

BATH AND NORTH EAST SOMERSET

LICENSING SUB-COMMITTEE

Thursday 16th October 2025

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

Also in attendance: Emma Howard (Lawyer (Regulatory & Prosecution)), Jacob Booth (Public Protection Officer) and Carrie-Ann Evans (Team Leader (Barrister, Legal Services))

35 EMERGENCY EVACUATION PROCEDURE

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

36 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

37 DECLARATIONS OF INTEREST

There were none.

38 TO ANNOUNCE ANY URGENT BUSINESS AGREED BY THE CHAIR

There was none.

39 MINUTES OF PREVIOUS MEETING: 18TH SEPTEMBER 2025

The Sub-Committee **RESOLVED** to approve the minutes of the meeting held on 18th September 2025 and they were duly signed by the Chair.

40 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.

41 APPLICATION FOR A NEW PREMISES LICENCE FOR KEYNSHAM CRICKET CLUB, THE FRANK TAYLOR MEMORIAL GROUND, KEYNSHAM CRICKET GROUND, WELLSWAY, KEYNSHAM. BS31 1HU

The Chair addressed all present and explained that a request to postpone the meeting had been received from one of the objectors. He asked the applicant if they were happy to proceed in light of the Sub-Committee receiving this request.

Mr Paul Evans replied that they were happy to proceed with the meeting.

The Lawyer (Regulatory & Prosecution) asked the Chair to acknowledge the request to postpone.

The Chair replied that he did so and said that following the reply from the applicant and in considering Regulations 11 and 12 in the Licensing Act 2003 (Hearings) Regulations 2005, he had decided that the meeting should continue as scheduled. He said that he did not believe that there was enough evidence from the objector to postpone the meeting.

The Public Protection Officer (Licensing) introduced the report to the Sub-Committee. He explained that they were being asked to consider an application for a new Premises Licence for Keynsham Cricket Ground.

He apologised for there being a clerical error within the cover report. At section 3.9 it should read as follows:

a) Paragraphs 3-6, 8-10, 13-14, 17-24, 29, 32-35, 38-41 of the 2025 policy.

Mr Evans addressed the Sub-Committee and explained that the club currently operates under a Club Premises Certificate enabling them to serve members and their guests. He said that operating under a Premises Licence would allow them to serve the general public and hold a limited number of outdoor events per year.

He stated that each event would be subject to a risk assessment and a Noise and Event Management Plan that would be agreed with the Environmental Protection team prior to an event taking place.

He informed the Sub-Committee that following the objections to the application from some local residents a meeting had been held with some of them to discuss the matter further.

He stated that notices regarding the application had been put in place within the local area in accordance with the rules of the process. He added that an advertisement had also been placed in the Western Daily Press on 1st September 2025.

He said that the proposal from Mr Tozer to leaflet local residents was not practical.

He explained that in the short term the club has no intention to increase the number of outdoor events from two per year, but said that they were not willing to have that as a condition of the licence as they wanted to attempt to futureproof the club. However, he said that they were willing to reduce the number of proposed events from 12 to 6 per year.

He said that the perimeter fence should not be an issue for consideration under this process, but said that the club would investigate the matter and mitigate where possible.

He stated that as conditions of the licence the premises shall install and maintain a CCTV system, a Challenge 25 proof of age scheme shall be adopted and

implemented and that clear notices shall be displayed at exits requesting patrons to leave quietly and respect local residents.

Mr Derek Joyce, Chairman of Keynsham Cricket Club addressed the Sub-Committee and said that use of the club has grown over the past 20 years and that as well as cricket matches for a large age range of groups they also act as host for local hockey, cycling and darts clubs.

He stated that securing the future of the cricket club was paramount and that they intended to continue with holding their annual Beer & Cider Festival.

Councillor Toby Simon asked if the whole of the outlined area on page 43 of the agenda pack would be used for the Beer & Cider Festival.

Mr Joyce replied that it would as power for the marquees would be run from the club premises and these are normally situated parallel to the drive of the ground.

Mr Evans added that whilst cricket matches are ongoing drinks can be purchased from the bar and customers are able to walk around the ground with their drinks in plastic glasses.

Councillor Ann Morgan asked if parking was available at the ground.

Mr Evans replied that spaces for parking are available on the drive which is on the left hand side of the photo within the agenda pack. He added that prior to events being held they do state that there will not be parking available at the ground and do ask those attending to not park on nearby roads.

The Chair asked how many people would normally attend the Beer & Cider Festival.

Mr Joyce replied that under the Temporary Event Notice arrangements they have a capacity of 500 people.

Councillor Simon asked if they reach near to that capacity.

Mr Evans replied that attendance is normally around that figure.

The Chair asked if they had considered the capacity figures for the site for any future events.

Mr Joyce replied that they did not anticipate this figure increasing. He added that they have an internal team of marshals and would also have SIA registered security staff in place at events.

Mr Evans added that a capacity figure would be set by the Environmental Protection team prior to any event.

The Chair asked how attendance to events was monitored.

Mr Evans replied that the events are ticket only, customers are counted in and out of the event and that a wristband is issued on arrival at the event.

The Chair asked for confirmation that the applicant was willing to formally amend the application to state that no more than 6 events per year would be held outside at the premises.

Mr Evans replied that he agreed.

Councillor Simon asked if the applicant was also willing to amend the hours for the Sale of Alcohol and Performance of Music so that they cease ahead of the time the premises was due to close.

Mr Joyce replied that he agreed to this.

Mr Alan Hayward was present and asked the applicant how the decibel limit would be agreed for outdoor events.

Mr Evans replied that this would be set by the Environmental Protection team prior to any event.

Councillor Simon commented that a condition could be imposed on the licence that sound equipment is connected to a volume limiting device.

Mr Hayward addressed the Sub-Committee. He said that he had no objections to the overall licence and could see that for the club to apply for individual events would be onerous.

He stated that parking was an issue in the local area when events are held at the club as some vehicles are left in nearby streets overnight.

He explained that noise of the outdoor events was his primary concern and was pleased with the reduction offered to 6 events per year. He said that assuming these events were held over the spring / summer months he still had concerns as this could be one a month.

He said that when local bands play during the Beer & Cider Festival he can hear them from within his home.

Councillor Simon thanked him for a helpful summary of his objection.

Closing Statements

Mr Hayward had nothing further to add to his previous remarks.

Mr Evans acknowledged again the concerns raised by local residents and explained that some of the committee members of the club do live close to the ground.

He reiterated that the club were happy to reduce the number of outdoor events per year to 6. He said there was no intention to raise the number initially, but the flexibility would allow for a possible wedding reception or other such event.

He stated that arrangements would be agreed with the Environmental Protection team prior to any event and they would advise on appropriate sound levels.

Mr Joyce said that he wanted to see the club expand as a community venue whilst promoting men's, women's and junior cricket.

Decision & Reasons

Members have determined an application for a new Premises Licence for Keynsham Cricket Club, the Frank Taylor Memorial Ground, Wellsway, Keynsham, BS31 1HU. In doing so they have taken into consideration the Licensing Act 2003, Statutory Guidance updated February 2025, 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.

Members have read three lots of additional information. The first was a written submission document. A meeting was held on 08/10/2025 between the applicant and two objectors, Mr Britton and Mr Tozer, and this additional information includes email correspondence from the applicant, Mr Tozer and Mr Hayward following the meeting. The additional information provided a summary of the meeting, conditions requests, a request to postpone the Licensing Sub-Committee Meeting and queries about the distribution of the licence application. This comprised 10 pages and had been circulated to the objectors and Members in advance of the hearing.

The second lot of additional information was an email from the applicant to the Licensing Officer, comprising 2 pages. This email is a response from the applicant to the first lot of additional information. The applicant also confirmed they would prefer for the Licensing Sub-Committee Meeting to go ahead. This additional information was circulated to the objectors and Members in advance of the hearing.

A third lot of additional information comprising an email from an objector, Mr Tozer, was received on 15 October 2025. Mr Tozer stated he had not had reasonable time to prepare a statement in response to the applicant's email (the second lot of additional information) and requested an adjournment of the hearing. This additional information was circulated to the objectors and Members at the hearing.

The postponement request was dealt with by Members as a preliminary issue at the hearing. Members considered Regulations 11 and 12 in the Licensing Act 2003 (Hearings) Regulations 2005. Members decided to continue with the hearing. The reasons provided were that the cricket club had not agreed to the hearing being postponed and there was not enough evidence from the objector to postpone.

Members had regard to the written objections contained in the agenda report pack. One objection was from Alan Hayward with concerns on the prevention of public nuisance licensing objective, including that the application was for 12 events per year and that the time allowed would be afternoon until midnight. Mr Hayward was also concerned about potential noise levels from music being played. Additional information was submitted by Mr Hayward (lot 1) requesting that the number of events be amended to two per year and querying the notification of the licence application to neighbouring properties.

A further objection received from Colin Tozer included concerns on the prevention of public nuisance and public safety licensing objectives. Particular concerns were related to live music and recordings being played every Friday, Saturday and Sunday until midnight, their road being used for parking for events and people climbing a fence on the north side of the ground. Additional information from Mr Tozer (lot 1) requested amendments to the number of events in the licence and the ending timing for events. Mr Tozer also requested that the fence on the north side of the cricket field is opened for events and repaired and maintained if damaged. He also requested to adjourn the licensing sub-committee meeting.

An additional objection was submitted by David Gawkrödger with concerns on the public nuisance licensing objective. These included potential noise levels at night from events and that 12 events per year was excessive.

Another objection was from Mark Britton with concerns on the prevention of public nuisance licensing objective. Particular concerns involved music being played at outside events and the licence being granted until midnight for outside music and events.

Mr Evans addressed Members in support of the application. He confirmed the cricket club currently has a Club Premises Certificate and has now applied for a Premises Licence. Future events would be subject to Event and Noise Management Plans and risk assessments would be completed to establish if security staff were required. Mr Evans had received the representations and had complied with publication requirements for the licensing application.

Mr Evans confirmed the cricket club presently has a maximum of two events per year. In a meeting with local residents on 8 October 2025, they are looking to diversify and future proof the club, could limit the number of events to 6 per year.

Mr Joyce addressed the hearing and confirmed the cricket club also hosts other clubs, for example, hockey and cycling. Cricket is an expensive sport and for the past 10 years their club has hosted an annual beer and cider festival.

Mr Joyce confirmed most activities would be around the club house, but attendees would also be allowed to purchase alcohol at the bar and then walk around the cricket field using non-glass containers.

Mr Evans stated the Environmental Protection team would specify the maximum number of people able to attend events.

On questioning by Members, Mr Evans said they would be agreeable to amending the number of events per year condition to 6 events per year within the licence.

Mr Joyce confirmed he would be happy to amend the timings for alcohol sales and music.

Members had regard to the written representations received and heard from one of the objectors in oral representations. Mr Hayward confirmed his primary concern was noise levels. If there were 6 events per year, these would be in the summer months and would be one per month in the summer. He was concerned about a reasonable quality of life. For previous open air events held at the cricket club, when the windows had been closed, he could hear the noise on the far side of the house.

Mr Hayward had no closing submissions.

In closing submissions, the applicant Mr Evans stated they would be happy to make a reduction to 6 events. He would estimate two large events and this would also allow others to hire the premises, for example, for wedding receptions. He accepted the submissions from Mr Hayward regarding noise, and emphasized the Environmental Protection team would need to sign off any events. They want the club to be available for other events and community use.

In closing submissions Mr Joyce said this is a community club, they are looking to have fundraising events and to promote women's cricket.

Members noted that there had been no representations of objection from responsible authorities.

Members had regard to the fact that paragraph 9.12 of the Statutory Guidance provides *"each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective."*

The Committee considered the objections and is satisfied on the evidence before them that the measures offered by the applicant at paragraph 3.4 in the agenda report pack would promote the licensing objectives and it is appropriate and proportionate to impose conditions on the licence holder. Authority is therefore delegated to the licensing officer to issue the licence in accordance with the Operating Schedule, subject to the conditions at para 3.4 of the agenda report pack and applicable Mandatory Conditions. The licence is subject to the following amendments included below:

The timings of the licensable activities included in the agenda report pack are replaced by the timings listed below:

Sale of Alcohol (for consumption on and off the premises):

- Monday–Thursday: 12:00 – 23:00
- Friday–Saturday: 12:00 – 23:30
- Sunday: 12:00 – 22:30

Performance of Live Music (indoors):

- Friday–Saturday: 12:00 – 23:30
- Sunday: 12:00 – 22:00

Performance of Live Music (outdoors):

- Friday–Saturday: 12:00 – 23:00
- Sunday: 12:00 – 22:00

Performance of Recorded Music (indoors):

- Friday–Saturday: 12:00 – 23:30
- Sunday: 12:00 – 22:00

Performance of Recorded Music (outdoors):

- Friday–Saturday: 12:00 – 23:00
- Sunday: 12:00 – 22:00

Reason provided: it is important that the premises can effectively close by the time it is due to close. These updated timings will allow for drinking up time and for the close down of the music. Amended timings for outdoor music have been implemented as it would not be reasonable for the level of sound transmission to be later on in the day and this limits nuisance to surrounding residents and businesses. The applicant agreed to a reduction to the hours for licensable activities to allow time for closing down.

At paragraph 3.4 in the agenda report pack, the condition *“The use of the outside grass area for licensable activities shall be limited to no more than 12 events per calendar year, unless agreed in writing with the licensing authority and the police”* is removed and replaced with this condition *“The use of the outside grass area for licensable activities shall be limited to no more than 6 events per calendar year.”*

Reason provided: The applicant agreed to limit the events to 6 per year and this condition promotes the prevention of public nuisance licensing objective.

At paragraph 3.4 in the agenda report pack, the condition *“Amplified music at an outside event shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity”* is removed.

At paragraph 3.4 in the agenda report pack, the condition “A noise management plan shall be submitted to and agreed in writing by the Environmental Protection Team one month prior to any event” is removed and replaced with “All open-air events involving live or recorded music as a licensable activity shall be carried out in accordance with an Event and Noise Management Plan that has first been submitted to and agreed in writing by the Local Authority one month prior to any event.

All sound systems used for amplified music or speech during events shall be connected to an automated volume limiting device. The limiter shall be configured in advance of each event to reflect the maximum permitted Music Noise Level (MNL) set by the approved Noise Management Plan. The limiter shall be secured with password or physical lockout controls to prevent override and the settings shall not be alterable by performers, event operators, or sound engineers on the day of the event.”

Reason provided: To ensure that sound levels remain within agreed Environmental Protection noise limits and cannot be exceeded during events, in the interests of protecting residential amenities and to promote the prevention of public nuisance licensing objective.

The meeting ended at 12.50 pm

Chair(person)

Date Confirmed and Signed

Prepared by Democratic Services