

Licensing Sub-Committee

Date: Thursday, 18th April, 2024

Time: 10.00am

Venue: Council Chamber - Guildhall, Bath

Councillors: Steve Hedges, Toby Simon and George Tomlin

Chief Executive and other appropriate officers
Press and Public

A briefing session for Members will be held at 9.30am



Mark Durnford

Democratic Services

Lewis House, Manvers Street, Bath, BA1 1JG

Telephone: 01225 394458

Web-site - <http://www.bathnes.gov.uk>

E-mail: Democratic_Services@bathnes.gov.uk

NOTES:

1. **Inspection of Papers:** Papers are available for inspection as follows:

Council's website: <https://democracy.bathnes.gov.uk/ieDocHome.aspx?bcr=1>

2. **Details of decisions taken at this meeting** can be found in the minutes which will be circulated with the agenda for the next meeting. In the meantime, details can be obtained by contacting as above.

3. **Recording at Meetings:-**

The Openness of Local Government Bodies Regulations 2014 now allows filming and recording by anyone attending a meeting. This is not within the Council's control. Some of our meetings are webcast. At the start of the meeting, the Chair will confirm if all or part of the meeting is to be filmed. If you would prefer not to be filmed for the webcast, please make yourself known to the camera operators. We request that those filming/recording meetings avoid filming public seating areas, children, vulnerable people etc; however, the Council cannot guarantee this will happen.

The Council will broadcast the images and sounds live via the internet www.bathnes.gov.uk/webcast. The Council may also use the images/sound recordings on its social media site or share with other organisations, such as broadcasters.

4. **Public Speaking at Meetings**

The Council has a scheme to encourage the public to make their views known at meetings. They may make a statement relevant to what the meeting has power to do. They may also present a petition or a deputation on behalf of a group.

Advance notice is required not less than two full working days before the meeting. This means that for meetings held on Thursdays notice must be received in Democratic Services by 5.00pm the previous Monday.

Further details of the scheme can be found at:

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=12942>

5. **Emergency Evacuation Procedure**

When the continuous alarm sounds, you must evacuate the building by one of the designated exits and proceed to the named assembly point. The designated exits are signposted. Arrangements are in place for the safe evacuation of disabled people.

6. **Supplementary information for meetings**

Additional information and Protocols and procedures relating to meetings

<https://democracy.bathnes.gov.uk/ecCatDisplay.aspx?sch=doc&cat=13505>

Licensing Sub-Committee - Thursday, 18th April, 2024

at 10.00am in the Council Chamber - Guildhall, Bath

A G E N D A

1. EMERGENCY EVACUATION PROCEDURE

The Chair will draw attention to the emergency evacuation procedure as set out under Note 5 on the previous page.

2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

3. DECLARATIONS OF INTEREST

At this point in the meeting declarations of interest are received from Members in any of the agenda items under consideration at the meeting.

(a) The agenda item number in which they have an interest to declare.

(b) The nature of their interest.

(c) Whether their interest is a **disclosable pecuniary interest** or an **other interest** (as defined in Part 4.4 Appendix B of the Code of Conduct and Rules for Registration of Interests).

Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of his staff before the meeting to expedite dealing with the item during the meeting.

4. TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

5. MINUTES OF PREVIOUS MEETING: 21ST MARCH 2024 (Pages 5 - 8)

6. LICENSING PROCEDURE (Pages 9 - 12)

The Chair will, if required, explain the licensing procedure.

7. APPLICATION FOR A VARIATION OF A PREMISES LICENCE FOR: ELECTRIC BEAR BREWING COMPANY LTD, UNIT 12, THE MALTINGS, BRASSMILL LANE, NEWBRIDGE, BATH. BA1 3JL (Pages 13 - 60)

8. APPLICATION FOR A VARIATION OF A PREMISES LICENCE FOR BARGAIN BOOZE, 18 HIGH STREET, KEYNSHAM, BRISTOL. BS31 1DQ (Pages 61 - 102)

The Committee Administrator for this meeting is Mark Durnford who can be contacted on 01225 394458.

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BATH AND NORTH EAST SOMERSET

LICENSING SUB-COMMITTEE

Thursday, 21st March, 2024

Present:- Councillors Steve Hedges (Chair), Toby Simon and Ann Morgan

Also in attendance: Carrie-Ann Evans (Team Leader, Legal Services), Aled Williams (Environmental Protection & Licensing Manager), Michael Dando (Lead Officer (Licensing)) and Phil Mansfield (Head of Building Control & Public Protection)

95 EMERGENCY EVACUATION PROCEDURE

The Democratic Services Officer drew attention to the Emergency Evacuation Procedure.

96 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

97 DECLARATIONS OF INTEREST

There were none.

98 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none.

99 MINUTES OF PREVIOUS MEETING: 22ND FEBRUARY 2024

The Sub-Committee **RESOLVED** to approve the minutes of the meeting held on 22nd February 2024.

100 LICENSING PROCEDURE

The Chair referenced the procedure that would be followed during the course of the meeting.

Those that were present confirmed that they had received and understood the licensing procedure.

101 PAVEMENT LICENCE APPLICATION - DECISION MAKING

The Head of Building Control & Public Protection introduced the report to the Sub-Committee and advised them of the following amended wording with regard to the recommendation that they were being asked to approve.

The Sub-Committee is asked to agree to the Environmental Protection & Licensing Manager, or a Lead Licensing Officer, to be the decision maker for Pavement Licence applications where there are sustained objections to the application.

The Sub-Committee thanked him for the update and **RESOLVED** to approve the wording as stated above. They also thanked the Head of Building Control & Public Protection for his work for the Council and wished him well for the future.

102 APPLICATION FOR A VARIATION OF A PREMISES LICENCE FOR SPAR, CHELSEA ROAD, NEWBRIDGE, BATH. BA1 3DU

The Lead Officer (Licensing) introduced the report to the Sub-Committee. He explained that the applicant was seeking the following variations to the existing licence:

- To extend the hours for the sale of alcohol (for consumption off premises) and opening times from 08:00 – 23:00 Monday to Saturday and 08:00 – 22:30 on Sundays to:

0600 – 23:00 every day.

- The removal of restrictions on Christmas Day and Good Friday sale of alcohol and opening hours (in line with the above proposed hours). This is also in reference to outdated Annex 1 (mandatory) conditions attached to the current Premises Licence carried over from the 1964 Justices Act. These no longer apply and mandatory conditions in general have been updated to reflect this.
- Submission of an updated plan of the premises.

He informed the Sub-Committee that no representations had been received from the Responsible Authorities and one objection had been received from a member of the public expressing concern that the applicant's proposals were likely to undermine the Prevention of Public Nuisance, Licensing Objective.

Chris Mitchener, agent acting on behalf of the applicant addressed the Sub-Committee. He said that he felt that the application itself was benign and that they were seeking to amend the hours in line with other premises within their estate. He added that the objector had not been able to provide any evidence to support his concerns.

He explained that Chelsea Road is a local shopping parade and has signage within the vicinity to indicate as such. He said that the premises has operated with a licence to sell alcohol for many years and that they were not aware of any issues within the area.

Councillor Toby Simon asked if there were premises in the parade operating with on licences.

Chris Mitchener replied that there were at least two restaurants that do and one food take away premises that he believed operated within the same evening hours as those applied for by the Spar.

Councillor Steve Hedges asked if public nuisance was to occur at the premises what would they do to attempt to eliminate or minimise it.

Chris Mitchener replied that staff would ask those deemed responsible to move on or they would contact the Police if they were made aware of any issues.

Decision & Reasons

Members have determined an application for a variation to the Premises Licence at Spar, Chelsea Road, Newbridge, Bath, BA1 3DU. In doing so they have taken into consideration the Licensing Act 2003, Statutory Guidance, the Council's Policy, Human Rights Act 1998 and case law.

Members are aware that the proper approach under the Licensing Act is to be reluctant to regulate in the absence of evidence and must only do what is appropriate and proportionate in the promotion of the licensing objectives on the information before them. Members reminded themselves that each application must be considered on its own merits.

Chris Mitchener addressed members in oral submissions on behalf of the applicant. He noted that Mr Friend had objected to licence in the evening, whereas the premises is already licenced in the evenings, the only difference is an extra half an hour on a Sunday. Mr Mitchener noted that there had not been any representations from the Police or Environmental Health and that Mr Friend had not submitted any evidence to support his objection.

Members had regard to the written objection from Mr Thomas Friend who is a local resident and had expressed concern that the proposal is likely to undermine the prevention of public nuisance licensing objective. He expressed the view that the extended licensing hours to sell alcohol would attract antisocial behaviour in the area and noise at antisocial hours disturbing what is currently a quiet family environment.

In determining this application Members were careful to take account of the relevant written and oral representations both for and against the application and balanced their competing interests.

Members noted that there had been no representations from Responsible Authorities such as the Police, or Environmental Protection.

Members were satisfied on the evidence they have heard and read that the application would not undermine the prevention of public nuisance licensing objective. Authority is therefore delegated to the licensing officer to issue the licence as applied for.

The meeting ended at 10.50 am

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services

**LICENSING SUB-COMMITTEE
LICENSING ACT 2003
PROCEDURE FOR HEARING AN APPLICATION FOR A NEW PREMISES
LICENCE OR FOR A VARIATION OF A PREMISES LICENCE**

*The Chair will allow the parties an equal maximum period of time in which to make representations that will not normally exceed **twenty minutes**. Where more than one party makes relevant representations this time will be split between the parties and where several parties make similar representations it is suggested one representative is appointed to avoid duplication.*

The term “party” or “parties” will mean anyone to whom notice of this meeting has been given.

1. The Chair will introduce Members of the Sub-Committee, the Officers present and explain the procedure to be followed.
2. The Licensing Officer will outline the nature of the matter to be considered by the Sub-Committee.
3. (i) The Applicant/Licence Holder , or representative, addresses the Sub-Committee who may be asked relevant questions by the other parties and Members.
(ii) witnesses may be called in support of the application who may be asked relevant questions by the other parties and Members.
4. (i) Any party making relevant representations, or representative, will address the Sub-Committee who may be asked relevant questions by the Applicant, other parties and Members.
(ii) witnesses may be called in support of such representations who may be asked relevant questions by the Applicant, other parties and Members.
5. Responsible Authorities making representation will address the Committee and may be asked relevant questions by the Applicant, other parties and Members.
6. The other parties will be invited in turn to summarise their representations.

Responsible Authorities will be invited to summarise their representations

The Applicant/ Licence Holder will be invited to summarise the application.

8. *The Chair will invite the Sub-Committee to move into private session to enable the Members to deliberate in private. The Committee will reconvene publicly if clarification of evidence is required and/or legal advice is required. The Committee may retire to a private room, or alternatively require vacation of the room by all other persons.*

Whilst in deliberation the Sub-Committee will be accompanied by Legal and Democratic Service Officers for the purpose of assisting them in drafting their reasoning for the decision.

The Sub-Committee will reconvene the meeting and the Chair will announce the Sub-Committee’s decision with reasons and advise that the decision will be

released in writing within the statutory time limits or advise that the decision will be released in writing with reasons within the statutory time limit, in this instance, 5 working days.

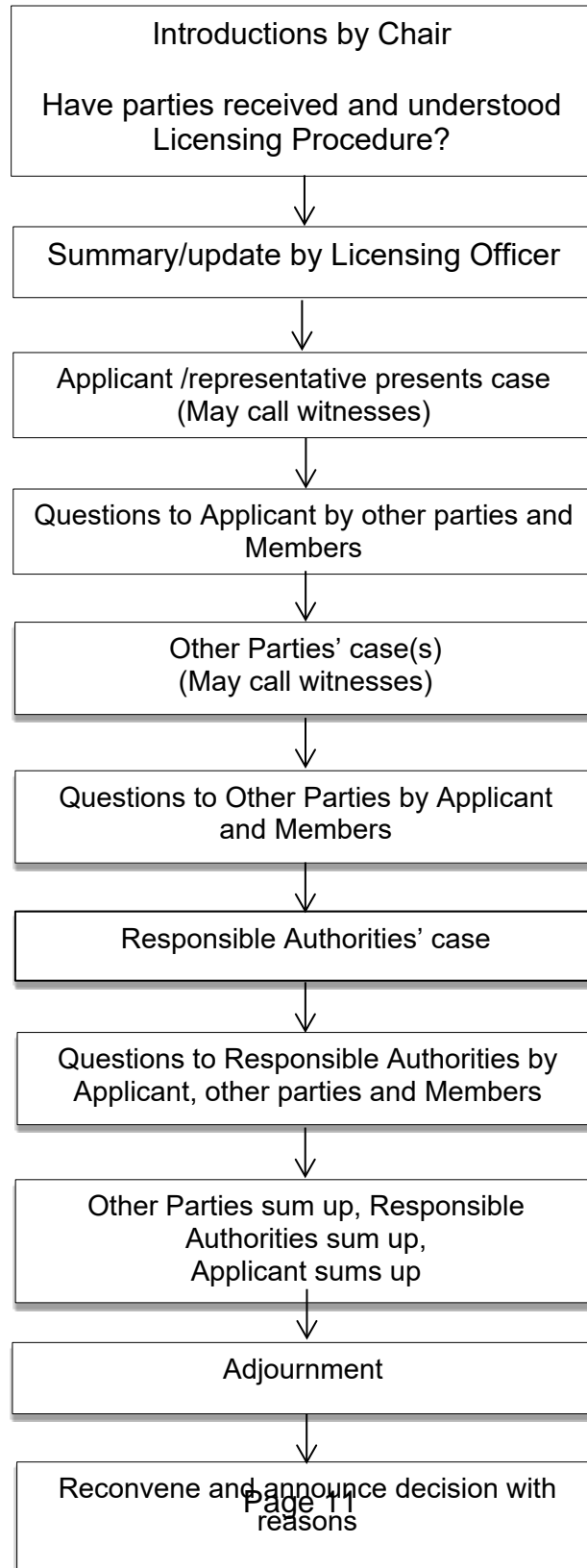
PLEASE NOTE:

- Where the Sub-Committee considers it necessary to do so, it may vary this procedure.
- In circumstances where a party fails to attend the Sub-Committee will consider whether to proceed in absence. Should a matter be deferred the deferral notice will state that the matter may proceed in a party's absence on the next occasion. In deciding whether to proceed all notices, communications and representations will be considered.
- Only in **exceptional circumstances** will the Sub-Committee take into account any additional late documentary or other information produced by an existing party in support of their application/representation. This will be at the discretion of the Chair and with the agreement of all the other parties. No new representations will be allowed at the hearing.
- The hearing will take the form of a discussion and parties will be able to ask questions as set out above. However, formal cross examination will be discouraged.
- The Authority will disregard any information or representation given by a party which is not relevant to the Application and the Licensing Act 2003.
- Where there is more than one party making relevant representations the time allocated will be split between those parties.
- Where several parties are making the same or similar representations it is suggested that one representative is appointed to avoid duplication and make efficient use of the allocated time.
- Where an objection is made by an association or residents group, a duly authorised person – as notified to the Licensing Authority – may speak on behalf of that association or group.
- The Chair may request that persons behaving in a disruptive manner should leave the hearing and their return refused, or allowed subject to conditions. An excluded person is however, entitled to submit the information they would have been entitled to present had they not been excluded.

Bath & North East Somerset Council is committed to taking decisions in an honest, accountable and transparent fashion. On occasion however, it may be necessary to exclude members of the press and public pursuant to the Local Government Act 1972 Schedule 12 (a). In those circumstances reasons for such decisions will be given.

**LICENSING SUB-COMMITTEE
LICENSING ACT 2003
PROCEDURE FOR NEW APPLICATIONS AND VARIATIONS**

*The parties will be allowed an equal maximum period of time not normally exceeding **twenty minutes**. Where more than one party make representations the time should be split equally between them. Where several parties make similar representations one representative should be appointed avoiding duplication and making the best use of the available time*



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Bath & North East Somerset Council		
MEETING	Licensing Sub Committee	
MEETING DATE	Thursday 18 April 2024	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Application for a Variation of a Premises Licence for: Electric Bear Brewing Company Ltd Unit 12 The Maltings Brassmill Lane Newbridge Bath BA1 3JL	
WARD:	Newbridge	
AN OPEN PUBLIC ITEM		
<p>List of attachments to this report:</p> <p>Annex A Application for a Variation of the Premises Licence.</p> <p>Annex B Current Premises Licence.</p> <p>Annex C Plan of existing Licensable activities area.</p> <p>Annex D Representations of objection to the application</p>		

1 THE ISSUE

- 1.1 An application to vary the Premises Licence for Electric Bear Brewing Company Ltd. Unit 12 The Maltings, Brassmill Lane, Newbridge, Bath BA1 3JL has been made under s.34 of the Licensing Act 2003. The premises is not located within the B&NES Cumulative Impact Area and the Cumulative Impact Policy is not relevant to this application.
- 1.2 Relevant representations have been received from two residents living near to the premises.

2 RECOMMENDATION

- 2.1 The Committee is asked to determine the application.

3 THE REPORT

3.1 An application has been received from Electric Bear Brewing Company Ltd. to vary the Premises licence for Electric Bear Brewing Company Ltd. Unit 12 The Maltings, Brassmill Lane, Newbridge, Bath BA1 3JL (**Annex A**).

3.2 The application proposes the following variation to the existing licence:

To extend the sale of alcohol hours (for consumption on and off the premises) on Wednesdays to match the hours on the current Premises Licence hours for Thursdays i.e., 11:00 to 22:00

To vary the opening hours as above.

3.3 No additional measures have been offered by the applicant to promote the licensing objectives in addition to existing conditions attached to the operating schedule.

3.4 A copy of the current Premises Licence is attached (**Annex B**).

3.5 The floor plan(s) showing the extent of the current licensable activities areas is attached (**Annex C**).

3.6 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:

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

3.7 Each objective is of equal importance and these four are of paramount consideration at all times. When considering applications, representations or notifications, the Licensing Authority will have regard to these licensing objectives.

3.8 The Licensing Authority may grant the application with or without additional conditions.

3.9 Section 4(3) Licensing Act 2003 states that the Licensing Authority should also have regard to the Council's Licensing Policy, the Statutory Guidance issued under Section 182 of the Licensing Act 2003, and the Licensing Act itself, and in particular to:

- a) Paragraphs 3-6, 8-10, 13-14, 17-24, 29, 33-36, 38-41 of the 2020 policy;
- b) Chapters 2, 8, 9 and 10 of the Statutory Guidance as revised December 2023;
- c) Sections 4, 9, 10, 11, 12, 13, 16, 17, 18, 23, 182, and 183 of the Act.

3.10 The Licensing Authority recognises that Licensing and Planning are separate regimes. Where an application is granted by the Licensing Authority which would require planning permission this would not relieve the applicant of the need to obtain that permission. It will still be necessary for the applicant to ensure that he/she has **ALL** the necessary permissions in place to enable them to run the business within the law.

- 3.11 If the application is refused the applicant may appeal within 21 days of the notification to the Magistrates' Court. If the application is granted the person making the relevant representation may appeal within 21 days of the notification to the Magistrates' Court. On appeal the court may either dismiss the appeal, substitute the decision appealed against for any other decision which could have been made by the Licensing Authority, or remit the case to the Licensing Authority to dispose of in accordance with the direction of the court. The court may make such order for costs as it thinks fit.
- 3.12 In accordance with the requirements of the Act, copies of the application were forwarded to the Police, the Fire Authority, the Environmental Protection Team, Development Control, Trading Standards, Health Authority and the Safeguarding Children and Young Persons Team.
- 3.13 The applicant was required to place a notice at the premises for a period of 28 consecutive days starting the day after the application was deemed valid, and to place an advert in a local newspaper within 10 working days of submitting a valid application to the licensing authority.
- 3.14 Representations of objection have been received within the statutory period from two residents who live near to the premises and who express concerns that the applicant's proposals are likely to undermine the Prevention of Public Nuisance Licensing Objective (**Annex D**).
- 3.15 As relevant representations have been received, the Licensing Sub Committee must determine the application in accordance with the Licensing Act 2003.

4 STATUTORY CONSIDERATIONS

- 4.1 An Equality Impact Assessment (EqIA) has been completed. No adverse or other significant issues were found.
- 4.2 Consideration must be given to the Human Rights Act 1998 and the "convention rights".
- 4.3 The Sub Committee have been delegated authority to determine the application on behalf of the Licensing Authority in accordance with the Licensing Act 2003.
- 4.4 When reaching a decision, the Licensing Authority must carry out its functions with a view to promoting the four licensing objectives.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The costs of processing licences are covered by the fees charged. The fee for this application is £315.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.

7 CLIMATE CHANGE

- 7.1 The licensing objectives do not require the applicant to specify steps to mitigate

the impact of climate emergency. However, the applicant is encouraged to consider locally sourced ingredients and reducing single use plastic in the operation of their business.

8 OTHER OPTIONS CONSIDERED

8.1 None.

9 CONSULTATION

9.1 The Council's Monitoring Officer (Head of Legal & Democratic Services and Council Solicitor), Section 151 Officer (Director of Finance) and Head of Building Control and Public Protection have had the opportunity to input to this report and have cleared it for publication.

9.2 This report has not been sent to the Trades Union because they would have no involvement.

Contact person	Geoff Cannon Public Protection Officer (Licensing) 01225 396719
Background papers	Licensing Act 2003 Guidance issued under s.182 of the Licensing Act 2003 Licensing Act 2003 (Premises and Club Premises Certificates) Regulations 2005 B&NES Statement of Licensing Policy
Please contact the report author if you need to access this report in an alternative format	

Annex A

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We Electric Bear Brewing Co Ltd

(Insert name(s) of applicant)

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

Premises licence number	23 / 00835 / LAPRE
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Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Unit 12, The Maltings Industrial Estate Brassmill Lane Newbridge Bath			
Post town	BATH	Postcode	BA1 3JL

Telephone number at premises (if any)	
Non-domestic rateable value of premises	

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address	Electric Bear Brewing Company Ltd 11 Laura Place Battwick Bath		
Post town	Bath	Postcode	BA2 4BL

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

Yes

No

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

DD	MM	YYYY

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

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

We would like to extend the hours we are able to sell alcohol on a Wednesday to match the hours we currently have on a Thursday. In association with this, we would also like to extend the opening hours of the premises on a Wednesday to match the opening hours we currently have on a Thursday.

The variation does not mean we would always be open during these hours on a Wednesday.

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

Part 4 Operating Schedule

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

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

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

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please <u>give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			State any <u>seasonal variations for indoor sporting events</u> (please read guidance note 6)
Tue			
Wed			
Thur			Non standard timings. Where you intend to use the premises for <u>indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri			
Sat			
Sun			

D

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

E

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

F

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

G

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

H

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

I

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

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Mon					
Tue					
Wed	11:00	22:00			
Thur					
Fri					
Sat					
Sun					
			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</p>
--

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon			<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7)
Tue			
Wed	11:00	22:00	
Thur			
Fri			
Sat			
Sun			

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

Please tick as appropriate

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

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

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

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

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

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

e) The protection of children from harm

Checklist:

Please tick to indicate agreement

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

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

Part 5 – Signatures (please read guidance note 12)

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


Signature	<i>Clive Milner</i>
Date	<i>16th February 2024</i>
Capacity	<i>Operations Director, Electric Bear Brewing Co.</i>

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

*CLIVE MILNER
ELECTRIC BEAR BREWING CO LTD
UNIT 12 THE MALTINGS IND EST
BRASSMILL LANE*

Post town	<i>BATH</i>	Post code	<i>BA1 3JL</i>
Telephone number (if any)			

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

Notes for Guidance

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

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.

- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.

12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

Licensing Act 2003
Premises Licence

Premises Licence Number

23/00835/LAPRE

Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Electric Bear Brewing Company Ltd
Unit 12
The Maltings
Brassmill Lane
Newbridge
Bath
BA1 3JL

Where the licence is time limited the dates Not applicable

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

Sale of Alcohol

Monday to Wednesday	11:00 - 19:00
Thursday	11:00 - 22:00
Friday	11:00 - 23:00
Saturday	10:00 - 23:00
Sunday	12:00 - 19:00

The opening hours of the premises

Monday to Wednesday	11:00 - 19:00
Thursday	11:00 - 22:00
Friday	11:00 - 23:00
Saturday	10:00 - 23:00
Sunday	12:00 - 19:00

The times listed cover all anticipated opening times. From Monday to Wednesday typically the premises will be open on a more restricted timescale than that listed.

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

Alcohol is supplied for consumption both on and off the premises

Name of holder of premises licence

Electric Bear Brewing Company Ltd

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

Registered Business Number - 08845807

State whether access to the premises by children is restricted or prohibited

As per Operating Schedule at Annex 2.

This licence is issued by Bath & North East Somerset Council as licensing authority under Part 3 of the Licensing Act 2003 and regulations made thereunder.

Signed for and on behalf of
Bath & North East Somerset Council:



Dated 12 May 2023

PUBLIC REGISTER COPY

Annex 1 – Mandatory conditions

Mandatory conditions in respect of premises supplying alcohol for consumption on the premises only, or both on and off the premises:

No supply of alcohol may be made under the premises licence:

- a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

From 28 May 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1:

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(a)*;

(b) "permitted price" is the price found by applying the formula:

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

where:

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence:

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994(b)*.

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

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

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

(a)* 1979 c. 4. Section 1 was amended by regulation 2 of the Excise Duty (Amendment of the Alcoholic Liquor Duties Act 1979 and the Hydrocarbon Oil Duties Act 1979) Regulations 1992 (S.I. 1992/3158), section 162 of and Part 1 of Schedule 29 to the Finance Act 1995 (c. 4), section 7 of and paragraph 2(a) of Schedule 2 to the Finance Act 1991(c. 31), section 3 of the Finance Act 1993 (c. 34), section 227 of and paragraph 51 of Schedule 39 to the Finance Act 2012 (c. 14), section 1 of the Finance Act 1995, section 1 of and Part 2 of Schedule 1 to the Finance Act 1988 (c. 39), section 5 of the Finance Act 1997 (c. 16) and Article 2 of the Alcoholic Liquor Duties (Definition of Cider) Order 2010 (S.I. 2010/1914). Section 2 was amended by article 6 of the Alcoholic Liquors (Amendment of Enactments Relating to Strength and to Units of Measurement) Order 1979 (S.I. 1979/241), regulation 2 of S.I. 1992/3158, section 11 of and Part 2 of Schedule 8 to the Finance Act 1981 (c. 35), section 7 of and paragraph 3 of Schedule 2 to the Finance Act 1991 and section 5 of the Finance Act 1997. Section 3 was amended by article 7 of S.I. 1979/241. Section 4 was amended by article 8 of S.I. 1979/241, section 15 of and paragraphs 2 and 3 of Schedule 1 to the Finance Act 2011 (c. 11) and section 227 of and paragraphs 51 of Schedule 39 to the Finance Act 2012 (c. 14). Section 5 was amended by section 1 of the Finance Act 1982 (c. 39) and section 180 of the Finance Act 2013. Section 36 was amended by section 7 of the Finance Act 1991, section 4 of and paragraph 1 of Schedule 1 to the Finance Act 2002 (c. 23), sections 14 and 15 of paragraphs 2 and 4 of Schedule 1 to the Finance Act 2011, section 180 of the Finance Act 2013 and section 1 of and paragraph 9 of Schedule 1 to the Finance Act (No. 2) Act 1992 (c. 48). Section 37 was amended by section 15 of and paragraph 1 of Schedule 1 to the Finance Act 2011 and section 180 of the Finance Act 2013. Section 54 was amended by section 1 of and paragraph 12 of Schedule 1 to the Finance (No. 2) Act 1992 and section 5 of the Finance Act 1985 (c. 54). Section 55 was amended by section 1 of the Finance Act 1984 (c. 43) and section 1 of and paragraph 13 of Schedule 1 to the Finance (No. 2) Act 1992. Section 62 was amended by section 3 of the Finance Act 1996 (c. 8), section 10 of the Finance (No.2) Act

1997 (c. 58), section 180 of the Finance Act 2013, section 4 of the Finance Act 1998 (c. 36) and section 3 of the Finance Act 1997. There are other amendments which are not relevant to this Order.

(b)* 1994 c. 23. Section 2 was amended by section 3 of the Finance (No.2) Act 2010 (c.31). Section 7 was amended by section 76 of and Part 1 of Schedule 36 to the Finance Act 2009 (c. 10) and section 203 of and paragraphs 2 and 3 of Schedule 28 to the Finance Act 2012 (c. 14). Section 24 was amended by section 19 of and paragraph 1 of Schedule 8 to the Finance (No.3) Act 2010 (c.33). There are other amendments which are not relevant to this Order.

From 1 October 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

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

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

3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol. (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy. (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified under the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either - a) a holographic mark, or b) an ultraviolet feature.

4. The responsible person must ensure that: a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures - i) beer or cider: ½ pint; ii) gin, rum, vodka or whiskey: 25ml or 35ml; and iii) still wine in a glass: 125ml; b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

PUBLIC REGISTER COPY

Annex 2 – Conditions consistent with the Operating Schedule

A CCTV system will be installed at the premises in consultation with the police. The system will be maintained in working order. The images will be of evidential standard and recordings will be kept for 31 days and made available to the police on reasonable request. There will be signs indicating that CCTV is in operation.

All staff will be trained in the sale of alcohol and records kept at the premises of such training, and made available to the police and licensing authority for inspection.

Any event at the premises will be restricted to 200 persons.

A refusal of sales register will be maintained and kept at the premises and made available to the police and licensing authority for inspection.

All alcohol sold for consumption off the premises will be in sealed containers.

A 'Challenge 25' policy will operate at the premises

Annex 3 – Conditions attached after a hearing by the licensing authority

PUBLIC REGISTER COPY

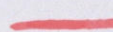
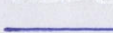
Annex 4 – Plans

As submitted with application.

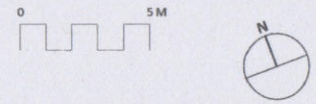
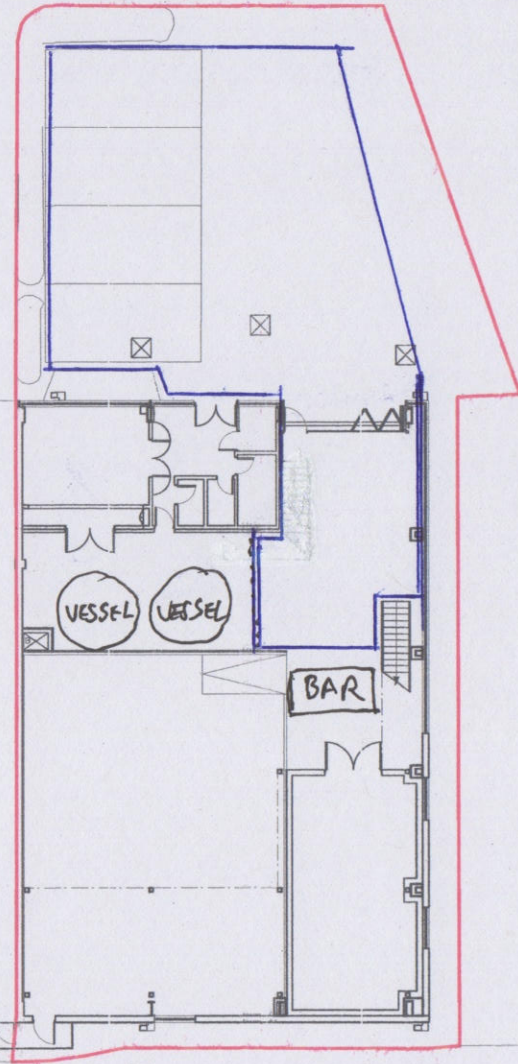
PUBLIC REGISTER COPY

Annex C

Notes:

 = Extent of licensed premises
 = Area to be used for consumption of alcohol

13

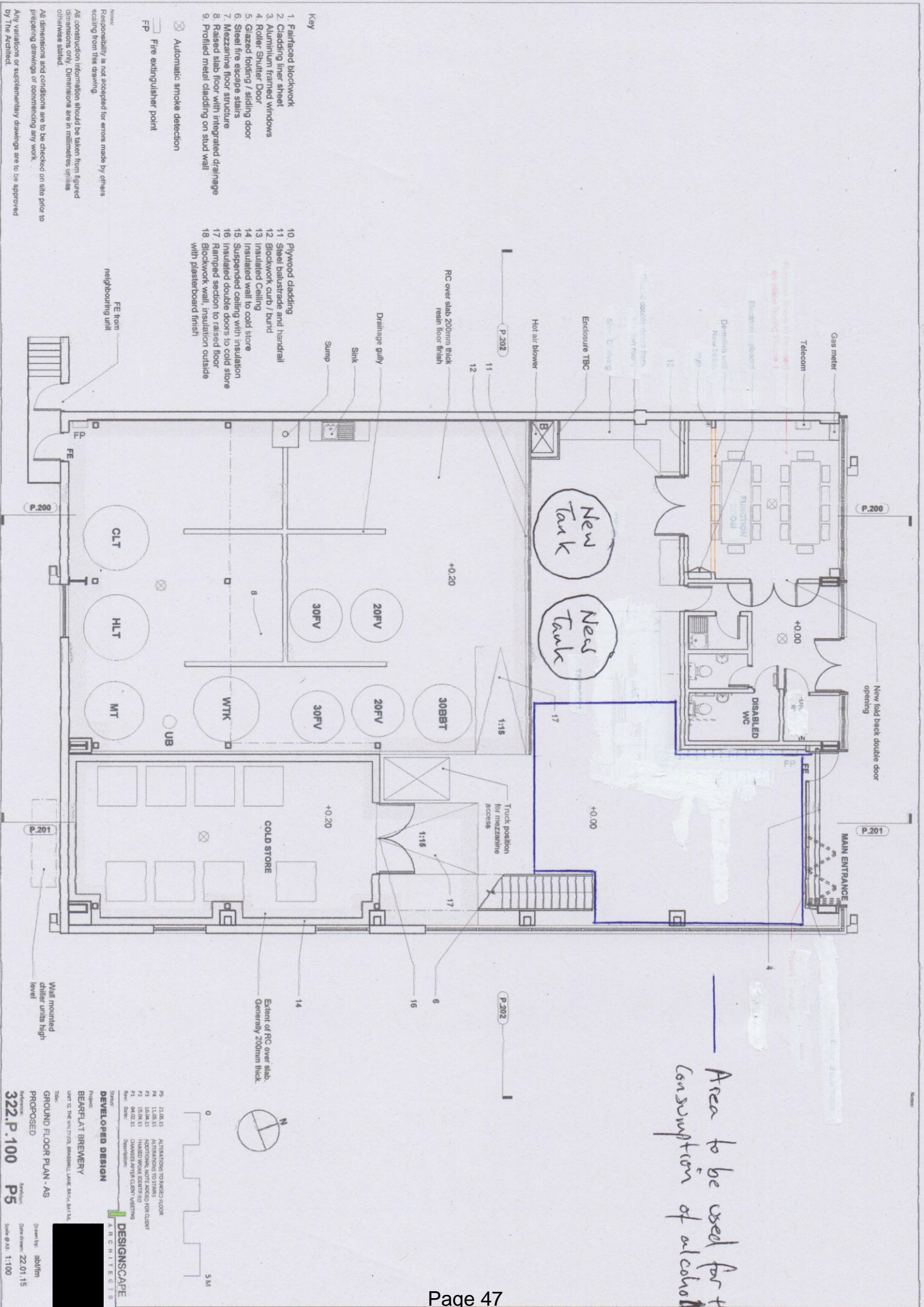


Page 46

Notes:
 Responsibility is not accepted for errors made by others scaling from this drawing.
 All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.
 All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.
 Any variations or supplementary drawings are to be approved by The Architect.

PA	11.05.15	ALTERATIONS TO STAIRS
P1	16.04.15	ADD ONAL NOTE ADDED FOR CLIENT
P2	15.04.15	PHASED WORK IDENTIFIED
P3	04.02.15	CHANGES AFTER CLIENT MEETING
Rev:	Date:	Description:

DESIGNSCAPE ARCHITECTS
 Bath Brewery
DEVELOPED DESIGN
 Project:
BEARFLAT BREWERY
 UNIT 12, THE MALTWORK, BRIDGEMILL LANE, BATH, BA1 3JA
 Title:
SITE PLAN
 - AS PROPOSED
 Reference:
322.P.010 P4
 Drawn by: abt/fm
 Date drawn: 22.01.15
 Scale @ A3: 1:200



- Key**
1. Fairfaced blockwork
 2. Cladding liner sheet
 3. Aluminium framed windows
 4. Roller Shutter Door
 5. Glazed folding / sliding door
 6. Steel fire escape stairs
 7. Mezzanine floor structure
 8. Raised slab floor with integrated drainages
 9. Profiled metal cladding on stud wall
 10. Plywood cladding
 11. Steel balustrade and handrail
 12. Blockwork curb / bund
 13. Insulated Ceiling
 14. Insulated wall to cold store
 15. Suspended ceiling with insulation
 16. Insulated double doors to cold store
 17. Ramped section to raised floor
 18. Blockwork wall, insulation outside with plasterboard finish

Automatic smoke detection
 Fire extinguisher point

Notes:
 Responsibility is not accepted for errors made by others scaling from this drawing
 All construction information should be taken from figured dimensions only. Dimensions are in millimetres unless otherwise stated.
 All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.
 Any variations or supplementary drawings are to be approved by The Architect

Area to be used for the consumption of alcohol

Project: BEARFLAT BREWERY
 Scheme: DEVELOPED DESIGN
 Title: GROUND FLOOR PLAN - AS PROPOSED
 Reference: 322.P.100
 Date: 22.01.15
 Scale: 1:100
 Drawn by: ab/m
 Checked by: P5
 Date: 22.01.15
 Scale: 1:100



Area to be used for consumption of alcohol

- Emergency Light Directional
- Emergency Lighting Point
- Normal Lighting Point
- Smoke Detector
- Heat Detector
- Water Extinguisher (9L capacity unless otherwise stated)
- Foam Extinguisher (9L capacity unless otherwise stated)
- Illuminated Exit Sign (75mm lettering unless otherwise stated)
- Fire Alarm Sounder
- Fire Alarm Sounder Beacon
- Fire Alarm Actuating Point
- Fire Exit do not obstruct (50mm lettering unless otherwise stated)
- General Fire Notice
- Fire Alarm / Zone Indicator Panel
- Roller Shutter Door

- AREA TO BE USED FOR THE CONSUMPTION OF ALCOHOL
- STAFF ONLY
- BREW HOUSE AREA, GUIDED TOURS ONLY, GENERALLY STAFF ONLY.
- EXTENT OF LICENCED PREMISES
- ALCOHOL STORAGE
- TOILET AREAS

- 1. Faciated blockwork
- 2. Cladding liner sheet
- 3. Aluminium framed windows
- 4. Roller Shutter Door
- 5. Gazed roofer / sliding door
- 6. Steel fire escape stairs
- 7. Mezzanine floor structure
- 8. Raised slab floor with integrated drainage
- 9. Profiled metal cladding on stud wall
- 10. Plywood cladding
- 11. Steel balustrade and handrail
- 12. Blockwork curb / bund
- 13. Insulated Ceiling
- 14. Insulated wall to cold store
- 15. Suspended ceiling with insulation
- 16. Insulated double doors to cold store
- 17. Ramped section to raised floor
- 18. Blockwork wall, insulation outside with plasterboard finish

Notes:

Responsibility is not accepted for errors made by others scaling from this drawing.

All construction information should be taken from figured dimensions only. Dimensions are in millimetres, unless otherwise stated.

All dimensions and conditions are to be checked on site prior to preparing drawings or commencing any work.

Any variations or supplementary drawings are to be approved by The Architect.

0 5M

322.P.111 P1

DESIGNSCAPE ARCHITECTS

Project: BEARFLAT BREWERY

AS PROPOSED

12.08.15

1:100

Annex D

Objection - Nigel Gardner

From: [REDACTED]

Sent: Saturday, February 24, 2024 1:20 PM

To: Licensing <licensing@bathnes.gov.uk>

Subject: Electric Bear Brewing Co Ltd

CAUTION: This email originated from outside of the organisation. Do not follow guidance, click links, or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

I wish to object to the application which has been made by the Electric Bear Brewing Company to extend their opening hours from 11am to 10pm on Wednesdays. This is on the grounds of intrusive noise, a significant change of use of the premises to an entertainment venue as well as pressure on car parking in the area; in particular Osborne Road.

Unit 12 of The Maltings Industrial Estate is directly adjacent to Osborne Road which is a residential street. Prior to the opening of the Electric Bear their was very little noise or nuisance. When we took up residence ten years ago I understood that the industrial estate did not operate at night and there was never any noise from there in the evenings. Like many residents we find the noise generated by the Electric Bear is an increasing source of nuisance and disturbs those who need to get to sleep before 10pm. This is particularly evident in the summer when music is often very loud and there are large gatherings outside in the carpark. The buildings act as an echo chamber and the noise can be particularly intrusive and aggravating. Customers and staff leaving the venue can also be inconsiderate and loud. In addition customers seem to park in neighbouring streets rather than on the industrial estate. There is an increasing pressure on parking in Osborne road and residents often find they are unable to park.

As a resident I feel it is perfectly acceptable to use the unit as a brewery, however by degrees it is being transformed into a public house and party venue. It gives the impression of seeking to establish itself as a go-to place seeking to draw in large numbers of customers and parties of visitors. This is inappropriate for the location and means we increasingly find ourselves living next to an entertainment venue rather than a light industrial estate.

This constitutes a major change of use from an industrial unit to an entertainment venue and I therefore lodge an objection.

Nigel Gardner
9 Osborne Road
Bath
BA1 3JR

**LICENSING ACT 2003
REPRESENTATION FORM**

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	24/00310/LAPRE
Applicant's name:	Electric Bear Brewing Company Ltd
Premises name and address:	Electric Bear Brewing Company Ltd Unit 12, The Maltings, Brassmill Lane , Newbridge, Bath, BA1 3JL
Application for a:	Variation of Premises Licence

Objector Details:

Objector's Name:	Mr N J Gardner
Objector's Address:	9 Osborne Road Bath BA1 3JR
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Please detail your objection(s) as fully as possible in the box below and attach any supporting documents as necessary. If you do not then the Committee may not understand why you have objected.

Try to be as specific as possible and detail how the applicant's proposal will have an adverse effect on one or more of the licensing objectives.

I/We have already made a written representation and have no further comments



I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Nigel Gardner

Date

28/02/2024

Contact telephone number(s)
(This is essential as we may need to contact you at short notice)



There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name _____

I will be attending the hearing I will not be attending the hearing

I will be represented at the hearing by _____

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary/unnecessary

Form to be returned to licensing@bathnes.gov.uk or:

Licensing Team
Public Protection Service
Lewis House
Manvers Street
Bath BA1 1JG

Important Information About Your Representation

Why do I need to fill in this form?

While we can accept any written representation, we ask that you complete this form in order to assist the Licensing Sub Committee at the hearing.

Representations made under the Licensing Act must be made public, and by signing this form you give permission for your details to be disclosed. That is why we ask you to complete this form even if you have already made a written representation.

What if I do not want my details to be disclosed?

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Alternatively, you can ask your Parish Council or local Residents' Association to make a representation instead. If you choose to do this, there is no need to complete this form; the Parish Council or Residents' Association will do it if they decide to make a representation.

What do I need to know when writing my representation?

The Licensing Act 2003 sets out four 'licensing objectives', which are listed on the front of this form. Your representation should state how you think the application will affect one or more of these licensing objectives.

What if I want to supply extra information in support of my representation?

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I want to make a representation about traffic/planning issues

Unfortunately, representations about traffic or parking can not be accepted. This is because the licence holder can not be held responsible for the use of the public highway outside of the premises.

The licensing regime is separate from other local government functions, including the planning department. If a Premises Licence is granted for a building, this will not exempt the licence holder from having to obtain the necessary planning permission. We are therefore unable to accept representations that simply refer to the need for planning permission.

Objection - Simon Thomas

From: Simon Thomas [REDACTED]
Sent: Sunday, February 25, 2024 6:48 PM
To: Licensing <licensing@bathnes.gov.uk>
Subject: 24/00310/LAPRE application for refusal

Dear Lauren

I am writing as a local resident to express my concern over the extension of the license for the Electric BEAR Brewing LTD.24/00310/LAPRE

I live opposite the site and at the moment can just about tolerate the extra noise from the brewery as it is! The issue is not just the actual hours but the noise levels from the premises, it does of course obey the hours for last orders but there is still a lot of noise after closure, the sounds of staff clearing up and the sound of large bear kegs moving around is disturbing.

I just don't think its an appropriate location for a Brewery apart from a few times a week, ie at weekend as it stands now, a lot of drinkers drive to this venue, park on our street and pick the cars up the following day which does cause issues for us residents who have problems parking.

They also take delivery of products really early in the morning which can be disturbing and so of course there would be more deliveries....

There is a lot of extra noise which does carry onto our street from the actual venue but also a lot of footfall and noise during and after the events, it can be overbearing sometimes, I don't think the owners are even aware of the high noise levels from their music sometimes, they seem to think they are in a quite industrial estate, which is true but there are plenty of nearby houses too! I think they have outgrown the location and as a presence not appropriate for the location anymore.

The music and noise levels these days are just too loud and overbearing.

I worry that should this application go through then they will apply for more days licensing and before we know it they are open everyday! Whilst we all want to enjoy ourselves, I have in the past drunk at their premises a lot, but I think everything should be in balance.

This application is concerning as it tips the balance for me in the wrong direction, whilst it works as a tap room open on some days of the week now, almost making it into a pub is definitely not the right move!

I look forward to hearing from you on this matter, I hope I have made contact with the right person but if not please advise me, I hope I have made my case heard but should this application succeed then do let me know of what further steps I can make to prevent this happening?

Many Thanks

Simon

LICENSING ACT 2003

REPRESENTATION FORM

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	24/00310/LARE
Applicant's name:	Electric Bear Brewing Company
Premises name and address:	Unit 12 The Maltings Brassmill Lane Newbridge Bath
Application for a:	

Objector Details:

Objector's Name:	Simon Thomas
Objector's Address:	7 Osborne Road Bath BA1 3JR
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

Prevention of crime and disorder

Prevention of public nuisance
YES

Protection of children from harm

Please detail your objection(s) as fully as possible in the box below and attach any supporting documents as necessary. If you do not then the Committee may not understand why you have objected.

Try to be as specific as possible and detail how the applicant's proposal will have an adverse effect on one or more of the licensing objectives.

I/We have already made a written representation and have no further comments

I feel there is enough noise and disturbance from the Electric bear as it is, The noise does carry onto our houses and with Music does mean we can't have our windows open in the summer without it being a nuisance.

The venue is open Thursday nights through to Sunday and can get noisy with the customers being quite noisy especially when leaving the premises which is open well after last orders, Its annoying on a Thursday night when you have to go to work on Friday after a disturbed night!

The Electric bear want to open on Wednesday nights too and I feel this is too much for us neighbours, another disturbed night with loud noise would impact too much on us, It would become a pub and not a Tap room anymore!

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Simon Thomas

Date

05 03 24

Contact telephone number(s)
(This is essential as we may need to
contact you at short notice)



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Name Simon Thomas

I will be attending the hearing YES I will not be attending the hearing

I will be represented at the hearing by

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>
	<p style="text-align: center;">Page 58</p>

Please delete as appropriate: I consider a hearing to be necessary/

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Bath & North East Somerset Council		
MEETING	Licensing Sub Committee	
MEETING DATE	Thursday 18 April	EXECUTIVE FORWARD PLAN REFERENCE:
TITLE:	Application for a Variation of a Premises Licence for: Bargain Booze 18 High Street Keynsham Bristol BS31 1DQ	
WARD:	Keynsham North	
AN OPEN PUBLIC ITEM		
<p>List of attachments to this report:</p> <p>Annex A Application for a Variation of the Premises Licence.</p> <p>Annex B Current Premises Licence.</p> <p>Annex C Plan of existing Licensable activities area.</p> <p>Annex D Representation of objection to the application</p>		

1 THE ISSUE

1.1 An application to vary the Premises Licence for Bargain Booze 18 High Street Keynsham BS31 1DQ has been made under s.34 of the Licensing Act 2003. The premises is not located within the B&NES Cumulative Impact Area and the Cumulative Impact Policy is not relevant to this application.

1.2 A relevant representation has been received from Avon and Somerset Police.

2 RECOMMENDATION

2.1 The Committee is asked to determine the application.

3 THE REPORT

3.1 An application has been received from Mr. Jairaj Dukhi and Mrs. Manprit Dukhi to vary the Premises licence for Bargain Booze 18 High Street Keynsham BS31 1DQ (**Annex A**).

3.2 The application proposes the following variations to the existing licence:

- To extend the sale of alcohol (for consumption on and off the premises) and the opening hours from 09:00 - 23:00 every day to 24 hours every day.
- To include Late Night Refreshment (outdoors) 23:00 – 0500 every day. (Note: The application form states 'indoors' but confirmation has been received from the applicant that Late Night Refreshment will be provided for consumption off the premises i.e., 'outdoors').

3.3 Measures offered by the applicant to promote the Licensing Objectives are:

Existing Conditions:

- A CCTV system will be in operation at the premises and recorded images shall be retained for a period of 28 days. The data will be made available to the Police and other Responsible Authorities upon reasonable request.
- The consumption of alcohol shall be permitted on the premises only on occasions where a customer wishes to taste an alcohol product with a view to a purchase. The alcohol will be offered only as a 25ml sample and the 'Challenge 25' and all other appropriate checks will be employed with any tasting of an alcoholic product.
- The premises will adopt a 'Challenge 25' policy. This means that if a customer purchasing alcohol appears to be under the age of 25 they will be asked for proof of their age, to prove that they are 18 years or older.
- Posters will be on display advising customers of the 'Challenge 25' policy.
- The only forms of identification that will be accepted at the premises are a passport, photo-card driving licences and cards bearing the PASS hologram.
- Staff will be trained before making sales of alcohol in their responsibilities under the Licensing Act 2003. Training will be documented and made available to the Police and authorised officers of the council upon reasonable request.
- A register of refusals of alcohol will be maintained at the premises either electronic or written. The register will be made available for inspection by the Police and other authorised officers of the Council upon reasonable request.

Proposed additional measures:

- A member of staff technically able to operate the system shall be available during all licensable hours and shall comply with any reasonable request of an authorised officer of the Council or police to view any data that has been recorded. The premises licence holder shall ensure that a member of staff shall be able to reproduce data that has been recorded. The premises licence holder shall ensure that a member of staff shall be able to reproduce data on a removable format within twenty-four hours following any request from an authorised officer of the Council or police. The requirements of this

condition are subject to the legal requirement of the Data Protection Act.

- CCTV will be installed to cover outside the main entrance to the premises and will cover the night pay window.
- Between the hours of 23:00 and 06:00 the store will be closed to customers and all sales of alcohol will be made via a night pay window.
- Alcohol shall not be sold in an open container.
- There will be no deliveries of alcohol to the premises between the hours of 21:00 and 07:00.

3.4 A copy of the current Premises Licence is attached (**Annex B**).

3.5 The floor plan(s) showing the extent of the current licensable activities areas is attached (**Annex C**).

3.6 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:

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

3.7 Each objective is of equal importance and these four are of paramount consideration at all times. When considering applications, representations or notifications, the Licensing Authority will have regard to these licensing objectives.

3.8 The Licensing Authority may grant the application with or without additional conditions.

3.9 Section 4(3) Licensing Act 2003 states that the Licensing Authority should also have regard to the Council's Licensing Policy, the Statutory Guidance issued under Section 182 of the Licensing Act 2003, and the Licensing Act itself, and in particular to:

- a) Paragraphs 3-6, 8-10, 13-14, 17-24, 29, 33-36, 38-41 of the 2020 policy;
- b) Chapters 2, 8, 9 and 10 of the Statutory Guidance as revised December 2023;
- c) Sections 4, 9, 10, 11, 12, 13, 16, 17, 18, 23, 182, and 183 of the Act.

3.10 The Licensing Authority recognises that Licensing and Planning are separate regimes. Where an application is granted by the Licensing Authority which would require planning permission this would not relieve the applicant of the need to obtain that permission. It will still be necessary for the applicant to ensure that he/she has **ALL** the necessary permissions in place to enable them to run the business within the law.

3.11 If the application is refused the applicant may appeal within 21 days of the notification to the Magistrates' Court. If the application is granted the person

making the relevant representation may appeal within 21 days of the notification to the Magistrates' Court. On appeal the court may either dismiss the appeal, substitute the decision appealed against for any other decision which could have been made by the Licensing Authority, or remit the case to the Licensing Authority to dispose of in accordance with the direction of the court. The court may make such order for costs as it thinks fit.

- 3.12 In accordance with the requirements of the Act, copies of the application were forwarded to the Police, the Fire Authority, the Environmental Protection Team, Development Control, Trading Standards, Health Authority and the Safeguarding Children and Young Persons Team.
- 3.13 The applicant was required to place a notice at the premises for a period of 28 consecutive days starting the day after the application was deemed valid, and to place an advert in a local newspaper within 10 working days of submitting a valid application to the licensing authority.
- 3.14 A representation of objection has been received within the statutory period from Avon and Somerset Police who express concerns that the applicant's proposals are likely to undermine the Prevention of Public Nuisance, Prevention of Crime and Disorder and Public Safety objectives (**Annex D**).
- 3.15 As a relevant representation has been received, the Licensing Sub Committee must determine the application in accordance with the Licensing Act 2003.

4 STATUTORY CONSIDERATIONS

- 4.1 An Equality Impact Assessment (EqIA) has been completed. No adverse or other significant issues were found.
- 4.2 Consideration must be given to the Human Rights Act 1998 and the "convention rights".
- 4.3 The Sub Committee have been delegated authority to determine the application on behalf of the Licensing Authority in accordance with the Licensing Act 2003.
- 4.4 When reaching a decision, the Licensing Authority must carry out its functions with a view to promoting the four licensing objectives.

5 RESOURCE IMPLICATIONS (FINANCE, PROPERTY, PEOPLE)

- 5.1 The costs of processing licences are covered by the fees charged. The fee for this application is £190.

6 RISK MANAGEMENT

- 6.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council's decision-making risk management guidance.

7 CLIMATE CHANGE

- 7.1 The licensing objectives do not require the applicant to specify steps to mitigate the impact of climate emergency. However, the applicant is encouraged to consider locally sourced ingredients and reducing single use plastic in the operation of their business.

8 OTHER OPTIONS CONSIDERED

8.1 None.

9 CONSULTATION

9.1 The Council's Monitoring Officer (Head of Legal & Democratic Services and Council Solicitor), Section 151 Officer (Director of Finance) and Head of Building Control and Public Protection have had the opportunity to input to this report and have cleared it for publication.

9.2 This report has not been sent to the Trades Union because they would have no involvement.

Contact person	Geoff Cannon Public Protection Officer (Licensing) 01225 396719
Background papers	Licensing Act 2003 Guidance issued under s.182 of the Licensing Act 2003 Licensing Act 2003 (Premises and Club Premises Certificates) Regulations 2005 B&NES Statement of Licensing Policy
Please contact the report author if you need to access this report in an alternative format	

Annex A

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

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

I/We **Jairaj Dukhi and Manprit Dukhi**

(Insert name(s) of applicant)

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

Premises licence number 15/01290/LAPRE

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Bargain Booze 18 High Street Keynsham			
Post town	Bristol	Postcode	BS31 1DQ

Telephone number at premises (if any)	
Non-domestic rateable value of premises	██████████

Part 2 – Applicant details

Daytime contact telephone number	██████████		
E-mail address (optional)	████████████████████		
Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

Yes

No

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

DD	MM	YYYY
2	0	032024

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

Please describe briefly the nature of the proposed variation

This variation is to extend the sale of alcohol and opening hours of the premises to 24 hours.

Late night refreshment is also being added to the licence.

I have pre-consulted with Ben Allen and we have agreed stringent conditions to uphold the licensing objectives. These conditions can be found in section M.

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

Part 4 Operating Schedule

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

- | Provision of regulated entertainment (Please see guidance note 3) | Please tick all that apply |
|---|-----------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

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

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

In all cases complete boxes K, L and M

A

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

B

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

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Tue	.....	.....
Wed	.....	.....
Thur	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri	.....	.....
Sat	.....	.....
Sun	.....	.....
	

D

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

E

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

F

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

G

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

H

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

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	23:00	05:00	<u>Please give further details here</u> (please read guidance note 5)		
Tue	23:00	05:00			
Wed	23:00	05:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur	23:00	05:00			
Fri	23:00	05:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	23:00	05:00			
Sun	23:00	05:00			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6) <u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Mon	00:00	24:00			
Tue	00:00	24:00			
Wed	00:00	24:00			
Thur	00:00	24:00			
Fri	00:00	24:00			
Sat	00:00	24:00			
Sun	00:00	24:00			

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</p> <p>NONE</p>
--

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon	00:00	24:00	
Tue	00:00	24:00	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 7)
Wed	00:00	24:00	
Thur	00:00	24:00	
Fri	00:00	24:00	
Sat	00:00	24:00	
Sun	00:00	24:00	

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

Please tick as appropriate

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

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

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

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

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

As existing

b) The prevention of crime and disorder

A member of staff technically able to operate the system shall be available during all licensable hours and shall comply with any reasonable request of an authorised officer of the Council or police to view any data that has been recorded. The premises license holder shall ensure that a member of staff shall be able to reproduce data on a removable format as specified in the OR within twenty-four hours following any request from an authorised officer of the Council or police.

CCTV to be installed to cover outside the main entrance to the premises.

Between the hours of 23:00 and 06:00 the store will be closed to customers and all sales of alcohol will be made via a night pay window

Intoxicating Liquor shall not be sold in an open container.

There will be no deliveries of goods to the premises between the hours of 21:00 and 07:00.

c) Public safety

As existing

d) The prevention of public nuisance

. As existing

e) The protection of children from harm

As existing

Checklist:

Please tick to indicate agreement

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

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

Part 5 – Signatures (please read guidance note 12)

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

Signature	S.Sherratt
Date	20/02/24
Capacity	Authorised Agent

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)

Licensing Matters Ltd
54 Fairfield Drive

Post town	Clitheroe	Post code	BB7 2PE
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

Annex B

Part B

Premises Licence Summary

Premises Licence Number

15/01290/LAPRE

Premises Details

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Bargain Booze
18 High Street
Keynsham
Bristol
BS31 1DQ

Where the licence is time limited the dates Not applicable

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

Sale of Alcohol

Every Day 09:00 - 23:00

The opening hours of the premises

Every Day 09:00 - 23:00

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

Alcohol is supplied for consumption both on and off the premises

Name, (registered) address of holder of premises licence

Mr Jairaj Dukhi
Mrs Manprit Dukhi

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

Registered Business Number - Not applicable

State whether access to the premises by children is restricted or prohibited

As per Operating Schedule at Annex 2.

This licence is issued by Bath & North East Somerset Council as licensing authority under Part 3 of the Licensing Act 2003 and regulations made thereunder.

Signed for and on behalf of
Bath & North East Somerset Council:

Dated 17 December 2018

PUBLIC REGISTER COPY

Annex 1 – Mandatory conditions

Mandatory conditions in respect of premises supplying alcohol for consumption on the premises only, or both on and off the premises:

No supply of alcohol may be made under the premises licence:

- a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

From 28 May 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1:

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(a)*;

(b) "permitted price" is the price found by applying the formula:

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

where:

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence:

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994(b)*.

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

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

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

(a)* 1979 c. 4. Section 1 was amended by regulation 2 of the Excise Duty (Amendment of the Alcoholic Liquor Duties Act 1979 and the Hydrocarbon Oil Duties Act 1979) Regulations 1992 (S.I. 1992/3158), section 162 of and Part 1 of Schedule 29 to the Finance Act 1995 (c. 4), section 7 of and paragraph 2(a) of Schedule 2 to the Finance Act 1991(c. 31), section 3 of the Finance Act 1993 (c. 34), section 227 of and paragraph 51 of Schedule 39 to the Finance Act 2012 (c. 14), section 1 of the Finance Act 1995, section 1 of and Part 2 of Schedule 1 to the Finance Act 1988 (c. 39), section 5 of the Finance Act 1997 (c. 16) and Article 2 of the Alcoholic Liquor Duties (Definition of Cider) Order 2010 (S.I. 2010/1914). Section 2 was amended by article 6 of the Alcoholic Liquors (Amendment of Enactments Relating to Strength and to Units of Measurement) Order 1979 (S.I. 1979/241), regulation 2 of S.I. 1992/3158, section 11 of and Part 2 of Schedule 8 to the Finance Act 1981 (c. 35), section 7 of and paragraph 3 of Schedule 2 to the Finance Act 1991 and section 5 of the Finance Act 1997. Section 3 was amended by article 7 of S.I. 1979/241. Section 4 was amended by article 8 of S.I. 1979/241, section 15 of and paragraphs 2 and 3 of Schedule 1 to the Finance Act 2011 (c. 11) and section 227 of and paragraphs 51 of Schedule 39 to the Finance Act 2012 (c. 14). Section 5 was amended by section 1 of the Finance Act 1982 (c. 39) and section 180 of the Finance Act 2013. Section 36 was amended by section 7 of the Finance Act 1991, section 4 of and paragraph 1 of Schedule 1 to the Finance Act 2002 (c. 23), sections 14 and 15 of paragraphs 2 and 4 of Schedule 1 to the Finance Act 2011, section 180 of the Finance Act 2013 and section 1 of and paragraph 9 of Schedule 1 to the Finance Act (No. 2) Act 1992 (c. 48). Section 37 was amended by section 15 of and paragraph 1 of Schedule 1 to the Finance Act 2011 and section 180 of the Finance Act 2013. Section 54 was amended by section 1 of and paragraph 12 of Schedule 1 to the Finance (No. 2) Act 1992 and section 5 of the Finance Act 1985 (c. 54). Section 55 was amended by section 1 of the Finance Act 1984 (c. 43) and section 1 of and paragraph 13 of Schedule 1 to the Finance (No. 2) Act 1992. Section 62 was amended by section 3 of the Finance Act 1996 (c. 8), section 10 of the Finance (No.2) Act

1997 (c. 58), section 180 of the Finance Act 2013, section 4 of the Finance Act 1998 (c. 36) and section 3 of the Finance Act 1997. There are other amendments which are not relevant to this Order.

(b)* 1994 c. 23. Section 2 was amended by section 3 of the Finance (No.2) Act 2010 (c.31). Section 7 was amended by section 76 of and Part 1 of Schedule 36 to the Finance Act 2009 (c. 10) and section 203 of and paragraphs 2 and 3 of Schedule 28 to the Finance Act 2012 (c. 14). Section 24 was amended by section 19 of and paragraph 1 of Schedule 8 to the Finance (No.3) Act 2010 (c.33). There are other amendments which are not relevant to this Order.

From 1 October 2014:

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

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

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

3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol. (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy. (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified under the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either - a) a holographic mark, or b) an ultraviolet feature.

4. The responsible person must ensure that: a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures - i) beer or cider: ½ pint; ii) gin, rum, vodka or whiskey: 25ml or 35ml; and iii) still wine in a glass: 125ml; b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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Annex 2 – Conditions consistent with the Operating Schedule

A CCTV system will be in operation at the premises and recorded images shall be retained for a period of 28 days. The data will be made available to the Police and other Responsible Authorities upon reasonable request.

The consumption of alcohol shall be permitted on the premises only on occasions where a customer wishes to taste an alcohol product with a view to a purchase. The alcohol will be offered only as a 25ml sample and the 'Challenge 25' and all other appropriate checks will be employed with any tasting of an alcoholic product.

The premises will adopt a 'Challenge 25' policy. This means that if a customer purchasing alcohol appears to be under the age of 25 they will be asked for proof of their age, to prove that they are 18 years or older.

Posters will be on display advising customers of the 'Challenge 25' policy.

The only forms of identification that will be accepted at the premises are a passport, photo-card driving licences and cards bearing the PASS hologram.

Staff will be trained before making sales of alcohol in their responsibilities under the Licensing Act 2003. Training will be documented and made available to the Police and authorised officers of the council upon reasonable request.

A register of refusals of alcohol will be maintained at the premises either electronic or written. The register will be made available for inspection by the Police and other authorised officers of the Council upon reasonable request.

Annex 3 – Conditions attached after a hearing by the licensing authority

PUBLIC REGISTER COPY

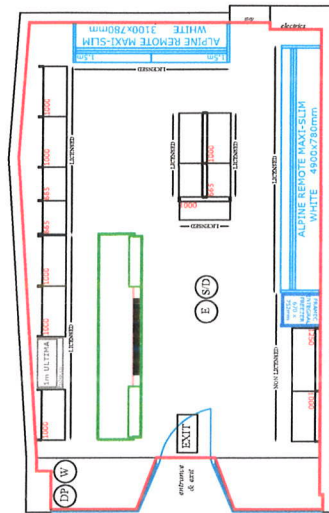
Annex 4 – Plans

As submitted with application.

PUBLIC REGISTER COPY

Note: Any items shown on the plan that are not subject to the requirements under the regulations to the Licensing Act 2003 are subject to change at any time.

Annex C



KEY:

- LICENSABLE ACTIVITY (OFF SALES OF ALCOHOL)
- STORAGE AREA
- POINT OF SALE (ALCOHOL)

LEGEND

- (E) EMERGENCY LIGHTING POINT
- (DP) FIRE EXTINGUISHER (DRY POWDER)
- (W) FIRE EXTINGUISHER (WATER)
- (SD) SMOKE DETECTOR
- (EXIT) ILLUMINATED EXIT SIGN

CLIENT: ROCKY SEHMBI 18 HIGH STREET KEYNESHAM BRISTOL BS31 1DQ	REVISIONS:	DATE:
	A:	
	B:	
	C:	
	D:	
	E:	
DRAWN BY: DAVE NEEDHAM	BRANCH NO: TBC	
SCALE: 1:100		
DATE: 02.05.2015		

IT IS THE RETAILERS RESPONSIBILITY TO ENSURE THAT THE SITE COMPLIES WITH THE DISABILITY DISCRIMINATION ACT 1995 PART 111 AND THAT ALL RELEVANT FIRE SAFETY EQUIPMENT, EMERGENCY LIGHTS AND SMOKE DETECTORS WHERE APPLICABLE ARE INSTALLED PRIOR TO OPENING.



Annex D

Representation Form

Responsible Authority : Please delete as appropriate
POLICE

Your Name	Ben Allen	
Job Title	Licensing officer	
Postal and email address	Avon and somerset Police, Lewis House, Manvers Street, Bath, BA1 1JG.	
Contact telephone number	101	
Name of the premises you are making a representation about.	Bargain Booze	
Address of the premises you are making a representation about.	18, High Street, Keynsham, BS31 1DQ.	
Which of the four licensing Objectives does your representation relate to? Please state yes or no.	Yes Or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary
General – all four licensing objectives.		<p>An application has been received by Jairaj Dukhi and Manprit Dukhi for a variation to extend the sale of alcohol and opening hours of the premises to 24 hours and for the provision of late-night refreshment to be added to the licence.</p> <p>On behalf of the Chief Officer of Police we submit our formal representation in respect of this application.</p> <p>Having considered the application and the details provided by the applicant the Police are not satisfied that the issuing of the notice in its current format will promote the licensing objectives. Avon and Somerset Constabulary do not consider that the</p>
To prevent Public Nuisance	YES	
To prevent crime and disorder	YES	
Public Safety	YES	

The protection of children from harm.

applicant has provided sufficient detail within their application for the police to consider whether the four licensing objectives will be promoted.

Keynsham is a popular town located between Bristol and Bath and has a population of 19,602 in 2021. The town centre has various shops, supermarkets and licensed premises, some of which operate within the nighttime economy. The premises is located at number 18, BS31 1DQ, within the main high street of Keynsham. The premises has now applied for a 24-hour licence to permit the sale of alcohol and late-night refreshment.

Prior to the submission of the licence application pre-consultation emails were exchanged between the police licensing officer Ben Allen and the applicant's agent Sam Sherratt from Licensing Matters. During the pre-consultation dialogue, the following was discussed.

- CCTV coverage of the premises
- Customer access restriction between 23:00 – 06:00
- Installation of a night pay window
- Having an ABV restriction in place
- Having a trained CCTV operator on site during all licensable hours.

Provisional advice was provided with regards to police conditions. Following the pre-consultation meeting a licence application has now been received with the addition of late-night refreshment.

On the 26th of February, we visited the premises and spoke with the DPS Mrs Manprit Dukhi. The following questions were asked:

1. Who are their target customers during the hours requested for the variation? We were informed that they are wishing to provide additional alcohol for those persons leaving the pub directly located next door. Furthermore, they informed us that they were hoping to increase their sales by offering 'top ups' and selling people extra alcohol to take home. These sales were to be provided via a service hatch.
2. Clarification was sought over the location of the proposed night hatch. We were informed that the whole front of the shop is going to be redesigned to incorporate the hatch, the DPS was unsure precisely where the hatch would go, it was either going to go parallel with the till point or be incorporated into the front door.
3. Location of any nearby residents living around the premises? The DPS informed us that someone lives upstairs but they are aware of the application. The DPS stated that there are no other businesses operating with a 24-hour 7-day alcohol license within the vicinity.

The extra time frame that will allow people to purchase and consume more alcohol in an area with already high levels of ASB would undermine the provision of prevention of crime and disorder and may promote other businesses to try and follow suit. (Please see appendix A and B)

The licensing officer has not been made aware by the DPS of any arrangements that will be made to ensure already intoxicated people are dealt with safely. The premises is situated next to a main road, intoxicated people consuming more alcohol could wander into the road and are at risk of injury undermining the provision of public safety.

We asked the DPS if they were planning to have a home delivery service during the hours requested in the variation. We were told the company have a franchise website where people can order alcohol online and it is delivered by Deliveroo or uber eats. None of the alcohol would be delivered by their own couriers.

The provision of public nuisance could be undermined by a home delivery service operating late at night and into the early hours with external couriers coming to pick up home deliveries. There have been no measures or conditions proposed to limit noise and ensure these 3rd party couriers would be conducting age verification checks at the point of delivery.

During a phone call Ben had with the licensing agent, Ben was informed from the DPS that their plans for the late-night refreshment were to just to serve coffee. If this variation is allowed to go through, the premises in the future could start to serve hot food to drunk customers from the pub next door (The Old Bank) who could gather outside in large numbers queuing for food. Potentially causing issues relating to public nuisance like litter and noise pollution. There have been no arrangements or conditions proposed to ensure people can dispose of glass bottles and litter. This could also link to people buying more alcohol from the shop when purchasing their food which could link to more crime and disorder and public safety concerns. (Please see appendix C and D)

If late night refreshment is granted, it may not only permit the provision of coffee but also would permit ancillaries, including up to full meals. At present allowing 24-hour alcohol sales would change the profile of the whole area by attracting those who have already consumed alcohol in the locality to drink well into the small hours and possible longer, potentially adding more incidents the police must respond to (Please see appendix E)

With the scope to be able to provide hot food to patrons leaving a nearby licensed premises this could potentially cause public nuisance issues and encourage people to stay and gather in large groups rather than to dissipate away thus leaving the area in a relatively orderly manner.

It is frustrating that there was no mention of the licensable activity late night refreshment during the pre-consultation process and the police are unsure why.

	<p>In summary, the sale of alcohol throughout the evening and early hours proposed by this application would undermine the provision of crime and disorder, public safety and public nuisance by allowing already drunk people to carry on drinking, as stated by the applicant during the visit to the premises, they intend to 'top up' and extra alcohol to take home.</p> <p>This will no doubt fuel anti-social behaviour. This could lead to more crime and assaults with these containers being used as weapons.</p> <p>Together not mentioning the provision of late-night refreshment during pre-consultation and not proposing any conditions suggests the premises at a later date will ramp up home deliveries in the early hours, provide hot food to members of the public leaving the pub and passing by, thus causing large groups to form, adding to the already high levels of ASB and crime in the area.</p> <p>The police object to this application for the reasons outlined above.</p>
--	--

<p>Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.</p>	

N.B If you, as the Responsible Authority, make a representation, a member from your Authority will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

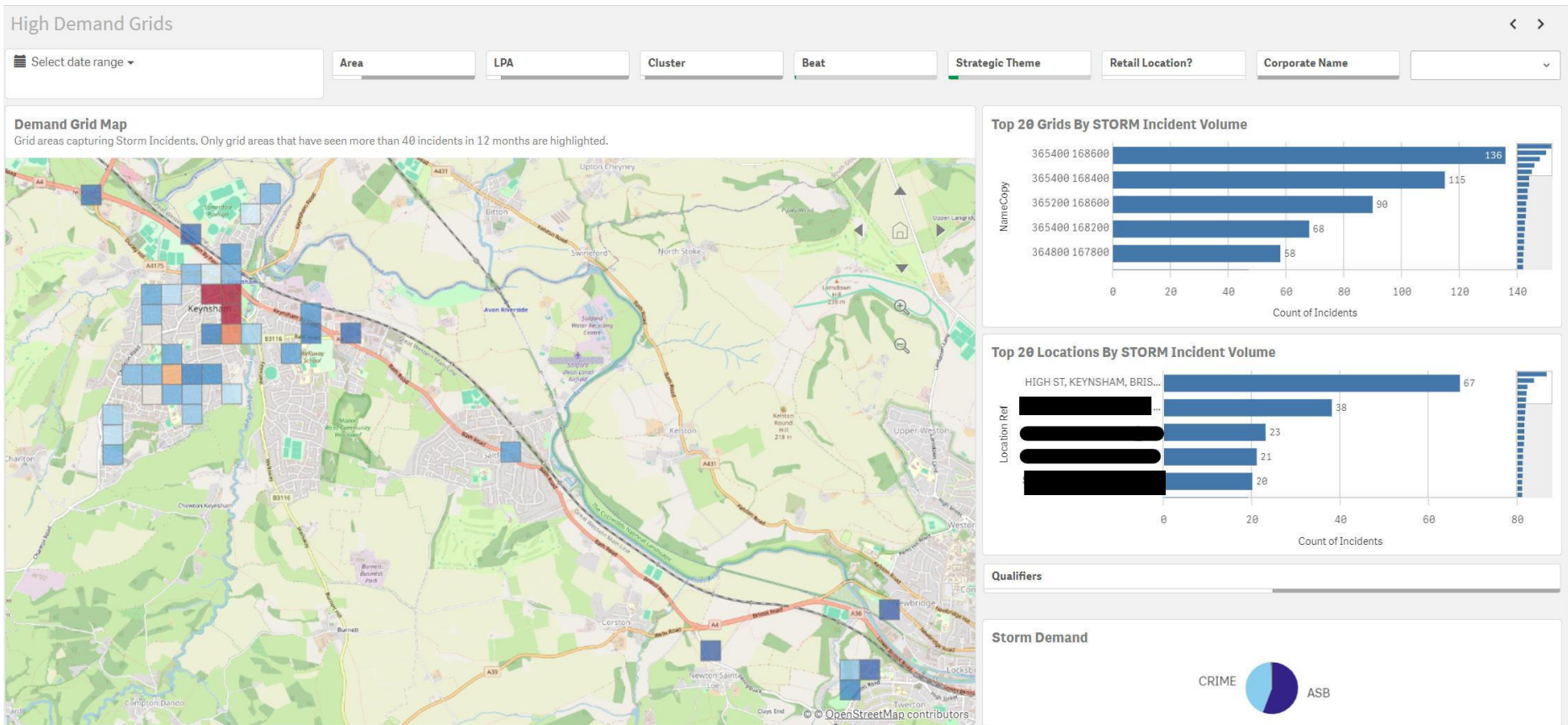
Signed: Ben Allen

Date 07/03/2024

This form must be returned within the Statutory Period.

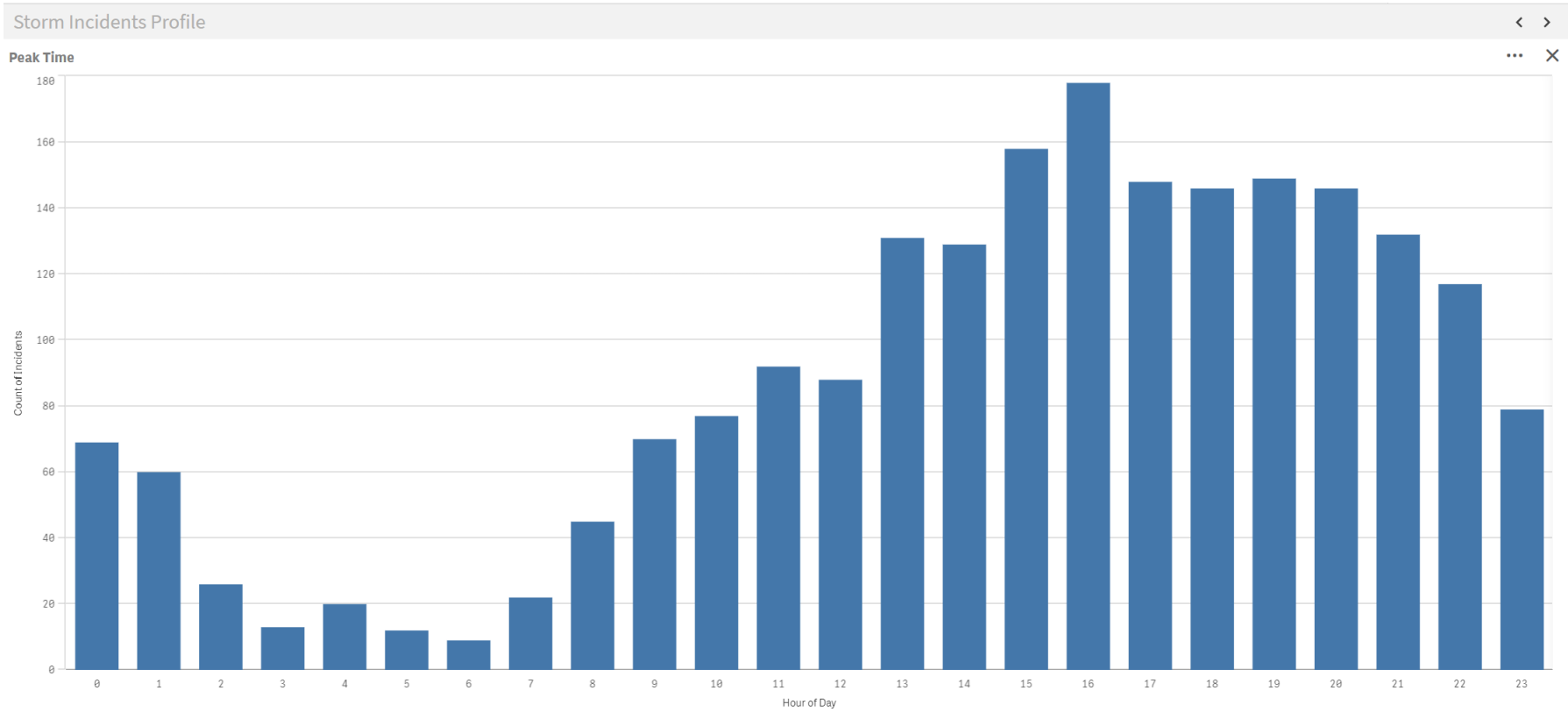
APPENDIX A

ANTI SOCIAL BEHAVIOUR IS HIGHEST AROUND HIGH STREET KEYNSHAM OVER LAST 3 YEARS AND 2 OTHER LICENSED PREMISES ARE IN TOP 5.



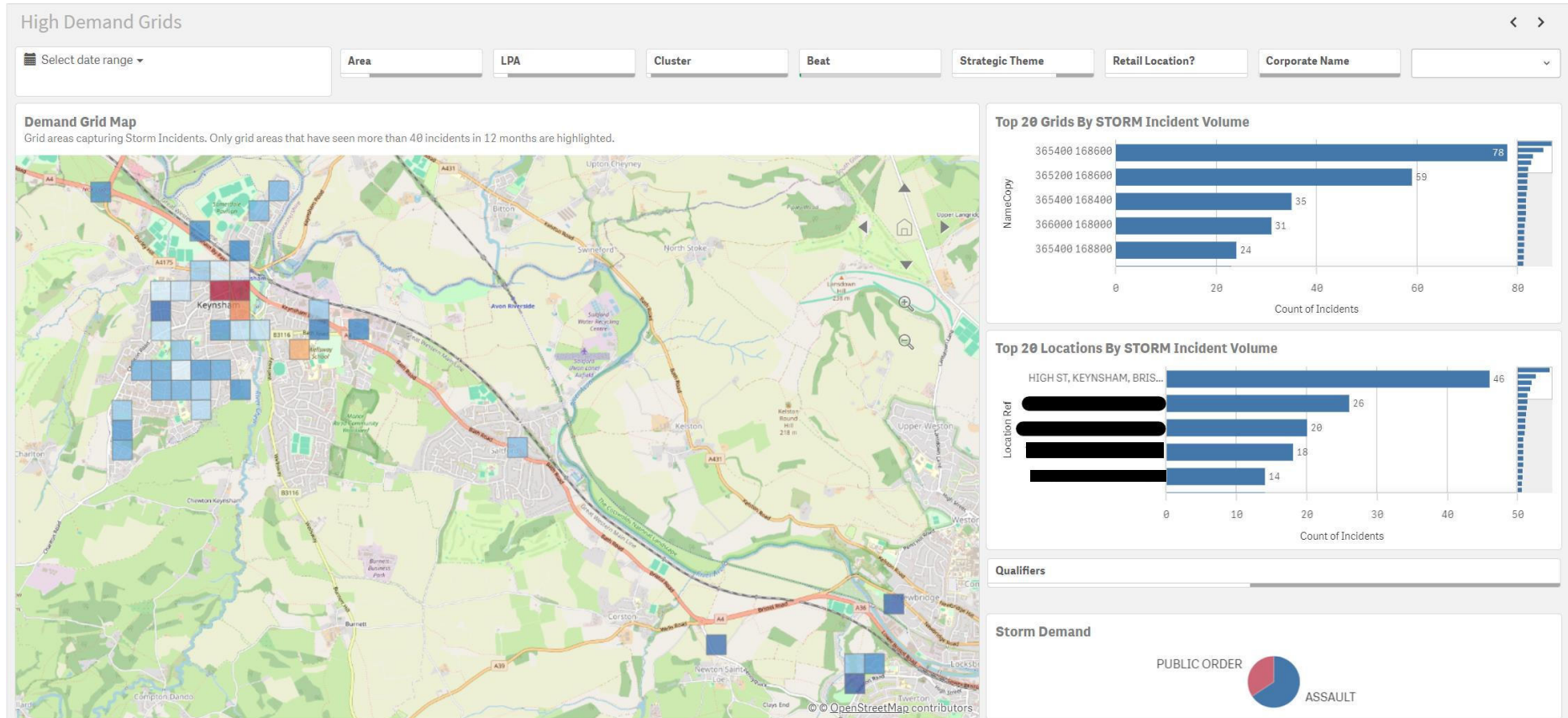
APPENDIX B

IF I MERGE THESE STATS OF ASB/ASSAULT/PUBLIC ORDER AND LOOK AT DISTRIBUTION THROUGHOUT THE DAY THEY PEAK TOWARDS THE EVENING TIME AND CONCERN WOULD BE A 24 HOUR ALCOHOL OUTLET WOULD ADD TO THE AMOUNT OF CRIME AND DISORDER AND ASB



APPENDIX C

ASSAULTS AND PUBLIC ORDER ARE ALSO HIGHEST AROUND HIGH STREET, KEYNSHAM OVER LAST 3 YEARS AGAIN 2 LICENSED PREMISES IN TOP 5

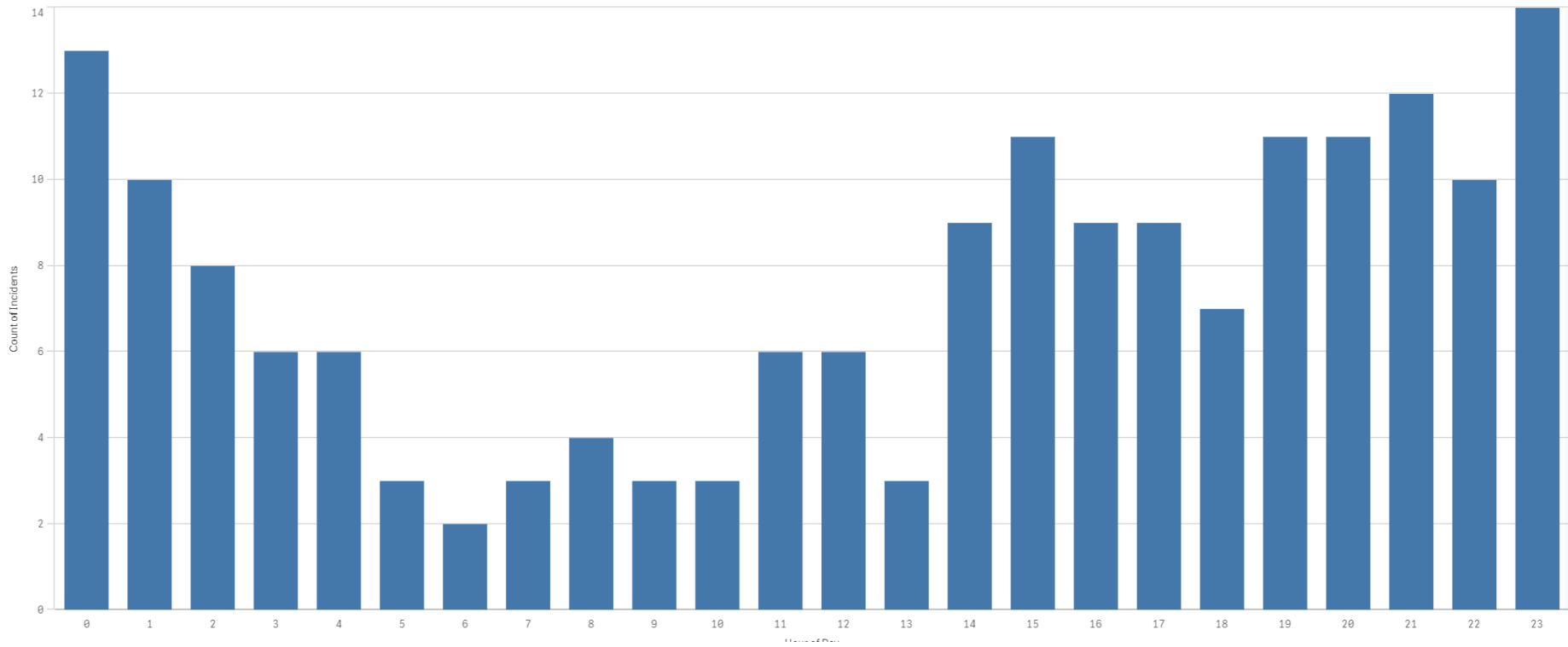


APPENDIX D
ALCOHOL RELATED INCIDENTS FOR BEAT CS222 - 3 YR DATA

Storm Incidents Profile



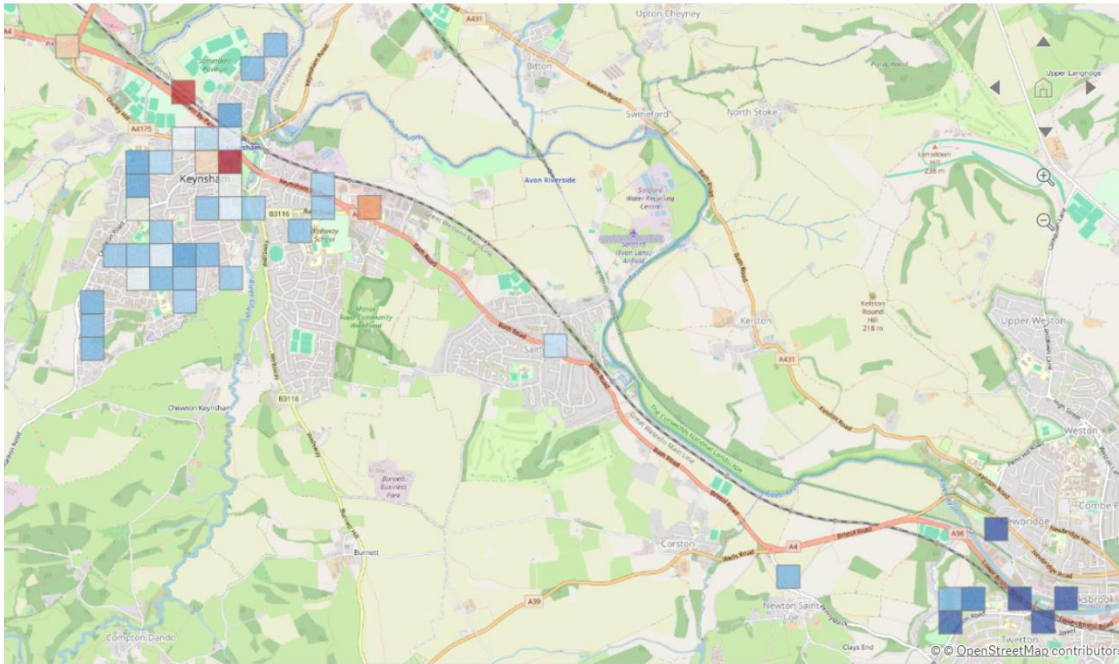
Peak Time



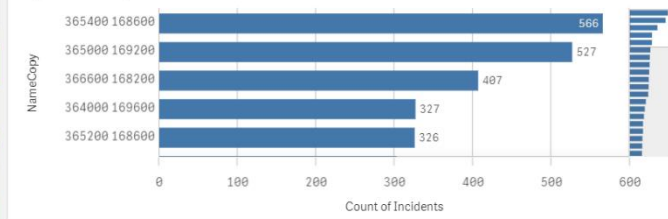
APPENDIX E
 LOOKING AT BEAT AREA CS222
 HIGH STREET KEYNSHAM HAS THE 2ND HIGHEST DEMAND FOR THE BEAT AREA FOR ALL INCIDENTS OVER LAST 3 YEARS

Demand Grid Map

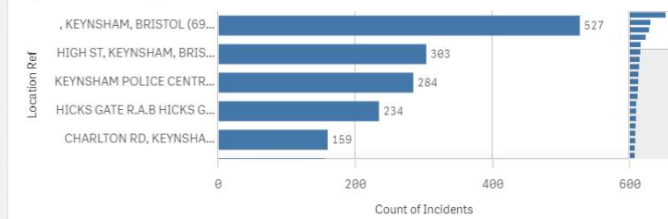
Grid areas capturing Storm Incidents. Only grid areas that have seen more than 40 incidents in 12 months are highlighted.



Top 20 Grids By STORM Incident Volume



Top 20 Locations By STORM Incident Volume



Qualifiers

Storm Demand

