



East Northamptonshire Council

Licensing Panel - 17 July 2009

Application for the variation of a Premises Licence - Courtyard Luxury Lodge, West Street, Stanwick

Summary

Application to vary the Premises Licence, Courtyard Luxury Lodge, West Street, Stanwick, by extending the licensed area to include the whole property; to add anything similar to music and performances of dance and to remove an existing condition to permit outside music till midnight.

Attachment(s)

- Appendix 1 - Application Form
 - Appendix 2 - Map of Area
 - Appendix 3 - Premises Licence
 - Appendix 4 - Representations
-

1.0 Summary

- 1.1 This is an application to vary the Premises Licence for the Courtyard Luxury Lodge, West Street, Stanwick. A blue notice was displayed on the premises for the relevant period and an advert placed in the Evening Telegraph. Both outlined the application and invited representations.

2.0 Application to vary Premises Licence

- 2.1 The application seeks to extend the licensed area to encompass the whole property, to include the restaurant extension and existing marquee as per plans; to add 'anything similar to music and performances of dance' to the list of regulated entertainment; to remove a condition on the existing licence regarding outside music so this can continue until midnight (currently till 23.00hours). The applicants are also seeking to vary the number of persons permitted on the premises from 100, as shown in the Operating Schedule, to 250.

3.0 Consultations

- 3.1 The following consultations have been undertaken and representations received:

Police	None
Child Protection	None
Fire	Representation
Trading Standards	None
Revenue and Customs	None
Parish Council	Representation
Environmental Health	Representation
Public	Four representations

- 3.2 The representation from the Fire Service has been analysed and an extract placed under the relevant licensing objective. (A full copy of the representation is at Appendix 4).

Public Safety

"To allow a larger capacity in the marquee an additional fire exit should be installed."

- 3.3 The representation from the Parish Council has been analysed and an extract placed under the relevant Licensing Objective. (The full representation is at Appendix 4).

Public Nuisance

“Parish Councillors have received complaints from nearby residents regarding noise nuisance”

- 3.4 The representations from the public have been analysed and an extract placed under the relevant Licensing Objective. (Copies of the full representations are at Appendix 4).

Public Nuisance

“The Courtyard already has an Abatement Notice in force because of very loud music which was being played after midnight on the occasions when they had discos’ and weddings etc.,”

“We are still hearing noise from Courtyard... not so loud as before but still loud”

This establishment is already the source of significant public nuisance with the playing of very loud music...to extend the licence will only compound the problem”

“..they have proven on many occasions to be a major public noise nuisance to ours and neighbouring properties, regularly exceeding the restriction by up to 3 hours”

- 3.5 The representation from Environmental Protection has been analysed and an extract placed under the relevant licensing objective. (The full representation is at Appendix 4)

Public Nuisance

“We have received complaints from a number of local residents concerning noise from events held in the marquee from amplified music...there are still some concerns as to the applicants ability to minimise noise particularly when they are not present and the site is managed by someone else.”

4.0 Determination

- 4.1 The Panel must carry out its functions to promote the Licensing Objectives having regard to:

- Licensing Policy
- Section 182 Guidance

- 4.2 The Act states that, following a hearing, the Panel may take the following actions if they deem them necessary to promote the licensing objectives:

- Grant subject to operating schedule and mandatory conditions only
- Grant subject to further conditions necessary for the promotion of the licensing objectives
- Exclude a licensable activity
- Reject the application

5.0 Policy Considerations

- 5.1 This section highlights the elements of the licensing policy that are most relevant with respect to this application. This is not exhaustive and the policy should be considered fully prior to making decisions with respect to applications:-

2.13 – In determining a licence application the overriding principle adopted by the Licensing Authority will be that each application will be determined on its merits. Only mandatory conditions and conditions relevant to the operating plan will be imposed except where relevant representations against an application are received. Where relevant representations are received then further additional conditions to meet the licensing objectives may be added provided they are necessary, proportionate and reasonable and deal with the issues raised. Licence conditions will not be imposed where other regulatory regimes provide sufficient protection to the public (e.g. Health and Safety at Work and Fire Safety legislation).

5.0 Licensing Hours – relates to higher standards being included within an operating schedule to address licensing objectives, the need to consider the adequacy of measures proposed to deal with nuisance and /or public disorder and demand stricter conditions with regard noise control near denser residential accommodation.

9.0 Licence Conditions - this Authority will therefore avoid the general application of standardised conditions to licences and certificates. However to ensure consistency, when it is necessary to apply conditions, the Authority will draw from pools of model conditions where available, from which appropriate and proportionate conditions may be drawn in particular circumstances to suit individual cases. (Pages 148 – 170 of section 182 Guidance).

15.0 Noise – applicants will be required to demonstrate the measures they have in place to prevent unnecessary noise and disturbance to local residents.

6.0 Section 182 Guidance Considerations

This section highlights the elements of Section 182 Licensing Guidance that are most relevant with respect to this application. This is not exhaustive and guidance should be considered fully prior to making decisions with respect to applications.

6.1 Committee Consideration

Each application must be considered on its own merits and any conditions attached to licences and certificates must be tailored to the individual style and characteristics of the premises and events concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises where there is no need for such conditions. Standardised conditions should be avoided and indeed, may be unlawful where they cannot be shown to be necessary for the promotion of the licensing objectives in any individual case (para 1.15).

As a matter of practice, licensing authorities should seek to focus the hearing on the steps needed to promote the particular licensing objective which has given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or interested party may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation (para 9.24).

6.2 Control of Licensee

Licensing law is not the primary mechanism for the general control of individuals once they are away from a licensed premises and therefore beyond the direct control of individual licensees or certificate holders. However, licensees and certificate holders should take reasonable steps to prevent the occurrence of crime and disorder and public nuisance immediately outside their premises, for example on the pavement, in a beer garden, or in a smoking shelter, where and to the extent that these matters are within their control (para 1.26).

6.3 Conditions

Under former licensing regimes, the courts have made clear that it is particularly important that conditions which are imprecise or difficult for a licence holder to observe should be avoided. Failure to comply with any conditions attached to a licence or certificate is a criminal offence, which on conviction would be punishable by a fine of up to £20,000 or up to six months imprisonment or (para 10.4).

The Act requires that licensing conditions should be tailored to the size, style, characteristics and activities taking place at the premises concerned. This rules out standardised conditions which ignore these individual aspects. It is important that conditions are proportionate and properly recognise significant differences between

venues. For example, charities, community groups, voluntary groups, churches, schools and hospitals which host smaller events and festivals will not usually be pursuing these events commercially with a view to profit and will inevitably operate within limited resources (para 10.13).

6.4 Opening Hours

In some town and city centre areas where the number, type and density of premises selling alcohol for consumption on the premises are unusual, serious problems of nuisance and disorder may arise outside or some distance from licensed premises. For example, concentrations of young drinkers can result in queues at fast food outlets and for public transport, which may in turn lead to conflict, disorder and anti-social behaviour. In some circumstances, flexible licensing hours may reduce this impact by allowing a more gradual dispersal of customers from premises (para 10.19).

However, there is no general presumption in favour of lengthening licensing hours and the four licensing objectives should be paramount considerations at all times. Where there are objections to an application and the committee believes that changing the licensing hours would undermine the licensing objectives, they may reject the application or grant it with appropriate conditions and/or different hours from those requested (para 10.20).

7.0 Invitation to Determine

The Panel is asked to consider the information detailed above and determine whether a varied Licence should be issued.

Implications:	
Corporate Outcomes or Other Policy/Priority/Strategy	
Good Quality of Life	<input checked="" type="checkbox"/> Good Reputation <input type="checkbox"/>
Good Value for Money	<input type="checkbox"/> High Quality Service Delivery <input checked="" type="checkbox"/>
Effective Partnership Working	<input checked="" type="checkbox"/> Strong Community Leadership <input type="checkbox"/>
Effective Management	<input type="checkbox"/> Knowledge of our Customers and Communities <input type="checkbox"/>
Employees and Members with the Right Knowledge, Skills and Behaviours <input type="checkbox"/>	
Other: <input type="checkbox"/>	
Decision(s) would be outside the budget or policy framework and require full Council approval <input type="checkbox"/>	
Financial	There are no financial implications at this stage <input checked="" type="checkbox"/>
	There will be financial implications – see paragraph <input type="checkbox"/>
	There is provision within existing budget <input type="checkbox"/>
	Decisions may give rise to additional expenditure at a later date <input type="checkbox"/>
	Decisions may have potential for income generation <input type="checkbox"/>
Risk Management	An assessment has been carried out and there are no material risks <input checked="" type="checkbox"/>
	Material risks exist and these are recorded at Risk Register Reference - inherent risk score - <input type="checkbox"/> residual risk score - <input type="checkbox"/>
Staff	There are no additional staffing implications <input checked="" type="checkbox"/>
	Additional staff will be required – see paragraph <input type="checkbox"/>
Equalities and Human Rights	There will be no impact on equality (race, age, gender, disability, religion/belief, sexual orientation) or human rights implications <input checked="" type="checkbox"/>
	There will be an impact on equality (see categories above) or human rights implications – see paragraph <input type="checkbox"/>
Legal	Power: Licensing Act 2003 <input type="checkbox"/>
	Other considerations: Section 182 Guidance <input type="checkbox"/>
Background Papers:	

Person Originating Report:		Thomas Morrissey Licensing Enforcement Officer 01832 742241 tmorrissey@east-northamptonshire.gov.uk			
Date: 29 June 2009					
CFO		MO		CX	

(Committee Report Normal Rev. 19)