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SOUTH HAMS LICENSING SUB-COMMITTEE - MONDAY, 29TH SEPTEMBER, 2014

Agenda, Reports and Minutes for the meeting

Agenda No	Item
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1.	<u>Agenda Letter</u> (Pages 1 - 2)
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2.	<u>Reports</u>
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Reports to Licensing Sub Committee:

a)	<u>Pie Shop, 50 Fore Street, Totnes TQ9 5RP</u> (Pages 3 - 14)
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3.	<u>Minutes</u> (Pages 15 - 20)
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Agenda Item 1

Please reply to: Darryl White
Service: Corporate Services
Direct Telephone: 01803 861247
E-Mail: darryl.white@southhams.gov.uk

To: Members of the Licensing Sub-Committee
(Cllrs Baverstock, Cuthbert and Squire)

Our Ref: CS/DW

19 September 2014

Usual Officer and Press Circulation and local Ward Members

Dear Councillor

A meeting of the **Licensing Sub-Committee** will be held in the **Cary Room**, Follaton House, Plymouth Road, Totnes on **Monday, 29 September 2014 at 2.00 pm** when your attendance is requested.

Yours sincerely

Darryl White
Democratic Services Manager

<p>FOR ANY QUERIES ON THIS AGENDA, PLEASE CONTACT DARRYL WHITE DEMOCRATIC SERVICES MANAGER ON DIRECT LINE 01803 861247</p>

A G E N D A

1. **Appointment of Chairman;**
2. **Division of Agenda** - to consider whether the discussion of any item of business is likely to lead to the disclosure of exempt information;
3. **Declarations of Interest** - Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests; they may have in any items to be considered at this meeting;
4. **To determine an application for a new Premises Licence at the Pie Shop, 50 Fore Street, Totnes TQ9 5RP** (pages 1 to 47).

Members of the public may wish to note that the Council's meeting rooms are accessible by wheelchairs and have a loop induction hearing system

MEMBERS ARE REQUESTED TO SIGN THE ATTENDANCE REGISTER

THIS AGENDA HAS BEEN PRINTED ON ENVIRONMENTALLY FRIENDLY PAPER

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AGENDA
ITEM

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SOUTH HAMS DISTRICT COUNCIL

AGENDA
ITEM

4

NAME OF COMMITTEE	Licensing Sub-Committee
DATE	29 September 2014
REPORT TITLE	Application for a new Premises Licence
REPORT OF	The Licensing Officer
WARDS AFFECTED	Totnes Town

Summary of report:

To determine an application for a new Premises Licence at **Pie Shop, 50 Fore Street, Totnes, TQ9 5RP**, in accordance with Section 18 of the Licensing Act 2003.

Financial implications:

There are no direct financial implications to the Council from this Report.

RECOMMENDATIONS:

That the Sub-Committee consider the application for a new Premises Licence and make 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 exclude any of the licensable activities to which the application relates;**
- iv refuse to specify a person in the licence as the premises supervisor;**
- v reject the application**

in line with the licensing objectives (Section 4) contained within the Licensing Act 2003.

Officer contact:

Naomi Wopling

naomi.wopling@southhams.gov.uk

01803 861336

1. BACKGROUND

1.1 The Licensing Authority received an application for a new premises licence on 4 August 2014 from Mr William J Eaton and Mr Richard H Scott for **Pie Shop, 50 Fore Street, Totnes, TQ9 5RP**. A copy of the application is attached (**Appendix 'A'**).

1.2 The application is for:

Activity	Days	Times
Plays	Monday to Sunday	Midday to 11pm
Live music	Monday to Sunday Christmas Eve New Year's Eve	Midday to 11pm Midday to 1am Midday to 1am
Recorded music	Monday to Sunday Christmas Eve New Year's Eve	7am to 11.30pm 7am to 2am 7am to 2am
Late night refreshment	Monday to Sunday Christmas Eve New Year's Eve	11pm to 11.30pm 11pm to 2am 11pm to 2am
Sale of alcohol for consumption on and off the premises	Monday to Sunday Christmas Eve New Year's Eve	11am to 11pm 11am to 1.30am 11am to 1.30am
Opening	Monday to Sunday Christmas Eve New Year's Eve	7am to 11.30pm 7am to 2am 7am to 2am

1.3 As a result of the Live Music Act 2012 and the Licensing Act 2003 (Descriptions of Entertainment) (Amendment Order 2013), the performance of a play is not defined as regulated entertainment when taking place between 08:00-23:00 on any day when in the presence of any audience of no more than 500 people. Due to the capacity of premises, it is unlikely that the applicants would require 'plays' to be included on the licence at the times of day requested on their application. Similarly, live music performed between 08:00-23:00 on any day which takes place on premises licensed for the sale of alcohol for consumption on the premises in the presence of an audience of no more than 200 people no longer falls within the definition of 'regulated entertainment'. Therefore should a premises licence be granted including the sale of alcohol for consumption on the premises, the performance of live music (both amplified and unamplified) would be able to take place on the premises without being specifically included on the premises licence.

1.4 50 Fore Street held a premises licence from November 2005 (when the Licensing Act 2003 took effect) until December 2013, when it was surrendered by the previous owner. During this time it operated as a restaurant and delicatessen.

The previous premises licence permitted the sale of alcohol for consumption on and off the premises from 11am to 11pm Monday to Saturday and from 11am to 10.30pm on Sunday. Alcohol to be consumed on the premises was only to be provided to people taking substantial table meals and for consumption as ancillary to a meal.

- 1.5 The Licensing Department received eight representations from local residents in respect of the new premises licence application; these can be found in **Appendix 'B'**. The objections mainly relate to concerns about the potential for a public nuisance and anti-social behaviour due to the proposed licensable activities. The representations cite noise from both music and customers as likely to cause a nuisance. Of particular concern is the early morning opening time of 7am and some representations state that a closing time after 10pm is unacceptable due to the proximity of the business to their residential properties.
- 1.6 Other issues raised in the representations relate to the potential for anti-social behaviour and object to the off-sales aspect of the application. The possibility of live music being performed at the premises is also of great concern. However, as mentioned above at 1.3, should alcohol be permitted to be sold for consumption on the premises, live music would be able to be performed at the premises due to provisions of the Live Music Act 2012, even if not specifically included on the premises licence.
- 1.7 During the consultation period, the applicants met with local residents to discuss their concerns and to try and come to an agreement. You will see in **Appendix 'C'** a description provided by the applicants of how they intend to operate the business. Unfortunately it was not possible for an agreement to be reached.
- 1.8 It has not been possible for the Licensing Department to mediate with all parties; therefore a satisfactory conclusion has not been possible.

(Please note that due to the amount of paperwork contained within these appendices, full copies have only been circulated to the Sub-committee Members. Anybody who would like to receive full (or part) copies are asked to contact Member Support Services on (01803) 861273.)

2. ISSUES FOR CONSIDERATION

- 2.1 Eight representations have been received from local residents.
- 2.2 Issues raised in the representations relate to the potential for a public nuisance and increased anti-social behaviour in the area should the premises licence be granted.
- 2.3 To give a better idea of the situation of the premises a location map can be found in **Appendix 'D'**.

2.4 The Sub Committee will now need to consider this application.

3. STATUTORY BODIES' RESPONSE

3.1 Devon & Cornwall Constabulary
No representations have been received.

3.2 Devon & Somerset Fire & Rescue Service
No representations have been received.

3.3 Area Child Protection Committee and Local Safeguarding Children Board
No representations have been received.

3.4 Devon Trading Standards
No representations have been received.

3.5 South Hams District Council, Environmental Health Department (Pollution)
No representations have been received.

3.6 South Hams District Council, Environmental Health Department (Health & Safety)
No representations have been received.

3.7 South Hams District Council, Planning Department
No representations have been received.

3.8 Primary Care Trust/Local Health Boards, Devon Drug and Alcohol Action Team
No representations have been received.

4. RELEVANT LICENSING POLICY CONSIDERATIONS

Licensing Objectives

4.1 Section 2.1 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).

4.2 Section 2.2 of the Policy states: A licence will only be granted where the Licensing Authority is satisfied that these objectives have been met.

4.3 Section 2.3 of the Policy lists the kind of measures the Licensing Authority will be expecting to see taken into account to promote the objectives.

Conditions

- 4.4 Sections 2.5 & 2.6 of the Policy sets out additional legislation, strategies, policies and guidance to which the Licensing Authority will have regard. Section 4 of the policy sets out what the Sub-Committee should consider before imposing conditions on a licence.
- 4.5 The Guidance issued under Section 182 of the Licensing Act 2003 which was revised and re-published in June 2014 state:
- 4.6 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 is appropriate to impose conditions to promote one or more of the four licensing objectives (paragraph 10.8 of the guidance).
- 4.7 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 2.22 of guidance).

Licensing Hours

- 4.8 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.
There is no presumption within the legislation for longer opening hours.
- 4.9 Section 6.5 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.

- 4.10 Paragraph 10.13 of Guidance issued under Section 182 of the Licensing Act 2003 states: shops, stores and supermarkets should normally be free to provide sales of alcohol for consumption off the premises at any times when the retail outlet is open for shopping unless there are good reasons, based on the licensing objectives, for restricting those hours

Children

- 4.11 Section 7.1 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.
- 4.12 Section 7.2 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.

5. LEGAL IMPLICATIONS

- 5.1 The Act requires mandatory conditions to be imposed (if applicable) on the licence, the wording of which is prescribed by the Act but may be summarised as follows:

(a) Section 19 - Mandatory conditions relating to the supply of alcohol

No alcohol may be supplied unless there is a Designated Premises Supervisor who also holds a personal licence.

Every supply of alcohol under a premises licence must be made or authorised by a personal licence holder.

(b) Section 19A - Irresponsible drinks promotions

Staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(c) Section 19A - No alcohol to be dispensed directly into the mouth of another person

No alcohol is dispensed directly by one person into the mouth of another

(d) Section 19A - Free drinking water

That free tap water is provided on request to customers where it is reasonably available.

(e) Section 19A - Age verification policy

- (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
- (2) 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 in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

(f) Section 19A - Minimum measures for alcoholic beverages

The responsible person shall 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 whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml; and

(b) customers are made aware of the availability of these measures.

(g) Section 19A – Minimum permitted price for the sale or supply of alcohol

(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 amount 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) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994(b).

(h) Section 20 - Mandatory condition relating to exhibition of films

Children may only be admitted to films in accordance with the classification recommendations of the British Board of Film Classification, or as recommended by the Licensing Authority.

(i) Section 21 - Door Supervision

Where door supervisors are specified by condition, those individuals must be licensed by the SIA.

5.2 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, responsible authorities or any other person). The sub-committee must disregard any information or evidence not relevant to the licensing objectives.

5.3 The 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.

- 5.4 The Act requires (Section 18) that in dealing with a new application, the committee takes any of the following steps which are appropriate for the promotion of the licensing objectives:
- (a) To grant the Licence subject to:-
 - i any Mandatory Conditions required;
 - ii modifying the conditions which have been specified in the operating schedule;
 - (b) to exclude any of the licensable activities to which the application relates;
 - (c) to refuse to specify a person in the licence as the premises supervisor;
 - (d) to reject the application

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.

- 5.5 The 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, the evidence produced of any problems in the past, and 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. That 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 issues, and any other relevant ones, may be explored at the hearing in so far as it reflects the four licensing objectives.
- 5.6 If the Sub-Committee rejects the application, or modifies the conditions of the licence, the applicant or any person who made relevant representation in relation to the application may appeal within 21 days of notification of the decision to the Magistrates' Court. Those making relevant representations may also appeal if they believe that the licence should not have been varied, or that, when varying the licence, the Licensing Authority ought not to have modified the conditions, or ought to have modified them in a different way. 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.
- 5.7 If extended hours/licensable activities are granted, the Licensing Act contains review provisions which enable a responsible authority or any other person to apply to this Licensing Authority for a review of the licence. A hearing follows which enables the sub-committee to use the normal powers at a hearing (set out

above) but also to suspend the licence for a period of up to three months or to revoke it.

6. FINANCIAL IMPLICATIONS

6.1 There are no direct financial implications to the Council from this Report.

7. RISK MANAGEMENT

Corporate priorities engaged:	There is a link to the Council's priorities of improving Community Life and developing the local Economy.
Statutory powers:	Licensing Act 2003
Considerations of equality and human rights:	Compliance with the Human Rights Act 1998 – Article 6: Right to a fair hearing
Biodiversity considerations:	Not applicable
Sustainability considerations:	As above under corporate priorities engaged
Crime and disorder implications:	Section 17 of Crime and Disorder Act 1998 applies.
Background papers:	Responses to Notices of Hearing Summary of Key Points Guidance on Meeting the Licensing Objectives The Licensing Act 2003 Guidance issued under Section 182 of the Licensing Act 2003 The District Council's Statement of Licensing Policy
Appendices attached:	Appendix A – Application for a new premises licence Appendix B – Representations Appendix C – Summary of business plan Appendix D – Location map

STRATEGIC RISKS TEMPLATE

No	Risk Title	Risk/Opportunity Description	Inherent risk status			Mitigating & Management actions	Ownership	
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel			
1	Ensuring the Licensing Objectives are not undermined	<p>To review the application in line with: The Licensing Act; National Guidance issued by the Secretary of State, and The South Hams District Council Statement of Licensing Policy.</p> <p>To create an increased opportunity for employment in the district.</p> <p>An opportunity to maintain the districts distinctive environment whilst enabling access and sensitive development.</p> <p>To consider whether the proposal would promote tourism. The</p>	3	2	6	↔	<p>To be able to give consideration to representations in line with the Licensing Objectives, namely:- The prevention of Crime and Disorder; Public Safety; The prevention of public nuisance; and The Protection of children from harm.</p> <p>The Licensing Authority follows strict legislation in accordance with the Licensing Act 2003 and adheres to the statutory instruments contained within the Act.</p>	EH Business Support / Licensing Manager.

No	Risk Title	Risk/Opportunity Description	Inherent risk status			Mitigating & Management actions	Ownership
			Impact of negative outcome	Chance of negative outcome	Risk score and direction of travel		
		<p>population doubles in the summer months with tourists and international visitors who are, in the main, families with young children and retired people – the very segments of society who would perhaps be deterred by anti-social behaviour.</p> <p>Failure to adequately consider these issues could result in the Council facing an appeal to the Magistrates Court.</p>					

Direction of travel symbols ↓ ↑ ⇄

MINUTES OF A MEETING OF THE LICENSING SUB-COMMITTEE HELD AT FOLLATON HOUSE, TOTNES ON MONDAY 29 SEPTEMBER 2014

Present: Cllrs John Baverstock, Kathy Cuthbert and John Squire
Sue Nightingale, Solicitor
Darryl White, Democratic Services Manager
Naomi Wopling, Licensing Officer

Members also in attendance:

Cllr Alan Gorman

Also in attendance and participating:

Mr Bill Eaton – Applicant
Mr James Kershaw - Environmental Health Officer (EHO)
Ms Penelope Nixon – Objector representing the Residents Committee
Mr Richard Scott - Applicant

LSC.6/14 **APPOINTMENT OF CHAIRMAN**

RESOLVED

That Cllr Baverstock be appointed Chairman for the duration of the meeting.

LSC.7/14 **DECLARATIONS OF INTEREST**

Members and officers were invited to declare any interests in the items of business to be considered during the course of the meeting but there was none made.

LSC.8/14 **TO DETERMINE AN APPLICATION FOR THE REVIEW OF A PREMISES LICENCE AT THE IMPERIAL INN, 28 WESTERN ROAD, IVYBRIDGE PL21 9AN**

The Committee considered a report that sought to determine a new Premises Licence at the Pie Shop, 50 Fore Street, Totnes TQ9 5RP in accordance with Section 18 of the Licensing Act 2003.

The Licensing Officer proceeded to present the application and summarised the contents of her report. In so doing, the Licensing Officer made particular reference to the applicants having adjusted their application in recognition of the Live Music Act 2012 having stated that conditions in relation to live music were not enforceable from 8.00am to 11.00pm. Whilst such conditions were not enforceable, the Council did retain the ability to review a licence if it was deemed to be necessary.

1. Address by the Applicants

In their address, Messrs Eaton and Scott made particular reference to:-

- their wish to develop good relations with their neighbours. The applicants stated that it was their intention to be open and honest with their neighbours from the offset and were therefore disappointed at the comments regarding their 'intentions having slipped';
- reassurances in respect of prevention of Anti-Social Behaviour. In providing these reassurances, Mr Eaton confirmed that the business was not intending to compete with pubs for drinkers or off-licences in terms of either price or range. Furthermore, the applicants were prepared to operate a 'Challenge 25' policy;
- music being played. It was proposed that the music would be acoustic and would not be played beyond 11.00pm. In striving to create a comfortable and pleasant atmosphere, the intention was to play ambient background music;
- the proposed opening hours. Whilst the initial intention was to open at 7.00am to enable customers the opportunity to purchase an early morning coffee, Mr Eaton confirmed that the applicants were content to revert to an 8.00am opening time. In addition, the applicants did not envisage regularly staying open until 11.00pm, but did wish to retain the provision to provide for functions such as birthday and office parties;
- the rear courtyard access. The Committee was informed that this access would not be a public right of way and would only be used as a fire exit. In addition, to prevent staff from potentially using this area as a smoking area, the applicants were also prepared to make this a no smoking area;
- noise concerns. To allay the noise concerns, the applicants were prepared to undertake measures including: ensuring that empty bottles were put out at the time of collection; deliveries only taking place during sociable hours; installing soft closure mechanisms to prevent doors from banging; and installing vibration mats under freezers. In light of the objector comments specifically regarding the noise generated by the ventilator, the Environmental Health Officer present confirmed that he was unaware of any such complaints, but any would be investigated through the statutory noise provisions;
- the takeaway description. In stating that the description was slightly misleading, the business was primarily looking at catering for lunch and tea time takeaway and was not considering offering a late night takeaway service.

2. Address by Ms Nixon

In her address, Ms Nixon reiterated that it was the overriding wish of the objectors for the premises to remain unlicensed. In focusing upon each of the four licensing objectives, Ms Nixon advised that:

Prevention of Crime and Disorder

The objectors considered it to be foolhardy to grant a licence to another premise in such close proximity to other venues. Since each of these venues would be closing at similar times, there was the potential for increased incidents of disorder. In addition, there were no public conveniences located in close proximity to this area.

Public Safety

Ms Nixon highlighted that this application would result in increased street litter and broken glass around the premises. Moreover, since the pavement was particularly narrow in this area, smokers would congregate on the highway which was not only putting their safety at risk, but was also intimidating for local residents.

Public Nuisance

Ms Nixon referred to the noise being generated by music, customers talking over this music and the industrial air conditioning unit. In expressing her concerns, Ms Nixon also pointed out the close proximity to the neighbouring properties and, due to the age of the premises, the sound tending to reverberate around the walls which further exacerbated the issue.

Protection of Children from Harm

Ms Nixon informed the Sub-Committee that an additional licensed premises in the area was likely to be the tipping point whereby young families would not wish to rent properties in the area. Such was the housing crisis in Totnes that the area could ill afford to lose another property for the rental use of families.

(At 2.40pm, the Sub-Committee adjourned in the presence of Mrs Nightingale to consider the application and reconvened at 3.05pm).

3. The Decision

“We have considered the application for a new premises licence at the Pie Shop, 50 Fore Street, Totnes.

We have considered the Statement of Licensing Policy, the government guidance and our obligations that relate to the promotion of the licensing objectives.

We have read carefully the written representations received from parties not present today and have read carefully representations received from parties present plus additional statements from persons here today. We have also considered the conditions proposed by the applicant and those suggested by Environmental Health.

It is our decision to grant this application subject to the following changes being incorporated into the operating schedule. We have determined these changes to be APPROPRIATE to achieve the licensing objectives:

- Opening hours (for sale of alcohol):
 - Sunday to Thursday (inclusive) – 11.00am to 10.30pm, with the restaurant closing at 11.00pm;
 - Friday to Saturday (inclusive) – 11.00am to 11.00pm, with the restaurant closing at 11.30pm.
- It is appropriate to put back the opening hours from 7.00am to 8.00am;
- In respect of Christmas Eve and New Years Eve, it is deemed appropriate to approve this part of the application as proposed on the operating schedule;
- Alcohol can only be taken off site in sealed containers;
- No Smoking signs will be erected at the front and rear of the premises;
- The following soundproofing measures be implemented:
 - Soft bottoms will be put on chair and table legs;
 - Soft closure mechanisms to be installed to prevent doors from banging;
 - Vibration mats to be put under freezers.
- That the 'Challenge 25' proof of age policy be adopted (to replace the 'Challenge 21' condition);
- No public access to the rear courtyard;
- Bottles only to be taken outside shortly before a collection is due;
- Deliveries to only taken place during sociable hours;
- Sufficient provision of tables and chairs to accommodate all customers being seated.

It is our decision that this is appropriate for the following reasons:

- The business plan states that there is no need for later alcohol sales; and
- The premises are in particularly close proximity to neighbouring properties."

As a general point, the Sub-Committee also made reference to live and recorded music and wished to point out that, since the premises was surrounded by dwellings, it was felt right and proper that music should be conducted in an acceptable way for neighbours. As a polite reminder, the Sub-Committee wished for the applicants to bear in mind their neighbours and reiterated the potential ability for the Sub-Committee to revoke the licence.

Chairman

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