14.10 While statements of policy may set out a general approach to making licensing decisions, they must not ignore or be inconsistent with provisions in the 2003 Act. For example, a statement of policy must not undermine the right of any person to apply under the terms of the 2003 Act for a variety of permissions and to have any such application considered on its individual merits.*
- 14.11 Similarly, no statement of policy should override the right of any person to make representations on an application or to seek a review of a licence or certificate where provision has been made for them to do so in the 2003 Act.*
- 14.12 Statements of policies should make clear that:*
- licensing is about regulating licensable activities on licensed premises, by qualifying clubs and at temporary events within the terms of the 2003 Act; and*
  - conditions attached to various authorisations will be focused on matters which are within the control of individual licensees and others with relevant authorisations, i.e. the premises and its vicinity.*
- 14.13 A statement of policy should also make clear that licensing law is not the primary mechanism for the general control of nuisance and anti-social 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 town and city centres.*
- 14.24 A cumulative impact assessment (CIA) may be published by a licensing authority to help it to limit the number or types of licence applications granted in areas where there is evidence to show that the number or density of licensed premises in the area is having a cumulative impact and leading to problems which are undermining the licensing objectives. CIAs relate to applications for new premises licences and club premises certificates and applications to vary existing premises licences and club premises certificates in a specified area.*
- 14.29 As noted above, there must be an evidential basis for the decision to publish a CIA. Local Community Safety Partnerships and responsible authorities, such as the police and the environmental health authority, may hold relevant information which would inform licensing authorities when establishing the evidence base for publishing a CIA. Evidence of cumulative impact on the promotion of the licensing objectives needs to relate to the relevant problems identified in the specific area to be covered by the CIA. Information which licensing authorities may be able to draw on includes:*
- local crime and disorder statistics, including statistics on specific types of crime and crime hotspots;*
  - statistics on local anti-social behaviour offences;*
  - health-related statistics such as alcohol-related emergency attendances and hospital admissions;*

- *environmental health complaints, particularly in relation to litter and noise;*
- *complaints recorded by the local authority, which may include complaints raised by local residents or residents' associations;*
- *residents' questionnaires;*
- *evidence from local and parish councillors; and*
- *evidence obtained through local consultation.*

*14.30 The licensing authority may consider this evidence, alongside its own evidence of the impact of licensable activities within its area and consider in particular the times at which licensable activities are carried on. Information which may inform consideration of these issues includes:*

- *Trends in licence applications, particularly trends in applications by types of premises and terminal hours;*
- *Changes in terminal hours of premises;*
- *Premises capacities at different times of night and the expected concentrations of drinkers who will be expected to be leaving premises at different times.*

*14.33 After considering the available evidence and consulting those individuals and organisations listed in section 5(3) of the 2003 Act and any others, a licensing authority may be satisfied that it is appropriate to publish a CIA. The CIA should also be considered alongside local planning policy and other factors which may assist in mitigating the cumulative impact of licensed premises, as set out in paragraph 14.47.*

*14.40 In publishing a CIA a licensing authority is setting down a strong statement of intent about its approach to considering applications for the grant or variation of premises licences or club premises certificates in the area described. Having published a CIA a licensing authority must have regard to the assessment when determining or revising its statement of licensing policy. It is therefore expected that, in respect of each relevant application in the area concerned, the licensing authority will be considering whether it is appropriate to make a representation to its committee as a responsible authority in its own right. The CIA does not, however, change the fundamental way that licensing decisions are made. It is therefore open to the licensing authority to grant an application where it considers it is appropriate and where the applicant can demonstrate in the operating schedule that they would not be adding to the cumulative impact. Applications in areas covered by a CIA should therefore give consideration to potential cumulative impact issues when setting out the steps that will be taken to promote the licensing objectives. Where relevant representations are received and a licensing authority decides to grant an application it will need to provide the applicant, the chief officer of police and all parties who made relevant representations with reasons for granting the application and this should include any reasons for departing from their own policy.*

*14.41 The CIA must also stress that it does not relieve responsible authorities (or any other persons) of the need to make relevant representations where they consider it appropriate to do so for the promotion of the licensing objectives. Anyone making a representation may base it on the evidence published in the CIA, or the fact that a CIA has been published. It remains incumbent on all responsible authorities and other persons to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing. As with all licensing applications under the 2003 Act, if there are no representations, the licensing authority must grant the application in terms that are consistent with the operating schedule submitted.*

*14.44 A CIA should never be absolute. Statements of licensing policy should always allow for the circumstances of each application to be considered properly and for applications that are unlikely to add to the cumulative impact on the licensing objectives to be granted. After receiving relevant representations in relation to a new application for or a variation of a licence or certificate, the licensing authority must consider whether it would be justified in departing from its CIA in the light of the individual circumstances of the case. The impact can be expected to be different for premises with different styles and characteristics. For example, while a large nightclub or high capacity public house might add to problems of cumulative impact, a small restaurant or a theatre may not. If the licensing authority decides that an application should be refused, it will still need to*

*show that the grant of the application would undermine the promotion of one or more of the licensing objectives and that appropriate conditions would be ineffective in preventing the problems involved.*

- 14.46 *CIAs must not impose quotas based on either the number of premises or the capacity of those premises. This is because quotas that indirectly have the effect of predetermining the outcome of any application would have no regard to the individual characteristics of the premises concerned.'*

**National guidance regarding licensing hours is as follows:-**

- '14.51 With regard to licensing hours, the Government acknowledges that different licensing approaches may be appropriate for the promotion of the licensing objectives in different areas. The 2003 Act gives the licensing authority power to make decisions regarding licensed opening hours as part of the implementation of its licensing policy statement and licensing authorities are best placed to make such decisions based on their local knowledge and in consultation with other responsible authorities. However, licensing authorities must always consider each application and must not impose predetermined licensed opening hours, without giving individual consideration to the merits of each application.
- 14.52 Statements of licensing policy should set out the licensing authority's approach regarding licensed opening hours and the strategy it considers appropriate for the promotion of the licensing objectives in its area. The statement of licensing policy should emphasise the consideration which will be given to the individual merits of an application. The Government recognises that licensed premises make an important contribution to our local communities, and has given councils a range of tools to effectively manage the different pressures that licensed premises can bring. In determining appropriate strategies around licensed opening hours, licensing authorities cannot seek to restrict the activities of licensed premises where it is not appropriate for the promotion of the licensing objectives to do so.'

**National guidance regarding non-duplication of other regimes is as follows:-**

- '14.14 *Statements of licensing policy should reflect the general principles regarding licence conditions set out in Chapter 1 of this guidance.*
- 14.65 *The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa. However, as set out in chapter 9, licensing committees and officers should consider discussions with their planning counterparts prior to determination with the aim of agreeing mutually acceptable operating hours and scheme designs.*
- 14.66 *There are circumstances when, as a condition of planning permission, a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law. Proper integration should be assured by licensing committees, where appropriate, providing regular reports to the planning committee.'*

**National guidance regarding standardised conditions:-**

- '10.10 *The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided. For example, conditions should not be used to implement a general policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises. Conditions that are considered appropriate for the prevention of illegal working in premises licensed to sell alcohol or*

*late night refreshment might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that evidence of a right to work check, either physical or digital (e.g. copy of any document checked or a clear copy of the online right to work check) is retained at the licensed premises. Licensing authorities may also wish to consider placing additional conditions on licences to safeguard patrons against spiking, if deemed appropriate and proportionate for a specific venue where there is evidence to justify such action (a definition of spiking can be found in para 2.7). Licensing authorities and other responsible authorities should be alive to the indirect costs that can arise because of conditions. These could be a deterrent to holding events that are valuable to the community or for the funding of good and important causes. Licensing authorities should therefore ensure that any conditions they impose are only those which are appropriate for the promotion of the licensing objectives.'*

APPENDIX



## **Licensing Policy Considerations**

It is considered that the following have a bearing upon the application:

- 3.1 The Council, as the Authority, has a duty under Section 4 of the Act to carry out its licensing functions with a view to promoting the four licensing objectives. Each objective is of equal importance and there are no other licensing objectives. The licensing objectives are:
- the prevention of crime and disorder
  - public safety
  - the prevention of public nuisance and
  - the protection of children from harm
- 3.2 These objectives are the only matters to be taken into account in determining applications and any conditions attached must be necessary to achieve the licensing objectives. If there are no relevant representations, then an application must be granted and will be subject only to the mandatory conditions and the applicant's operating schedule.
- 4.1.1 The licensing function is only one means of delivering the licensing objectives and should not be seen as a panacea for solving all alcohol and entertainment-related problems within the community. The Authority recognises that as well as the licensing function there are a number of other mechanisms for addressing alcohol-related crime and disorder such as:
- planning controls
  - Community Alcohol Partnerships
  - installation and/or expansion of CCTV systems in problem areas
  - Public Spaces Protection Orders (Crime and Policing Act 2014)
  - S.27 and s.30 Dispersal Orders (Anti-Social Behaviour Act 2003)
  - police powers to close some premises for up to 24 hours in extreme cases of disorder or excessive noise (Licensing Act, ss.160 & 161)
  - the power of Responsible Authorities and other persons to apply for a review of the licence (see 9.2)

The Authority will therefore continue to work in partnership with other licensing authorities, the Responsible Authorities, other agencies such as South Devon and Dartmoor Community Safety Partnership and with local businesses and residents in a co-ordinated approach to tackling alcohol-related crime and anti-social behaviour.

- 4.1.3 In discharging its licensing function, the Authority will comply with relevant legislation Section 17 Crime and Disorder Act 1998, The European Convention on Human Rights, which is applied by the Human Rights Act 1998, The Race Relations Act 1976, as amended by the Race Relations (Amendment) Act 2000 and Equality Act 2010.

The licensing authority will also have regard to other legislation, strategies, policies and guidance in its decision making.

- 4.1.4 The central purpose of the licensing function is to promote the licensing objectives through the effective regulation of licensed premises, qualifying clubs and temporary events. The Authority is keen to foster a safe and vibrant leisure economy and will work with applicants and licence holders to encourage and sustain well managed premises which make a positive contribution to the community. The Authority will expect applicants and licence holders to demonstrate that they have given thought to and have in place adequate measures to ensure that the operation of their premises will not have an adverse effect on the quality of life of persons living and/or working in the vicinity of the premises.
- 4.3.3 The Authority recognises that it is a fundamental principle of the Act that the licensing function should not duplicate other statutory regulation.
- 5.3.1 When determining a licence application, the overriding principle adopted by this Authority will be that each application will be determined on its merits. The Authority will have regard to any guidance issued by the Home Office, this Statement of Licensing Policy and any measures it deems necessary to promote the licensing objectives. The Authority may depart from the guidelines in this Policy if it has justifiable and compelling reasons to do so. The Authority will give reasons for any such departure from policy.
- 5.3.2 The Authority will expect applicants to demonstrate in their applications active steps for the promotion of the licensing objectives. When determining an application, a key consideration for the Authority will be the adequacy of measures proposed in the Operating Schedule to promote the licensing objectives having regard to the type of premises, the licensable activities to be provided, the nature of the location and the needs of the local community.
- 5.3.3 The Authority will also have regard to wider considerations affecting the residential population, businesses and the amenity of an area. These include alcohol-related violence and disorder, anti-social behaviour, littering, fouling, noise and the capacity of the infrastructure and police resources to cope with the movement of large numbers of people, particularly late at night and in the early morning.
- 5.3.4 Since the introduction of the Act, the Authority's experience is that the vast majority of complaints about licensed premises are caused by public nuisance, in particular excessive noise from live and recorded music and disturbance caused by customers congregating outside licensed premises. The Authority will expect applicants to have particular regard to these issues and to include in their Operating Schedules adequate and effective steps to control noise and disturbance from their premises. Existing licence holders will also be expected to demonstrate – through the effective management of their premises – that they are taking appropriate and reasonable steps within their control to minimise disorder, anti-social behaviour and public nuisance.

*Public nuisance is not defined in the Licensing Act 2003 and retains its broad common law meaning. It should be noted that public nuisance can include low-level nuisance affecting a few people living locally as well as major disturbance affecting the whole community. It may also include the reduction of the living and working amenity and environment of persons and businesses in the area of licensed premises. (Home Office Guidance 2.16 (S182 April 2018))*

- 5.3.5 When deciding whether to grant a licence, the Authority may take account of any non-compliance with other statutory requirements brought to its attention, if these undermine the licensing objectives. This is because any non-compliance with other statutory requirements may demonstrate that the premises are unsuitable for the activities

proposed, or that the management of the premises is not sufficiently competent to protect the public from harm or nuisance.

- 5.3.6 When determining an application, the Authority will consider all relevant evidence, both oral and written, provided by parties to a hearing. Evidence which is irrelevant may be disregarded. The Authority encourages applicants and persons making representations to attend hearings so that they can give evidence. Where an individual fails to attend the hearing, the Authority will consider their application or representation but may attach less weight to it.
- 5.3.7 It should be noted that, when determining an application, the Authority is making a judgement about risk. A key purpose of the licensing function is not to respond to crime and disorder, nuisance or public harm once it has happened but to make an informed assessment of the risk of such things occurring if a licence is granted and to take such steps as it considers appropriate to prevent or minimise such risks.
- 3.5.1 Public nuisance can include low level nuisance affecting a few people living locally, as well as a major disturbance affecting the wider community. Nuisance is generally attributable to noise (from loud music or from rowdy customers), vibration, light pollution, noxious smells and litter. Applicants will be required to demonstrate that they have adequate measures in place in their applications to prevent nuisance and disturbance.
- 3.5.2 Noise from people entering and leaving licensed premises, particularly late at night or in the early hours of the morning, can be a significant problem. Customers under the influence of alcohol are often less inhibited about their behaviour and may be unaware of the noise they are creating. As background noise levels are lower at night, any noise is more intrusive for residents trying to sleep.
- 3.5.3 The Authority will require applicants to take appropriate and proportionate measures for the prevention of public nuisance. Such measures may include those listed in the [Authority's Information Pack – Pool of Licensing Conditions](#)
- 6.1 In general, the Authority will deal with the issue of licensing hours on the individual merits of each application. However, when issuing a licence with hours beyond midnight higher standards of control and supervision will be expected in order to promote the licensing objectives - especially for premises situated in or near residential areas.
- 6.2 The Act does not provide for standard closing times. Licensed premises will generally be permitted to sell alcohol during the hours they intend to open provided they can demonstrate to the satisfaction of the Authority that the premises will be operated in a manner consistent with the licensing objectives, Home Office guidance (S182) and this Policy. However, there is no presumption that applications for extended hours will take precedence over the human rights of local residents and businesses.
- 6.3 The licensed hours will normally be approved where the applicant can show that the proposal would not adversely affect the licensing objectives. The Authority may, however, set an earlier terminal hour where it considers this is appropriate to the nature of the activities and the amenity of the area or is necessary to achieve one or more of the licensing objectives.

*Home Office Guidance 10.14 (S182 April 2018). If the Licensing Committee or a sub-committee believes that granting longer hours would undermine the licensing objectives, it may reject the application or grant it with appropriate conditions and/or different hours from those requested.*

6.4 The Authority recognises that fixed and artificially early closing times in certain areas can lead to peaks of disorder and disturbance on the streets when large numbers of people tend to leave licensed premises at the same time. Flexible licensing hours in relation to the sale of alcohol may therefore be considered as a potential means of reducing friction at late night food outlets, taxi ranks and other 'flashpoints' in areas where there have already been incidents of disorder and disturbance.

6.5 In considering licence applications, the Authority will consider the adequacy of measures proposed to deal with the potential for crime, disorder and/or nuisance having regard to all the circumstances of the case. The Authority strongly encourages the adoption of best practice. This includes the expectation, as an item of best practice that CCTV will be provided in those premises that wish to trade in the sale of alcohol beyond midnight for the purpose of preventing crime and disorder and public safety. Applicants should carry out a risk assessment with regard to CCTV and are expected to include CCTV in their operating schedule. Where they elect not to do so, they are strongly advised to provide information explaining that omission. For example, that the risk assessment has shown CCTV to be unnecessary.

7.1 Conditions attached to a premises licence or club premises certificate are a key element of the regulatory framework established by the Act. There are three types of conditions:

- mandatory conditions set out in the Act,
- conditions consistent with the operating schedule, and
- conditions imposed by the Authority.

*The Licensing Authority may only impose conditions on a premises licence or club premises certificate where it has received a relevant representation about an application. The application will then be determined at a hearing by a Licensing and Regulatory Committee. If no relevant representation is received, the application must be granted on the terms applied for subject only to the mandatory conditions and conditions consistent with the Operating Schedule.*

7.2 Conditions are crucial in setting the parameters within which premises can lawfully operate. Any contravention of a condition on a premises licence or club premises certificate is a criminal offence so it is essential that conditions are worded clearly, precisely and unambiguously. In addition, conditions must:

- be appropriate, reasonable and proportionate
- be enforceable
- not duplicate other statutory requirements
- be relevant to the particular type, location and character of the premises concerned
- not be standardised
- not replicate offences set out in the Act or in other legislation
- be written in a prescriptive format

7.3 The Authority encourages applicants to seek technical advice from the appropriate Responsible Authorities when preparing their Operating Schedules as this will enable any problems to be resolved at an early stage and will reduce the likelihood of representations.

7.4 Experience has shown that many of the conditions volunteered by applicants are poorly worded, unclear or ambiguous and therefore unenforceable. As an aid to applicants, the Authority has prepared a menu of suggested measures to promote the licensing objectives which applicants are encouraged to consider when preparing their operating

schedules. These measures are not prescriptive but will help to ensure that licence conditions are expressed clearly and consistently and enable enforcement to be carried out equitably. The conditions can be viewed within the [Information Pack](#). The Authority, in consultation with the applicant, may amend the wording of proposed conditions where this is unclear, ambiguous or unenforceable.

*Home Office guidance 10.5 (S182 April 2018) states that it is not acceptable for licensing authorities to simply replicate the wording from an applicant's operating schedule. A condition should be interpreted in accordance with the applicant's intention.*

- 7.5 The Authority will pay particular attention to the effect – potential or actual - of licensable activities on those living, working or otherwise engaged in the area concerned and, where relevant representations are received, may attach conditions if it considers it appropriate for the promotion of the licensing objectives.
- 7.6 Conditions attached by the Authority to Premises Licences and Club premises certificates will relate to matters falling within the control of individual licensees. It is recognised that the licensing function cannot be a mechanism for the control of disorderly behaviour by individuals once they are beyond the direct control of the licence holder. However, the Authority and Responsible Authorities may take action where it can be established that there is a clear linkage between disorderly behaviour and a specific premises.
- 7.7 The Authority will not impose inappropriate or over-burdensome conditions on licences. The Authority may, however, impose conditions where existing legislation does not provide adequate controls and additional measures are considered to be appropriate for the promotion of the licensing objectives.
- 7.8 Although it is not a legal requirement, the Authority recommends as good practice - in respect of premises licensed to sell or supply alcohol for consumption on the premises – that a Personal Licence holder is on the premises at all times to make or authorise such sales or supplies. The Authority is keen to encourage the presence of properly trained staff on licensed premises. Applicants may wish to consider including this as a condition of licence, where appropriate, as a measure to promote the licensing objectives. Where this is not possible (because the premises is too small or because staffing levels do not permit) or when the Premises Supervisor/Personal Licence holder will be absent for a significant length of time, a responsible person should be authorised to oversee the sale of alcohol in the place of the Premises Supervisor/Personal Licence holder. The Authority will expect the authorisation to be made in writing, kept securely on the premises and made available for inspection by an authorised person if requested. Copies of the authorisation should be sent to the Authority and the police.

*NB. 'Authorisation' does not mean direct supervision. The government recommends that Personal Licence holders give specific written authorisations to individuals they are authorising to sell or supply alcohol and that such individuals are clearly identified (Home Office Guidance 10.29 - 10.35 (S182 April 2018))*

- 8.1 Cumulative impact assessments (CIA) were introduced by the Policing and Crime Act 2017, with effect from 6 April 2018.
- 8.4 If the Authority receives relevant representations suggesting that the cumulative impact of new licences is leading to an area becoming saturated with premises of a particular type and thereby creating problems of disorder and nuisance over and above the impact from the individual premises themselves, the Authority may consider the issue of cumulative impact when determining an application. The onus is on any person, or

organisation, making such representations to prove the assertion that the grant of the licence would cause the cumulative impact claimed.

- 8.5 The Authority does not propose to operate a quota system of any kind, which would have the effect of pre-determining any application; nor does it seek to impose general limitations on trading hours in particular areas. The Authority recognises that pubs, clubs, restaurants, hotels, theatres, concert halls and cinemas have contrasting characteristics and styles of operation. Proper regard will be given to those differences and the impact they are likely to have on the promotion of the licensing objectives
- 11.1 The Authority recognises that drug use is not something that is relevant to all licensed premises. However, where relevant representations are received, the Authority may need to impose special conditions for certain types of venues in order to reduce the sale and consumption of drugs and to create a safer environment for customers using the premises. The conditions to be imposed in such cases will be taken from the Government Department pool of conditions which take into account the report "Safer Clubbing" published by the Home Office. The sale or use of new psychoactive substances (NPS) (so called Legal Highs) the Authority will consider any issue with NPS in line with current legislation and government policy. Where the Authority deems such conditions to be appropriate for the promotion of the licensing objectives, it will seek advice from the local Drugs Action Team and the Police.
- 12.1 Whenever any persons are employed at licensed premises to carry out any security activity, all such persons must be licensed by the Security Industry Authority. The Authority recognises that certain premises, because of the nature of their operation, their capacity, their licensed hours and the licensable activities provided, may require stricter supervision for the purpose of reducing crime and disorder and public nuisance. In such cases, where relevant representations are received, the Authority may impose a condition that licensed door supervisors must be employed at the premises either at all times or at such times as certain licensable activities are being carried out.
- 12.2 The Authority recognises that Door Supervisors have an important function in terms of supervising customers not only inside premises but also outside. Door Supervisors will therefore be expected to take a pro-active role in managing the behaviour of customers outside premises in order to minimise any disturbance and nuisance to nearby residents. Licence holders should ensure in particular that, at closing times, they have sufficient Door Supervisors to effectively control 'surges' of customers leaving premises.
- 12.3 Whenever security operatives are employed at licensed premises to carry out any security function such operatives must be licensed by the Security Industry Authority (SIA). Competent and professional door supervisors are key to public safety at licensed premises and the provision of door supervisors is an action point for the leisure industry to consider in the Home Office Alcohol Strategy.

It is a mandatory condition of a Premises Licence that where the licence requires personnel to carry out security activity (e.g. screening of customers, dealing with conflict management, crowd control) such personnel are licensed by the Security Industry Authority. (Licensing Act 2003, s.21).