BOROUGH COUNCIL OF WELLINGBOROUGH

AGENDA ITEM

Licensing Sub-Committee

Report of the Director

Application for a Premises Licence

1 Purpose of Report
1.1 To obtain the sub-committee's decision in respect of an application for a premises licence for The Griffins Head, 28 Wilby Road, Mears Ashby.

2 Executive Summary
2.1 This report sets out the background to the issue and invites the sub-committee to determine the application.

3 Appendices
3.1 Appendix A – Application for a premises licence
3.2 Appendix B – Representations received from interested parties raising concerns against the application
3.3 Appendix C – Representations received from interested parties in support of the application.

4 Proposed Action:
4.1 The Sub-Committee is invited to RESOLVE to decide whether the licence should be granted.

5 Background
5.1 The applicant has submitted an application for a premises licence under the Licensing Act 2003 to allow for the retail sale of alcohol, indoor sporting events, live music, recorded music, performance of dance and late night refreshment.

5.2 The application is attached within Appendix A.

5.3 Representations have been received from 18 interested parties, objecting to the licence on the grounds that the licensing objectives, as prescribed by Section 4(2) (C) of the Act, is not likely to be met. The relevant licensing objective is:
• The prevention of public nuisance

5.4 Representations have been received from five interested parties in support of the application.

5.5 No representations have been received from any responsible authorities.
6 Discussion

6.1 The application is to allow for the retail sale of alcohol, indoor sporting events, live music, recorded music, performance of dance and late night refreshment. The timings for these activities are shown within the application included within Appendix A.

6.2 It should be noted that the applicant has requested non-standard timings for outdoor live and recorded music which is to cease at 9pm. Later timings for licensable activities have been requested for Christmas Eve, Boxing Day, Valentines Day, St Patrick’s Day, St George’s Day and all Bank Holidays and Halloween.

6.3 Representations against the application were received from 18 interested parties. These representations are included within Appendix B to the report. Those making the representations are concerned that if the licence is granted noise nuisance will be caused.

6.4 Interested parties have in addition raised other concerns which are not directly relevant to the licensing objectives, including concerns over increased traffic, and inadequate parking. These cannot be considered as relevant considerations, since they are not directly related to the licensing objectives.

6.5 No representations were received from the responsible authorities – Police, Environmental Health, Fire & Rescue Service, Child and Adult Services, Planning, or Child Protection.

6.6 Representations in support of the application were received from five local residents. In addition a significant number of additional representations were received after the end of the consultation period, supporting the application. These representations are not included within the report since they were received out of time.

6.7 Deregulation changes to the Licensing Act mean that the playing of live or recorded music is not licensable between 8am and 11pm, where performed before an audience of less than 500 people. The playing of music within a public house can only therefore be considered to be a licensable activity after 11pm and before 8am.

6.8 Following receipt of the representations, licensing officers contacted the applicant with the aim of ascertaining whether the applicant was able to identify steps that could be proposed to promote the licensing objectives which would resolve the concerns of the Interested Parties. It was not possible to reach an agreement that all parties were satisfied with.

6.9 Chapter 9 of the guidance issued under Section 182 of the Licensing Act 2003 by the Secretary of State provides guidance on the powers of the licensing authority on the determination of applications.

6.10 Chapter 10 of the Secretary of State’s guidance provides advice and recommendations in respect of conditions which may be imposed on a premises
license where they are appropriate for the promotion of one or more of the four licensing objectives. Conditions may not be imposed for any other reason.

6.11 Whilst having regard to the information provided by the applicant, the representations and also Borough Council of Wellingborough’s statement of licensing policy, the sub-committee’s decision must be made with a view to promoting one or more of the four licensing objectives, namely:

(a) the prevention of crime and disorder;
(b) public safety;
(c) the prevention of public nuisance; and
(d) the protection of children from harm.

6.12 Relevant sections of the statement of licensing policy, with respect to this application are listed below. The below list is not exhaustive and the policy should be considered fully prior to making decisions with respect to applications:-

11.3 In considering licence applications, where relevant representations are made, this Licensing Authority will consider the adequacy of measures proposed to deal with the potential for public nuisance and/or public disorder having regard to all the circumstances of the case.

11.4 Where relevant representations are made, this authority will demand stricter conditions with regard to noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place.

7 Legal Powers

7.1 Schedule 5, Part 1 of the Act prescribes that the decision of the Licensing Authority (the Council) in determining an application for a Premises Licence may be appealed by:

- the applicant
- the holder of the Premises Licence
- any other person who made representations in relation to the application

8 Financial and Value For Money Implications

8.1 There are no financial implications to the authority in relation to this report.

9 Risk Analysis

9.1 Normally a risk table is completed for any report setting out a proposed course of action. This is not appropriate here so the table has not been completed.
10 Implications for Resources
10.1 Officer time in giving effect to the decision of the Sub-Committee.

11 Implications for Stronger and Safer Communities
11.1 There are no such implications arising from this report.

12 Implications for Equalities
12.1 There are no such implications arising from this report.

13 Author and Contact Officer
13.1 Amanda Wilcox, Principal Environmental Health Manager

14 Consultees
14.1 Philippa Bright, Licensing Officer
14.2 Matt O'Donnell, Team Leader Health Protection

15 Background Papers
15.1 None
Appendix A
Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We T.H.E. Hospitality Limited

(Insert name(s) of applicant)

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

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description
The Griffins Head
28 Wilby Road
Mears Ashby
Northampton
Northamptonshire

<table>
<thead>
<tr>
<th>Post town</th>
<th>Northampton</th>
<th>Postcode</th>
<th>NN6 0DX</th>
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</thead>
<tbody>
<tr>
<td>Telephone number at premises (if any)</td>
<td>01604812945</td>
<td>Non-domestic rateable value of premises</td>
<td>£17000</td>
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</table>

Part 2 - Applicant details

Please state whether you are applying for a premises licence as

Please tick as appropriate

a) an individual or individuals *

b) a person other than an individual *

i as a limited company/limited liability partnership

ii as a partnership (other than limited liability)

iii as an unincorporated association or

iv other (for example a statutory corporation)

c) a recognised club
d) a charity
c) the proprietor of an educational establishment

f) a health service body

g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales

 ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England

h) the chief officer of police of a police force in England and Wales

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a statutory function or a function discharged by virtue of Her Majesty’s prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

<table>
<thead>
<tr>
<th>Mr ☐</th>
<th>Mrs ☐</th>
<th>Miss ☐</th>
<th>Ms ☐</th>
<th>Other Title (for example, Rev)</th>
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</thead>
<tbody>
<tr>
<td>Surname</td>
<td>First names</td>
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<tr>
<td>Date of birth</td>
<td>I am 18 years old or over ☐</td>
<td>Please tick yes</td>
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<td>Nationality</td>
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<td>Current residential address if different from premises address</td>
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SECOND INDIVIDUAL APPLICANT (if applicable)

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<th>Mr ☐</th>
<th>Mrs ☐</th>
<th>Miss ☐</th>
<th>Ms ☐</th>
<th>Other Title (for example, Rev)</th>
</tr>
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<tbody>
<tr>
<td>Surname</td>
<td>First names</td>
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<td>Date of birth</td>
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(B) OTHER APPLICANTS

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

<table>
<thead>
<tr>
<th>Name</th>
<th>T.H.E Hospitality Limited</th>
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<tbody>
<tr>
<td>Address</td>
<td>The White Hart</td>
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<td>80 Main Road</td>
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<td></td>
<td>Hackleton</td>
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<td>Northamptonshire</td>
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<td>NN7 2AD</td>
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Registered number (where applicable)
11324787

Description of applicant (for example, partnership, company, unincorporated association etc.)
Limited Company

Telephone number (if any) 

E-mail address (optional) 

Part 3 Operating Schedule

When do you want the premises licence to start?  

<table>
<thead>
<tr>
<th>DD</th>
<th>MM</th>
<th>YYYY</th>
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<tr>
<td>24</td>
<td>08</td>
<td>2018</td>
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If you wish the licence to be valid only for a limited period, when do you want it to end?

DD  MM  YYYY

Please give a general description of the premises (please read guidance note 1)
The premises is a village public house and restaurant in Mears Ashby. It has two large rooms and a bar that serves both areas. There is a separate kitchen area from which food is prepared and served lunchtimes and evenings. The is a beer garden at front of the building and a patio and car park are at the rear of the building.

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

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

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

Provision of regulated entertainment (please read guidance note 2)  Please tick all that apply

a)  plays (if ticking yes, fill in box A)  

b)  films (if ticking yes, fill in box B)  

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
<table>
<thead>
<tr>
<th>Plays</th>
<th>Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 3)</th>
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<tbody>
<tr>
<td>Standard days and timings (please read guidance note 7)</td>
<td>Indoors □</td>
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<td>Films Standard days and timings (please read guidance note 7)</td>
<td>Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 3)</td>
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**Indoor sporting events**

**Standard days and timings (please read guidance note 7)**

Please give further details (please read guidance note 4)

There is currently no indoor sporting events taking place

State any seasonal variations for indoor sporting events (please read guidance note 5)

Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 6)
### Boxing or wrestling entertainments

Standard days and timings (please read guidance note 7)

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</table>

Will the boxing or wrestling entertainment take place indoors or outdoors or both - please tick (please read guidance note 3)

- Indoors [ ]
- Outdoors [ ]
- Both [ ]

Please give further details here (please read guidance note 4)

State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)

Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 6)
<table>
<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>Will the performance of live music take place indoors or outdoors or both - please tick (please read guidance note 3)</th>
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</thead>
<tbody>
<tr>
<td>Mon</td>
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<td>Please give further details here (please read guidance note 4)</td>
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<td>Outside music to be amplified but cease at 21:00. Inside music to be amplified and cease at midnight but after 21:00 doors and windows will be closed.</td>
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<td>Tue</td>
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<tr>
<td>Wed</td>
<td>10:00</td>
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<td>State any seasonal variations for the performance of live music (please read guidance note 5)</td>
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<td>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6)</td>
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<tr>
<td>Sat</td>
<td>10:00</td>
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<td>Christmas Eve, Boxing Day, Valentines Day, St. Patricks Day, St. Georges Day, All bank holidays and Halloween</td>
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<td>Recorded music Standard days and timings (please read guidance note 7)</td>
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<td>Wed</td>
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<td>State any seasonal variations for the playing of recorded music (please read guidance note 5)</td>
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<td>01:30</td>
<td>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 6)</td>
</tr>
<tr>
<td>Sat</td>
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<td>Christmas Eve, Boxing Day, Valentines Day, St. Patricks Day, St. Georges Day, All bank holidays and Halloween</td>
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</table>

** Performs of dance **

Standard days and timings (please read guidance note 7)

** Will the performance of dance take place indoors or outdoors or both – please tick **

*Please give further details here (please read guidance note 4)*

Dance, outside activities to stop after 21:00

*State any seasonal variations for the performance of dance (please read guidance note 5)*

** Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list ** (please read guidance note 6)

Christmas Eve, Boxing Day, Valentines Day, St. Patricks Day, St. Georges Day, All bank holidays and Halloween

10:00 - 1:30
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Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)

Please give a description of the type of entertainment you will be providing

Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)

- Indoors ☐
- Outdoors ☐
- Both ☐

Please give further details here (please read guidance note 4)

State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)

Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 6)
<table>
<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)</th>
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<td>Mon</td>
<td>23:00</td>
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<td>Please give further details here (please read guidance note 4)</td>
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**Will the supply of alcohol be for consumption**
- please tick (please read guidance note 8)
- On the premises [ ]
- Off the premises [ ]
- Both [X]

**State any seasonal variations for the supply of alcohol** (please read guidance note 5)

**Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list** (please read guidance note 6)

- Christmas Eve, Boxing Day, Valentines Day, St. Patricks Day, St. Georges Day, All bank holidays and Halloween

10:00 – 1:30

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

**Name**
Thomas Matthew Hewer

**Date of birth**

**Postcode**
NN6 0DX

**Personal licence number (if known)**

**Issuing licensing authority (if known)**
Borough of Council Wellingborough
Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9).
None

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State any seasonal variations (please read guidance note 5)

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 (please read guidance note 6)

Christmas Eve, Boxing Day, Valentines Day, St. Patricks Day, St. Georges Day, All bank holidays and Halloween

10:00 – 1:30
Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Strong management controls and effective training of all staff so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

a/ no selling of alcohol to underage people
b/ no drunk and disorderly behavior on the premises area
c/ vigilance in preventing the use and sale of illegal drugs at the retail area
d/ no violent and anti-social behaviour
e/ no any harm to children

b) The prevention of crime and disorder

A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted. Not selling of alcohol to drunk or intoxicated customers. Prevention and vigilance in illegal drug use at the retail unit area. Staff will be well trained in asking customers to use premises in an orderly and respectful manner.

c) Public safety

Internal and external lighting fixed to promote the public safety objective. Well trained staff adherence to environmental health requirements. Training and implementation of underage ID checks. All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, air condition, sanitary accommodation and other installations, will be maintained at all times in good order and in a safe condition.

d) The prevention of public nuisance

Noise reduction measures to address the public nuisance objective. Prominent, clear and legible notices will be displayed at the exit requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly. The movement of bins and rubbish outside the premises will be kept to a minimum after 11.00pm. This will help to reduce the levels of noise produced by the premises. Any lighting on or outside the premises will be positioned and screened in such a way so as not to cause a disturbance to nearby residents.

e) The protection of children from harm
If anyone looks under 25 but is over 18 staff will be trained to make sure they provide a legal form of photo ID. The staff will be well trained about requirement for a persons' identification, age establishment etc.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee.
- ✔
- I have enclosed the plan of the premises.
- ✗
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- ✔
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.
- ✔
- I understand that I must now advertise my application.
- ✔
- I understand that if I do not comply with the above requirements my application will be rejected.
- ✔
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom (please read note 15).
- □

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

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

Part 4 – Signatures  (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). If signing on behalf of the applicant, please state in what capacity.
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<td>- [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</td>
</tr>
<tr>
<td>- The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)</td>
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For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.

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

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If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

2. In terms of specific regulated entertainments please note that:
(ii) any page containing the holder's photograph;
(iii) any page containing the holder's signature;
(iv) any page containing the date of expiry; and
(v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

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

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

Re: Griffin's Head License

I wish to object to the granting of a new premises license on these grounds:

1. The parking is barely adequate at the moment and any increased activity would mean that parking becomes a problem for villagers. Particularly in the evening, it is unacceptable to have vehicles noise in a small village after 9.00 pm. Any increased traffic would be detrimental to village life.

2. The approach road to the pub from Earl's Burton is both narrow and winding. This could be dangerous if larger volumes of traffic were using it, both to villagers and patrons of the pub.

Yours faithfully,
The Licensing Manager,
Swanspool House,
Doddington Road,
Wellingborough
NN8 1BP

9th August 2018

Dear Sir,

With Reference to the application by the Griffins Head Public House to license the premises apparently for all kinds of music indoors and outdoors from 10am to past midnight any (or every) day of the week:

I must ask what on earth are they planning to do to this quiet village pub? At present I understand that the intention is to provide high class dining; any music would then be INDOORS, and not audible outside the premises. I wish them success.

Their current licence evidently allows for provision of music OUTDOORS, which must end by 9pm ‘to avoid noise nuisance’. My question here is where is the outdoor space around the premises? There is a small terrace area in front onto the road, where people sit to enjoy a drink and a chat and can hear the chat. If there was music, that would be NOISE, and it would be more than a nuisance, it would be intolerable - at any time of day or night. The only other outdoor space is the car-park at the back. I believe a wedding had a marquee in this area. The chief problem with an event there is car parking everywhere else. But a wedding is a one-off event, and accepted by local residents. It would be a huge problem for this small village if the Griffins Head wanted to offer events with outdoor music on a regular basis. They just do not have the necessary spacious grounds to hold events.

As a local resident for 45 years I have given due consideration to the proposed changes in the licence for the Griffins Head. I would strongly object to music of any kind being heard outside the premises at any time of day or night.

Yours truly,
Licensing Manager
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

23rd August 2018

Ref. Griffins Head. Mears Ashby

Dear Sirs,

I write with reference to the application made to extend the hours of trading at the Griffins Head, Mears Ashby.

I wish to object to any increase in the current licensing hours and would like to oppose the application to play music outside the premises on the following grounds.

1. The Griffins Head is a small village pub in a rural location. Live/recorded music outside would undoubtedly cause disruption whenever it was played.

2. If music was played outside this would mean the customers taking up a large part of the car park. Presumably this would mean more cars on the road, which is narrow and already cars park on the footpath.

There does seem to be some confusion as I have also received a letter from Tom Hewer, landlord of the said pub, which appears to be at odds with the application. He claims that music outside would be played no later than 19:00. He also states that parking could be a problem (I enclose a copy of letter). I wonder why he is applying for something he allegedly does not want, after all 1.30 am is grossly different to 19:00

Yours faithfully,
Dear Neighbour

You may or may not have received an anonymous letter through your door relating to the new premises license for the Griffins Head. My name is Tom Hewer, I am the landlord of the Griffin’s Head and a village resident with a young family. There has been some misrepresentation of our intended opening hours with regards to noise and my intention is to help settle any worries that you may have about the new license.

- Our new application includes provisions to have music outside until a time no later than 7pm, regardless of it being a bank holiday/public holiday or not. Having music outside would be an extremely rare occurrence and is unlikely to ever be used, however it forms part of the application process regardless.

- Our licensing hours will be as follows Sunday to Thursday 10am–11:30pm and on a Friday/Saturday 10am–12:30am. When applying for premises license we have to allow for maximum to cover us, our actual opening times would be opening at 12pm and last orders called at 11pm or midnight respectively.

- Parking: we do understand that at certain times there are many cars parked outside the pub. We are trying to resolve this with the property owner by extending the car park at the rear of the pub.

We always strive to listen to feedback and try where possible to keep everyone happy. This matter has only arisen due to a paperwork discrepancy; we plan to continue trading as we previously were. Should the application be forced to an appeal we will have to close temporarily. Should you have any questions please do not hesitate to contact me.

Kind Regards

[Signature]
Reference: New premises licence application T.H.E. Hospitality Ltd, The Griffins Head, 28 Wilby Road, Mears Ashby NN6 0DX

Dear Licencing Manager,

Regarding the above application I and my wife are registering our objection to this application.

Our objection is based on the noise that will arise from this application at times, when in a residential area most people will be sleeping.

Griffin Head. Both my wife work and All of us need our sleep. Which will be impacted if loud music is going to played every night until 12.30am and at weekends until 01.30am.

So in summary we object to the application on the basis that the additional noise arising from this application will be a nuisance to the quite Village life we currently all enjoy.

Kind Regards
Licensing Manager
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

23rd August 2018

Ref. Griffins Head, Mears Ashby

Dear Sirs,

I write with reference to the application made to extend the hours of trading at the Griffins Head, Mears Ashby.

I wish to object to any increase in the current licensing hours and would like to oppose the application to play music outside the premises on the following grounds.

1. The Griffins Head is a small village pub in a rural location. Live-recorded music outside would undoubtedly cause disruption whenever it was played.

2. If music was played outside this would mean the customers taking up a large part of the car park. Presumably this would mean more cars on the road, which is narrow and already cars park on the footpath.

3. Where outside is it possible to have performance of dance?

There does seem to be some confusion as I have also received a letter from Tom Hewer, landlord of the said pub, which appears to be at odds with the application. He claims that music outside would be played no later than 19.00. He also states that parking could be a problem. He also states he is in consultation with the owner of he premises to extend the car park, surely he should wait until this has a satisfactory conclusion. I wonder why he is applying for something he allegedly does not want, after all 1.30 am is grossly different to 19.00.

This application seems to be totally out of keeping with a small country pub.
For the attention of the Licensing Manager.

It has been brought to my attention that T.H.E Ltd have applied for a new Premises Licence (18/01929/LAPNEW) for the Griffins Head in Mears Ashby.

As part of this application the applicant is applying to play Live and Recorded music Outside as follows;

From 10:00 until 21:00 Monday to Sunday and from 10:00 until 1:30 on all Bank Holidays, Christmas Eve, Boxing Day, Valentine’s Day, St. Patrick’s Day, St. George’s Day, and Halloween.

Mears Ashby is a small Conservation village of less than 500 inhabitants. It is situated in open countryside. The Griffins Head is part of that village. The village itself lies either side of a small valley. Noise channels very easily up this valley.

The noise caused by music, Live or Recorded, played Outside in Mears Ashby during the requested hours would be a disproportionate and unreasonable nuisance. Outside music played on any day of the week is not appropriate in a quiet village. The Griffins Head is not located in a busy urban environment neither does it stand alone surrounded by acres of fields where noise might get lost.

I ask you to take into account the guidance offered in the Revised Guidance issued under Section 182 of the Licensing Act 2003 (April 2017) which states;

2.15 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises.

Thank you.

Yours sincerely,

[Signature]
Dear Sir,

Re: proposed changes to Griffin Head Premises Licence

I object to the proposed changes to the premises licence on the following grounds:

1. Car parking is already a problem in the area around the pub and extended opening hours will make the problem worse. The three way road junction between Walsingham Rd, Willey Rd and Duchess End needs to be navigated with care and any parking which obscures these junctions is a danger to life. This is a serious concern and extra parking in the area would make matters worse.

2. Noise carries a long way in the village and loud music being played until 1.30am up to twelve times a year will be a nuisance and will be detrimental to people's health and quality of life.

I object to any changes in the current licensing hours for these reasons.

Yours sincerely,
Dear Sir/Hadern,

Re: Proposed changes to The Griffins Head Premises Licence.

I strongly object to the changes proposed by the Griffins Head to their current Premises license on the following grounds:

- The noise levels created by the proposed extended times will be detrimental to the health and well-being of the inhabitants of Hevens Ashley. There are approximately eight Bank holidays a year if these are counted along with the other suggested days requested for music to be played until 1:30 am, the villagers would be subjected to loud music being played until the early hours of the morning on average at least once every month. This is totally unacceptable and would constitute a level of noise nuisance which would affect all residents adversely.

- Parking in the village is already a concern, especially in the area around the pub where narrow roads and a tricky road junction can be problematic. If parking from the pub spills out onto an already stretched parking environment, this could cause cars to be parked dangerously on narrow roads and at junctions which restrict the view of oncoming traffic. This is most definitely a health and safety issue.

I suggest that the proposed new licensing terms create problems for the inhabitants of Hevens Ashley which will affect both the quality of their lives and have an adverse effect on their health and well-being. I also suggest that the Griffins Heads present licensing arrangements are both fair to them and the village community and should not be changed.

Yours faithfully,

[Signature]
20th August 2018

Dear Sir,

RE: REVISED PROPOSED CHANGES TO THE GRIFFINS HEAD PREMISES LICENSE

I am writing to express my strong objection to the revised application proposed by The Griffins Head to their present premises license.

The playing of music outside in a residential area until 1.30am on all Bank Holidays and Christmas Eve, New Year’s Eve, Boxing Day, Valentine’s Day, St Patrick’s Day, St George’s Day and Halloween is totally unacceptable. The Griffins Head is situated in the middle of a residential area and the noise generated would carry easily to many residences in the village. The noise levels could not be tolerated in what, is otherwise a quiet village location and could be detrimental to the health and well being of residents of the village. It is totally unreasonable to expect residents to be subjected to live music being played outside until 1.30am.

The patrons of The Griffins Head already park on the narrow road outside the pub and by the bottom of Duchess End, all in close proximity to a hazardous junction. This could be a serious road safety issue if the volume of traffic and careless parking increased.

Therefore, in my considered opinion, the terms of the present license should not change, as any changes would be detrimental to an already problematic and potentially dangerous parking situation and the increase in noise would cause noise nuisance to rise to an unacceptable and distressing level.

Yours faithfully
14th August 2018

Dear Sir/Madam

Premises License at the Griffin’s Head, Mears Ashby

I am writing on behalf of [redacted], who was born in Mears Ashby, and is keen to protect the peaceful character of the village he loves. My main concern would be the increase in traffic and parking around the public house. The area is already struggling to provide space for residents’ vehicles and an increase in traffic volume would exacerbate the problem.

Although I currently live at the above address, I too lived in Mears Ashby for 25 years, attended the village school and All Saints Church, serving on the Parochial Church Council for several years. I have maintained regular contact with the village – certainly on a daily basis in the last 7 years. My personal concerns would be the noise level. I feel that the current license may restrict opportunities for the business to develop, but an extension of indoor and outdoor music to the early hours is excessive. Could there be a compromise? I would suggest that 10.30 pm during the week and 11.00 p.m. at weekends (Friday and Saturday) would be a fair alternative.

I would request that due consideration is given to the potential noise nuisance and attention be paid to how the Griffin’s Head propose to accommodate the increased need for parking.

We would certainly oppose the application as it stands now and hope that you will take these views into account.

Yours faithfully
Licensing Manager  
Swanspool House  
Doddington Road.  
Wellingborough  
NN8 1BP

Dear Sir

The Griffins Head, Mears Ashby

We are writing in connection with the application by F.H.E. Hospitality Ltd for a Promises Licence at The Griffins Head, Mears Ashby.

This is a quiet village with an aging population and the prospect of the pub being open on a regular basis to 00.30 or 01.30 will not be of attraction to the residents. It seems as though the pub is planning to attract a younger clientele from outside the village which we believe would be liable to increase noise, traffic and possible vandalism. We would be quite prepared to countenance the occasional late opening but say not more than once a month or on special occasions.

We are very supportive of the efforts made to revive The Griffins Head, but it would be regrettable if the proposed new licence resulted in creating an adverse reaction from local residents.

Yours sincerely
13 August 2018

Dear Sir,

RE - APPLICATION TO EXTEND THE HOURS OF TRADING UNDER A PREMISES LICENSE AT THE GRIFFINS HEAD, MERS ASHBY

I am writing to express my strong objections to the above application on the following grounds:-

1. NOISE – The Griffins Head is situated in a residential area with many houses in the village being in close proximity to it. The proposed increase in hours for live and recorded music and performance of dance would add very considerably to the noise nuisance levels. Sounds carry easily and the potential noise from the music during the proposed hours is, in my opinion, totally unacceptable from a village pub in a residential area.

2. INCREASE IN VOLUME OF TRAFFIC – the extended hours of trading would affect the volume of traffic in Mears Ashby. The lanes in the village are narrow and the junction which leads to Wilby Road/Wellingborough Road/Duchess End would become even more hazardous with the volume of traffic which would be generated by the extended hours.

3. PARKING/ NARROW LANE – Increased opening times of the pub would lead to a greater volume of cars in the village and would lead to difficulties with parking. The road near the pub is narrow and the would be dangerously congested if used for pub parking, it could make access for the difficult in this narrow, residential no through road. This parking would create difficult driving conditions for drivers going through the village and for residents living nearby. This would also increase the noise nuisance levels, especially late at night.

I hope that you will take into serious consideration all the above concerns which I have made regarding the application.

Yours faithfully,
9 August 2018
WGB / LMG - MAJ3

Licensing Manager
Swanspool House
Doddington Road
Wellingborough
NN8 1BP

Dear Sir / Madam

OUEM LTD – PROPOSED CHANGES TO MUSIC HOURS AT THE GRIFFINS HEAD PUB

I have been notified of the proposed changes to the hours that music may be played at the above premises in my capacity as the managing agent for the University of Oxford, who own Village Farm abutting the Griffins Head on its eastern boundary.

The University has no concerns in relation to traffic or parking, but must lodge an objection due to concerns with noise. My client is keen to support the pub, however, late night noise can have a significant impact on local residents.

If further information were to be made available, such as the frequency of events and a proper noise assessment, then my client may be happy to withdraw their objection subject to appropriate controls being in place. At the moment there is simply insufficient information.

Please do not hesitate to contact me should you have any further queries, otherwise I look forward to hearing from you in due course.

Yours faithfully

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Wytham Court
11 West Way
Oxford OX2 0QL
T +44 (0) 1865 269 000
F +44 (0) 1865 269 001
savills.com
08/08/18

Dear Sir,

I understand that the Griffins Head Pub in Mears Ashby has applied to extend their hours of trading. This would include the playing of live music and recorded music both indoors and outdoors until late into the evening and even until the early hours of the morning depending on the day of the week etc.

I am writing to strongly object to any extension of their current licence based on the following reasons:

- Mears Ashby is a small and very quiet village. Any playing of music either indoors or even worse outdoors would disturb the entire village and create a significant noise nuisance affecting the lives of the whole community.
- Although the pub is situated on the main road through the village, the road itself is very narrow and the increased on-road parking that the licence extension would inevitably bring would be a danger to both road users and pedestrians. This already causes problems as the pub car park is quite small.
- This application has obviously been submitted to increase the number of customers visiting the pub. This increase in customers would have to come from outside of the village which again would cause an increase in the number of cars on lanes, some of which have no pavements and no room for additional parking. The infrastructure in the village is not suitable for this type of venue.

I hope that you will visit the village and reject this proposed change to the licence.

Yours sincerely,
The Licencing Manager  
Swanspool House  
Doddington Road  
Wellingborough  
NN8 1BP  

Dear Sir  

RE: APPLICATION FOR A PREMISES LICENCE S17 OF THE LICENCE ACT  
2003 FOR THE GRIFFINS HEAD, 28 WILBY ROAD, MEARS ASHBY,  
NORTHAMPTON NN6 0DX  

I hereby make the following representations in respect of the above application as a person who will be directly affected should the application be granted.  

The application currently under consideration would allow the above premises to sell alcohol until 01.30 on Fridays and Saturdays and until 00.30 Sunday to Thursday and for the performance of live music and dance both indoors and outdoors and at indoor sporting events Monday to Sunday until 00.00 and for the playing of recorded music both indoor and outdoors until 01.30 on Fridays and Saturdays and 00.30 on Sundays to Thursdays. This will also cover other specified days.  

I submit that this application is contrary to the licencing objectives principally in the prevention of public nuisance by way of noise and light pollution.  

The Griffins Head is a village pub and restaurant situated on the south eastern side of the village of Mears Ashby which is itself a small village with less than 500 residents. The Griffins Head is not a music/entertainment venue and has never been operated as such.  

The application currently under consideration would wholly change the profile of the pub and would in effect put a town centre venue in a rural setting. This is not in my opinion appropriate given the nature of the village as it stands.  

Customers will no doubt be attracted by the provision of late night entertainment and the availability of late night drinking. This may be appropriate in an urban environment but
not in this rural setting. The adverse effect on the local residents from noise and light pollution would outweigh any purported benefit to the village.

If granted the pub might close its bar at 01.30 on Fridays and Saturdays but customers would likely not leave until at least 02.00. The effect on the local residents would substantial having to put up with noise pollution into the small hours. Noise is minimal in the village particularly at night and the impact of extended licencing hours would be noticed throughout the village.

It should be noted that there are residential properties within 50 metres of the premises and would be directly affected by the noise and light emanating from the premises and traffic late into the night.

I therefore submit that the application is wholly inappropriate given the location of the premises in that it had a total disregard for licencing objectives and would have the effect of promoting a public nuisance rather than preventing it.

I would be obliged if you could confirm receipt of my representations and notify me as and when the application will be determined.

Yours faithfully
Dear Sir/ Madam,

Re: Premises licence at The Griffins Head

I would like to strongly oppose the granting of a new premises licence to the Griffins Head which extends the hours for music making on the following grounds.

- Noise - in a small village noise is earned easily. At present noise can be heard when the pub has musical events out over the village, but people are prepared to accept this as 9.00 pm is the cut off time. An extension of that time would be unacceptable especially for those families with young children.

- Increase in traffic - on Sundays when the pub is open for Sunday lunch the traffic is very heavy and spills out of the car park onto the road at the front of the pub. It would be unacceptable for this to happen on a regular basis as such traffic in the village would be badly affected especially in Dukes End.

- Problems with parking - if the pub were to have events that attracted large numbers of people the present car parking would be inadequate and the extra parking needed would impact greatly on residents.

- Narrow Lane - the approach to the pub past Heurs Hobbs is narrow and winding any increase in traffic could be dangerous and if parking occurred on verges this would be hazardous. Especially in Dukes End.

I hope my objections will be carefully considered and acted upon.

Yours sincerely,
Licensing Manager  
Swanspool House  
Doddington Road  
Wellingborough  
NN8 1BP  

8th August 2018  

Your Ref: 18/01929/LAPNEW  

I would like to express my views on the above planning application regarding the proposed extended hours for the Griffins Head, 28 Wilby Road Mears Ashby Northampton Northamptonshire NN6 0DX.

Griffins Head and have for many years, I have accepted that there would be the occasional noise coming from the pub as is expected from many village pubs. I accept that from time to time there would be loud music, noise from patrons outside and car door slamming and moving off, but did not mind as this only happens up to 9pm in the evening.

However what I strongly object to is the increasing times live and recorded music is proposed. This would increase the noise, typically loud base noise, cars blocking the narrow street and actually beyond what I think is appropriate for this village environment.

The Griffins Head is not in a town or city high street environment where this sort of noise is acceptable it is in a quiet village nestled between residential houses, narrow street and limited parking.

I would like my objections officially noted and put onto record.

Regards
Appendix C
This Message originated outside your organisation.

I note that T.H.E. Hospitality Ltd has applied for a licence renewal at our local, The Griffins Head, Mears Ashby.

This communication is to confirm that I am IN FAVOUR of the renewal.

A Public House is vital to a village such as ours, and since it has been run by Tom Hewer & Co., it has brought more life and enjoyment to the village and a great deal of money appears to have been spent on re-roofing and interior upgrades of the bar areas and kitchen. I am not aware that there have been any instances of noise or disturbance since the re-opening just before Christmas last year.

In addition, as a house owner in the village, I am acutely aware that the loss of such a facility would have a huge impact on property values. Whilst I have no intention of moving in the near future, there will come a time when we may have to downsize.

Thanking you in anticipation,
22/8/18

Dear Matt,

I am writing to support Tom Hewer from the Griffins Head with regards to his application for his drink license.

I moved into Mears Ashby from Sywell just over 6 years ago and one of the reasons we chose this village was because it had a pub. I enjoy a local pub and would never consider moving somewhere without one. I think they are the heart of the village and I meet people and chat. It’s an asset to the village.

I am really surprised to learn that some residents have objected to the pub getting what appears to be a ‘normal’ pub license, and to the pub being used in a similar way to what it’s always been used in Mears Ashby. It’s a better pub now than it’s been in a long time and it would be a huge loss if it were to have to close because of these objections. I have just done a quick count of the people I know from the village who use it and I’ve already come up with 97 adults, and there are bound to be people I don’t know who also use it. The 97+ would lose something we hold dear.

As for the noise I can understand people not wanting loud music outside into the wee small hours, but in the 6 years I’ve lived here the Griffin has had music quite a lot inside the pub, and around 5 years ago on a Wednesday they had a band with a drum kit, amplifier, guitar and an electric piano, and the walls in that old place are so thick you couldn’t even hear the music as you approached! Therefore, music inside will really not
be problematic, though I can understand that people who don’t use the pub might not have thought through the protective properties of the thick walls.

As for the later hours requested, I understand this is sort of normal in the pub world to cover special occasions such as the world cup or the Royal wedding or Olympics, but under normal circumstances it would be 11pm closing. I don’t believe it’s Tom Hewer’s intention to make it a lairy pub, I think he plans to provide us with a good village pub providing good food and drink in the main, and on a rare occasion maybe a singer. He won’t want to drive his diners away by having loud annoying music!

I’m not sure if I’m allowed to write in favour of the license but thank you for reading this. I am very willing to answer any queries which come from my letter should you have any.

Yours sincerely,
Subject – Griffin’s Head Mears Ashby License Application

22/August/2018

Dear Matt

I am aware that the landlord of the Griffin’s Head has had a problem with their license and that this caused the pub to be closed from Monday to Wednesday. My understanding is that this resulted from an administrative cock-up in the transition from the previous to current landlord.

I have only just become aware that there have been objections to the current license application. This is a surprise to me as the current landlord has made significant improvements and I see the Griffin as significantly better now than before.

I have lived in Mears Ashby since August 2012 and the presence of a good pub here was a consideration when moving here. I do use the Griffin’s Head and support this application and would be very disappointed if the failure of this application resulted in the Griffin’s Head joining the ever growing list of closed pubs.

I struggle to understand the reasons for any objection. The Griffin’s Head has been hosting music since long before I moved to Mears Ashby. I understand that they have applied for an extension for music outside until 18:00 which seems a minor change that would be used on very rare occasions.

Regarding the hours, I suspect that the objectors do not know that today most pubs can open later than 23:00 and only use the later hours on rare occasions. This administrative change reduces the costs to pubs and the councils when processing applications for extensions. If the objectors ever went into the pub after 22:00 they would be aware that it is a pub/restaurant that gets quieter later on so loud music and a rowdy late crowd are and will continue to be an unrealised fear.

I have just checked the Wellingborough web site and it says that a license application can be objected to on the following grounds:

1. **The prevention of crime and disorder**
   
   *The Griffin’s Head is a well-managed operation. I’ve never seen anything illegal happening there*

2. **Public safety**
   
   *The Griffin’s Head has its own car park and there are sometimes a few cars parked on the road. I do not see any changes resulting from this license application*

3. **The prevention of public nuisance**
   
   *Music has been performed at the Griffin’s Head since before I moved to Mears Ashby in 2012. I am unaware if it has been performed outside, even if it has not I do not consider occasional music that stops at 18:00 to be a public nuisance*
4. The protection of children from harm

The Griffin's Head is a well-run operation that ensures that any children brought into the pub are properly supervised. I have never seen and children at risk from any harm here.

I regard the Griffin's Head to be an asset to the community of Mears Ashby and the surrounding area. I have just become aware of the community asset register and am investigating whether proposing the Griffin's Head will be appropriate.

I expect my council to support local businesses that are owned by and employ local people. I am sure that you have policies to encourage local businesses so please look them out and use them when considering this application.

I hope that this letter of support will help you approve this application.
FAO Matt O’Donnell
Trafalgar House
30 Sanders Park
Sandres Road Industrial Estate
Wellingborough
NN8 4FR

22nd August 2018

Dear Sirs

Re License Application: 18/01929/LAPNEW
Griffin’s Head, Mears Ashby

My wife and I have lived in Mears Ashby for 22 years during which time we have been regular customers of the Griffin’s Head Public House which has given us new friends and the uplifting feeling of well being and inclusion. We often enjoy the food service which can be extremely welcome after a long day.

We understand the current license has lapsed and a new license has applied for with shorter more ‘neighbour friendly’ hours even though during our time in the village, we have never had the occasion to complain about noise, anti-social behaviour or live music related to activities at the Griffin’s Head.

The pub is enjoyed by many people both in the village and further afield. It is a valued meeting place in Mears Ashby, practically our only remaining social facility and we believe and a pub has existed at that location for many years. Furthermore, The Griffin is one of the only employers in the village providing jobs for local people.

The most recent landlord and his staff have a good track record in the business and appear to be very supportive of the village and considerate of their neighbours.

In summary, for the reason stated above, I whole heartedly support THE Hospitality’s application for a new license.

Yours
Hi Matt,

Thanks for the response.

From: Matt O'Donnell <MODonell@wellingborough.gov.uk>
Sent: Thursday, August 23, 2018 11:52 AM
To: Paul Dunphy
Subject: RE: 18/01929/LAPNEW - T.H.E. Hospitality Ltd - Mears Ashby - FAO Mrs Amanda Wilcox

Dear [Name],

Amanda is on leave at present, but I am emailing just to acknowledge receipt of your email, and will ensure this is included in the Licensing Sub-Committee report, so they are aware of your comments.

As required for formal representations (although I note this is in support of the application rather than against), please could you provide me with your full home address.

Regards
Matt

Matt O'Donnell
Team Leader (Health Protection)
Chartered Environmental Health Practitioner
Tel (01933) 231950
Email: modonnell@wellingborough.gov.uk
Secure Email: HealthProtection@wellingborough.gcsx.gov.uk OR modonnell@wellingborough.gcsx.gov.uk

(Please note that secure emails are not monitored frequently)

From: Matt O'Donnell
Sent: 23 August 2018 11:24
To: Licensing - Shared Mailbox
Subject: 18/01929/LAPNEW - T.H.E. Hospitality Ltd - Mears Ashby - FAO Mrs Amanda Wilcox

This Message originated outside your organisation.

Dear Mrs Wilcox

I write with respect of the above licencing application. I note that the WBC website is not accepting comments currently hence this email.

I wish to support the above application, the main reasons being:

1. As a village resident of over 10 years the pub is one of the very few integral community facilities in the village and well supported.
2. It provides a great service to the village and surroundings and employs many staff.
3. It offered additional bread/milk which is an excellent feature for those residents without transport who otherwise would have to rely on the less frequent bus service.
4. I am advised that the Parish Council have no objections.
5. The Griffin's Head, under Tom Hewer's control, has always supported our events and on many occasions at their cost, for which we, the committee, are very grateful.
6. Tom and family are village residents and therefore he has a vested interest in the pub continuing in the high standard to which the village has benefited from to-date under his control.
7. As a home owner I would not wish to see a decline in my property value as a result of the loss of the village pub.

If you require any clarity on any of my points, please do contact me.

Regards,

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