

Report to: **Licensing Sub-Committee**  
Date: **27<sup>th</sup> July 2017**  
Title: **Application to vary the premises licence of Pretoria Vaults, Okehampton**  
Portfolio Area: **Customer First**  
Wards Affected: **Okehampton**  
Relevant Scrutiny Committee:

Urgent Decision: **Y** Approval and clearance obtained: **Y**

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**Recommendation:**

**That the Sub-Committee considers the application to vary the Premises Licence and makes a determination in respect of this application, namely to:**

- i grant the application as submitted, subject to any Mandatory Conditions required;**
- ii modify the conditions of the licence;**
- iii reject the whole or part of the application and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added.**

**in line with the licensing objectives contained within the Licensing Act 2003.**

## 1. Executive summary

1.1 The purpose of the Licensing Sub-Committee meeting is to determine an application for the variation to the Premises Licence at **Pretoria Vaults, 22 North Street, Okehampton, EX20 1AQ** in accordance with Section 34 of the Licensing Act 2003.

1.2 The Licensing Authority received an application for a variation to the Premises Licence at the above location on 31<sup>st</sup> May 2017. A copy of the application is attached at **Appendix A**.

1.3 The premises is a pub and is currently licensed for:-

- The provision of films
- Indoor sporting events
- Performance of live music
- Playing of recorded music
- Performance of dance
- Late night refreshment
- Sale of alcohol for consumption on and off the premises

1.4 All of the above activities are currently permitted from 10:00 to 00:00 Sunday to Thursday and from 10:00 to 02:00 on Friday and Saturday. In addition, all activities are permitted for one extra hour 'on the Sunday and Monday of each public or bank holiday weekend' and 'on the day when British summertime commences'. On New Year's Eve all of the licensable activities are permitted 'from the end of licensing hours on New Year's Eve to the start of licensing hours on New Year's Day'. Closing time is 30 minutes after the end of licensable activities. A copy of the current premises licence is at **Appendix B**.

1.5 The variation application is to:-

- Extend the hours for all licensable activities on Saturday to 10:00 - 03:00.
- Extend the hours that the premises are open to the public on Saturday to 10:00 - 03:30.
- To add the provision of boxing or wrestling entertainments (indoors) Saturday 10:00 - 03:00.
- To add the provision of anything of a similar description to live music, recorded music, or performance of dance on Saturday 10:00 - 03:00.
- To have seasonal variations for all licensable activities of an 'additional hour to the standard and non-standard times on the day when British Summertime commences.'
- To have non-standard timings for all licensable activities 'to include the standard hours plus two extra hours for: all bank holidays, Christmas Eve, Christmas Day, Boxing Day and New Year's Day. From the start of standard timing on New Year's Eve to the start of the standard timing on New Year's Day.'

## 2. Background

- 1.6 During the consultation period, the applicant confirmed the withdrawal of the 'provision of boxing and wrestling entertainments' as this was included on the application in error. The applicant also confirmed that by 'all bank holidays' they intended for the wording to be kept as on the current licence which is 'the Sunday and Monday of each public or bank holiday weekend', with a two hour extension, rather than one hour as currently. The Licensing Sub-Committee will need to decide if this amendment to the wording is acceptable.
- 1.7 Four relevant representations were received in objection to the application from the Police, Environmental Health, Okehampton Town Council and an Okehampton Borough Councillor on behalf of local residents. Copies of the representations are attached at **Appendix C**. The representations relate to all four of the licensing objectives, but primarily to the Prevention of Public Nuisance and the Prevention of Crime and Disorder.
- 1.8 Due to the location of the premises in close proximity to residential properties, concerns have been raised in all representations about noise and disturbance from customers leaving the premises later at night and the potential negative impact on nearby residents. Maps and photographs showing the location of the premises and surrounding area can be found at **Appendix D**.
- 1.9 Information has been provided by local residents relating to nuisance that they currently experience, particularly at closing time, with concerns that this will now happen even later at night. Of particular concern is the request for an additional two hours on bank holidays and other special days.
- 1.10 Another main concern raised in the representations relates to anti-social and threatening behaviour from customers of the premises and fears of retaliation should complaints be made. It is felt that the extended opening times may exacerbate this problem by attracting more people into the area and encourage them to stay in the vicinity later at night. The Police have raised concerns about the potential increase in drink driving due to the lack of taxi provision after 3am.
- 1.11 During the consultation period, the applicant confirmed that they did not want the two hour extension requested for the non-standard timings to ever apply to a Saturday. Therefore licensable activities would never take place until 05:00, with closing time of 05:30. However, where they fall on a Friday, licensable activities would take place until 04:00, with closing time of 04:30.
- 1.12 As relevant representations in respect of this application have been received, which have not been withdrawn and mediation has not

been possible, the Licensing Sub-Committee acting on behalf of the Licensing Authority must make a determination on this application.

- 1.13 When coming to a decision, the Licensing Sub-Committee must give consideration to the Council's Statement of Licensing Policy (the Policy) and Home Office guidance issued under Section 182 Licensing Act 2003 (revised April 2017).
- 1.14 Section 3.1 of the Policy states: The Licensing Authority has a duty under the Act to carry out its licensing functions with a view to promoting the four licensing objectives. (These objectives are the only matters to be taken into account in determining the application and any conditions attached must be appropriate to achieve the licensing objectives).
- 1.15 The four licensing objectives are:
  - The prevention of crime and disorder;
  - Public safety;
  - The prevention of public nuisance;
  - The protection of children from harm.
- 2.11 Section 3.2 of the Policy states: A licence (or club premises certificate) will only be granted where the Licensing Authority is satisfied that these objectives have been met.
- 2.12 Sections 3.4-3.7 of the Policy lists the kind of measures the Licensing Authority will be expecting to see taken into account to promote the objectives.
- 2.13 Section 4.1 of the Policy sets out additional legislation, strategies, policies and guidance to which the Licensing Authority will have regard.
- 2.14 The Guidance issued under Section 182 of the Licensing Act 2003 which was revised and re-published in April 2017 state: The Licensing Authority may not impose conditions unless its discretion has been engaged following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives (paragraph 10.8 of the guidance).
- 2.15 The following responsible authorities are statutory consultees under the Licensing Act 2003:
  - Devon and Cornwall Police – representation received
  - Devon and Somerset Fire and Rescue Service
  - Devon Safeguarding Children's Board
  - Devon County Council Trading Standards
  - Devon Drug and Alcohol Action Team, NHS Devon
  - West Devon Borough Council Planning Department
  - West Devon Borough Council Environmental Health (Health & Safety)

- West Devon Borough Council Environmental Health (Pollution Control) – representation received
- 2.16 In addition to the above responsible authorities, any person may make a representation in relation to a premises licence application.

### **3. Outcomes/outputs**

- 3.1 When determining an application for a premises licence, particularly when considering appropriate conditions and operating hours, the following sections of the Statement of Licensing Policy (the policy) and Section 182 Guidance (the guidance) are especially relevant:
- 3.2 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. In certain circumstances, conditions relating to noise immediately surrounding the premises may also prove appropriate to address any disturbance anticipated as customers enter and leave (paragraph 2.19 of the guidance).
- 3.3 Section 6.1 & 6.2 of the policy states: The Licensing Authority will deal with the issue of licensing hours on the individual merits of each application. When the Authority's discretion is engaged, consideration will be given to the individual merits of an application but the presumption will be to grant the hours requested unless there are objections to those hours raised by Responsible Authorities or other persons on the basis of the licensing objectives. However, when dealing with licensing hours beyond midnight it is more likely that relevant representations will be made unless there are higher standards of control within operating schedules to promote the licensing objectives, especially for premises which are situated near residential areas or in areas where anti-social disorder takes place.
- 3.4 Section 6.4 of the policy states: The terminal hours will normally be approved where the Applicant can show that the proposal would not adversely affect the licensing objectives unless, after hearing relevant representation the Licensing Authority believe it necessary, proportionate and reasonable to restrict the hours required. The Licensing Authority may set an earlier terminal hour where it considers this is appropriate to the nature of the activities and the amenity of the area.
- 3.5 Paragraph 10.14 of Guidance issued under Section 182 of the Licensing Act 2003 states: where there are objections to an application to extend the hours during which licensable activities are to be carried on and the licensing authority determines that this would undermine the licensing objectives, it may reject the application or grant it with appropriate conditions and/or different hours from those requested.

- 3.6 Section 10.1 of the Policy states: The Licensing Authority recognises the great variety of premises for which licences may be sought. These will include theatres, cinemas, restaurants, pubs, nightclubs, cafes, takeaways, community halls and schools. Access by children to all types of premises will not be limited unless it is considered necessary to do so in order to protect them from harm.
- 3.7 Section 10.2 of the Policy states: When deciding whether or not to limit access to children the Licensing Authority will judge each application on its own individual merits. Examples which may give rise to concern and warrant restrictions in the operating schedule include premises: -
- ❑ where entertainment of an adult or sexual nature is provided
  - ❑ where there is a strong element of gambling taking place
  - ❑ with a known association with drug taking or dealing
  - ❑ where there have been convictions of the current management for serving alcohol to minors
  - ❑ with a reputation for allowing underage drinking
  - ❑ where the supply of alcohol for consumption on the premises is exclusive or primary purpose of the services provided at the premises.
- 3.8 The desired outcome is a determination of the application with reasons provided which relate to the four licensing objectives and when conditions are imposed, that these are appropriate to address the licensing objectives.

#### **4. Options available and consideration of risk**

- 4.1 The Licensing Authority may decide to impose additional conditions to address the four licensing objectives, or to amend or remove requested licensable activities. When coming to their decision the Licensing Sub-Committee must give consideration to the Section 182 Guidance and the Statement of Licensing Policy. Reasons must be given which relate to the licensing objectives for any decision made.
- 4.2 The Sub-Committee will need to consider the hours of operation proposed, the effectiveness of the operating schedule proposed by the applicant, the representations received, the location of the premises in relation to residential properties, the history of the management of the premises (if applicable), the evidence provided of any problems in the past, the likely impact of any extension of hours and activities, public transport, taxi availability, the right the applicant has to operate a business and balancing the rights of residents to the quiet enjoyment and privacy of family life. The South Hams relies on tourism, with the population in the district doubling in the summer months with holidaymakers both from this country and international visitors who are, in the main, families with young children and retired people – the very segment of society who would perhaps be deterred by anti-social behaviour.

These, and any other relevant issues, may be explored at the hearing in so far as it reflects the four licensing objectives.

- 4.3 A decision made by the Licensing Sub-Committee may be appealed by the applicant or any person who has made relevant representations. The right of appeal is to the Magistrates' Court by virtue of Section 181 and Schedule 5 of the Licensing Act 2003. The Magistrates' Court may dismiss the appeal, or substitute its own decision, or send back the case to the Licensing Authority with directions as to how the case is to be dealt with. The Magistrates' Court may make any costs order it thinks fit.
- 4.4 The Licensing Act 2003 contains a provision which enables a responsible authority or any other person to apply to this Licensing Authority for a review of the premises licence once granted. A hearing follows which enables the Sub-Committee to use the normal powers available, but also to suspend the licence for a period of up to three months or to withdraw it.

## **5. Proposed Way Forward**

- 5.1 That the Sub-Committee consider the application for a variation to the Premises Licence and make a determination in respect of this application, namely to:
- a) grant the application as submitted, subject to any Mandatory Conditions required;
  - b) modify the conditions of the licence;
  - c) reject the whole or part of the application  
and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added.

in line with the licensing objectives contained within the Licensing Act 2003.

## 6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	Y	<p>The Licensing Act 2003 gives Licensing Authorities the responsibility for determining applications submitted under this provision. This is a statutory obligation.</p> <p>As there have been relevant representations in respect of this application which have not been resolved, this hearing must be held. Relevant representations are about the likely effect of the grant of the application on the promotion of the licensing objectives, by responsible authorities or any other person. The Licensing Sub-Committee must disregard any information or evidence not relevant to the licensing objectives.</p> <p>The Licensing Sub-Committee must consider this application in accordance with Section 4 of the Licensing Act 2003, which requires that licensing functions must be carried out with a view to promoting the four licensing objectives. The Licensing Authority must also have regard to its own licensing policy and the Secretary of State's guidance, but may depart from both if it has good reason to do so. Those reasons should be stated.</p> <p>The Act requires (Section 34) that in dealing with an application to vary a premises licence, the sub-committee may take any of the following steps it considers appropriate for the promotion of the licensing objectives:</p> <ul style="list-style-type: none"> <li>(a) to modify the conditions of the licence;</li> <li>(b) to reject the whole or part of the application and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added.</li> </ul> <p>The Sub-Committee must give its reasons for its decision to take any of these steps. Similarly, if the application is rejected, the Sub-Committee must give its reasons.</p> <p>The applicant or any person who has made relevant representations has the right to appeal a decision made by the Licensing Sub-Committee to the Magistrates' Court by virtue of Section 181 and Schedule 5 of Licensing Act 2003.</p>



		<p>On appeal, the Magistrates' Court may:</p> <ul style="list-style-type: none"> <li>a) dismiss the appeal;</li> <li>b) substitute for the decision appeal against another decision which could have been made by the Licensing authority;</li> </ul> <p>remit the case to the Licensing Authority to dispose of it in accordance with the direction of the court.</p>
Financial	N	<p>There are no direct financial implications to the Council from this Report. However, should a decision be challenged this could result in the Council facing an appeal to the Magistrates Court with the risk of costs being awarded against the Council.</p>
Risk	Y	<p>The Licensing Authority must follow strict legislation in accordance with the Licensing Act 2003 and adhere to the statutory instruments contained with the Act.</p> <p>All decisions must be taken in consideration of the four licensing objectives (section 2.10). These objectives are in place to give protection to the public from the potential negative impacts caused by licensed premises.</p> <p>Decisions may be appealed (see financial and legal/governance sections above).</p>
<b>Comprehensive Impact Assessment Implications</b>		
Equality and Diversity		<p>Compliance with the Human Rights Act 1998 – Article 6: right to a fair trial.</p>
Safeguarding		<p>All decisions must take into consideration the 'protection of children from harm' licensing objective.</p>
Community Safety, Crime and Disorder		<p>Section 17 Crime and Disorder Act 1998 applies. Decisions made must relate to the four licensing objectives as detailed in section 2.10 of this report.</p>
Health, Safety and Wellbeing		<p>All decisions must take into consideration the four licensing objectives, including 'public safety' and 'protection of children from harm'.</p>
Other implications		

## **Supporting Information**

### **Appendices:**

Appendix A – premises licence variation application

Appendix B – current premises licence

Appendix C – representations

Appendix D – maps and photographs of area

### **Background Papers:**

[under provisions of the Local Government Act 1972]

The Licensing Act 2003

Guidance issued under Section 182 of the Licensing Act 2003

South Hams District Council's Statement of Licensing Policy

Responses to Notices of Hearing

<b>Process checklist</b>	<b>Completed</b>
Portfolio Holder briefed	<b>Yes/No</b>
SLT Rep briefed	<b>Yes/No</b>
Relevant Exec Director sign off (draft)	<b>Yes/No</b>
Data protection issues considered	<b>Yes/No</b>
If exempt information, public (part 1) report also drafted. (Committee/Scrutiny)	<b>Yes/No</b>