



West Devon  
Borough  
Council

The Licensing Department, West Devon Borough Council,  
Kilworthy Park, Drake Road, Tavistock, PL19 0BZ.  
Tel: 01822 813600 email: [licensing@westdevon.gov.uk](mailto:licensing@westdevon.gov.uk)

**SUMMARY OF STATEMENT FOR LICENSING SUB-COMMITTEE**

Your statement below will be read out should you be unable to attend the hearing.

These are the key points I intend to raise at the Licensing Sub-Committee meeting:

Application: **New Premises Licence**

By: **M&C Beech Ltd**

of:

Name of premises: **The Stannary Arms, 2 King Street, Tavistock, PL19 0DS**

Key Points		
Which of the four licensing objectives does your <i>application, representation or objection</i> relate	(✓)	Please enter a summary of your key points in the table below. Please use an additional page if necessary
<b>Prevention of crime &amp; disorder</b>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>No representations have been received from any of the responsible authorities.</li> <li>Constructive communications have been made with Police representatives in order to mitigate the risks of crime and disorder (see Police Conditions).</li> <li>Regarding the specific objection (Objection 5) regarding 'drunken disorder on a weekly basis', as the DPS we take the responsibility very seriously and will do everything to mitigate any type of disorder in and around our premises. However we cannot comment on incidents that have occurred in the past and can only reassure local residents that we intend to uphold this licensing objective. We cannot also respond to incidents that have occurred at other establishments.</li> </ul>
<b>Public safety</b>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>No representations have been received from any of the responsible authorities.</li> <li>Regarding the specific issue of narrow pathway (Objection 5), as the objection states this is an historical street design that is potentially more dangerous during hours of peak traffic, late night risks should be considered less than daytime due to less traffic. Furthermore it is the DPS responsibility to ensure that the sale of alcohol is monitored to ensure the safety of personnel who are leaving the premises.</li> </ul>

<p><b>Prevention of public nuisance</b></p>	<input checked="" type="checkbox"/>	<ul style="list-style-type: none"> <li>• No representations have been received from any of the responsible authorities.</li> <li>• Where recorded and live music is played; it will, in most cases, be played within the function room on the ground floor of the building.</li> <li>• Where recorded and live music is played; it will be monitored regularly by the DPS.</li> <li>• Where recorded and live music is played; Windows and doors will be kept closed for the duration of all licensable activities and while the premises is open to the public.</li> <li>• Where recorded and live music is played: the DPS will have complete control the sound levels of the music.</li> <li>• In relation to Objection 7, we are also a young family and will take this comment seriously ourselves.</li> <li>• We have also sent letters to all people who have made representations in an effort to engage with the local community and appease any concerns local residents may have. We are also open to regular dialogue with our close neighbours and wider community so we can gauge and respond to feedback.</li> <li>• Whilst we fully recognise the concerns of people in relation to noise and nuisance levels, we are of the opinion that any premises that is habited in or around the near vicinity of a busy town such as Tavistock will be, from time to time, subject to various levels of acceptable noise.</li> <li>• We cannot comment on incidents of loud music that have occurred in the past and can only reassure local residents that we intend to uphold this licensing objective.</li> </ul>
<p><b>Protection of children from harm</b></p>	<input type="checkbox"/>	<p>N/A – we do not believe that any representations have been made in relation to this objective.</p>
<p>Your Signature:</p>	<p>Your address:</p>	
<p>Name:</p>	<p>Martyn &amp; Clare Beech (M&amp;C Beech Ltd c/o Stannary Arms, Tavistock.</p>	

## **M&C BEECH LTD C/O THE STANNARY ARMS**

13<sup>th</sup> January 2021

Martyn & Clare Beech

### **Representations to Premises License Application: The Stannary Arms, Tavistock**

Dear local resident,

We are in receipt of your representations via the Licensing Sub-Committee and thought it would be beneficial to engage you directly regarding these representations and thank you for taking the time to record your concerns as per the consultation process.

It is our sole intention to completely uphold the four licensing objectives which are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

Please be aware that the following responsible authorities have been consulted under the Licensing Act 2003, subsequently there are no outstanding representations from:

- Devon and Cornwall Police
- 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)

We thought it would be helpful to confirm to you the commitments we have made, as a business, in regards to conditions proposed within the operating schedule, which will promote the four licensing objectives below.

#### **The prevention of crime and disorder**

During the consultation period, in liaison with the Police, we have agreed to include additional conditions to address the licensing objectives, a copy of the additional conditions is attached. Specifically we have agreed with the police that people will not be admitted onto the premises after a certain time thus mitigating to risk of the people moving from other establishment to the Stannary Arms late at night.

**Proposed Conditions in order to promote the Prevention of Crime and Disorder licensing objective are as follows;**

The premises licence holder must risk assess the requirement for door supervisors at the premises and use door supervisors in such number and at such times as deemed necessary by the risk assessment.

There will be no admissions or re-admissions to the premises after 00:00 hrs.

The provision of off sales shall terminate at 23.00hrs.

Restrictions on external smoking areas

Patrons will be asked not to stand at the front of the premises to smoke or consume alcohol.

Public use of the **ground floor external area** – (the area shown on the plan as the outside area to the rear of the kitchen). This area will be used as the ground floor designated smoking area. There must be no use of this area for the consumption of food and/or drink. The area will have adequate lighting and monitored by CCTV.

The first-floor external area marked **Outdoor Smoking Area** - There must be no public use of this area and no lighting except in the case of emergency between the hours of 2200 and 0800. The area will be monitored by CCTV.

CCTV

The CCTV will cover areas of the premises to which the public have access including any outside areas.

Substance misuse

The Premises Licence holder will have and retain a written drugs policy detailing the actions to be undertaken to minimise the opportunity to use or supply illegal substances within the premises. The drugs policy will be the subject of training for all members of staff.

The Licence holder and Designated Premises Supervisor will ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area(s) has on the surrounding community.

### **Public safety**

There is a concern regarding the safety of customers when leaving the premises due to the narrowness of the pavement on King Street, which is adjoined to a main road and may result in traffic related incidents. Regarding this specific issue of the narrow pathway, as with the majority of streets within Tavistock, this is a historical street design that as the objection states is potentially more dangerous during hours of peak traffic, we would consider the risk late at night to be considerably lower due to the significant reduction in traffic at that time.

### **Conditions Proposed in order to promote the Public Safety licensing objective are as follows**

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying the application.

Adequate and appropriate first aid equipment and materials will be kept on site, regularly checked and kept in an easily accessible place for staff.

Public areas will be maintained free from obstruction and trip hazards.

All exit routes will be kept unobstructed, with non-slippery and even surfaces, free of trip hazards and clearly signed.

### **The prevention of public nuisance**

Regarding any type of representation relating to public nuisance, can we assure you that as the Designated Premises Supervisor (DPS) I/we take this responsibility very seriously and will do everything within our powers to mitigate any type of public nuisance in and around our premises. However please be aware that we are unable comment on, or about, any public nuisance or disorder emanating from other establishments.

### **Conditions Proposed in order to promote the Protection of Children From Harm licensing objective are as follows:**

A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport, military identification, EU identity card, or proof of age card with the PASS Hologram. Appropriate signage will be in place at the point of sale.

A refusal to serve log will be maintained and made available for inspection to officers upon request. This log shall include the date, time, name and signature of the staff member who refused the sale.

This log will be countersigned by the DPS of the premises on a monthly basis.

All staff shall be suitably trained in the requirements of the Challenge 25 policy, the operating procedures for refusing service to any person who is drunk or is underage or appears to be underage.

Training will be repeated at least every **6 months** and will be recorded in documentary form that will kept at the premises and be available for inspection at the time of request by a member of any relevant authority. The records will be retained for at least 6 months.

### **Conditions Proposed in order to promote the Prevention of Public Nuisance licensing objective are as follows:**

The Licence holder and Designated Premises Supervisor will ensure that any outside area included in the licence will be controlled in a safe and effective manner to the same standard operated within the premises building and will pay special attention to the impact that the use of the outside area(s) has on the surrounding community.

All highway and public spaces within the vicinity of the premises will be kept litter free to the satisfaction of the licensing authority.

Refuse such as bottles will be placed into receptacles outside the premise at times that will minimize the disturbance to nearby property.

No deliveries will take place between 10pm and 6am.

No collection, including refuses and recyclable food waste shall take place between 10pm and 6am.

Customer notice is to be displayed at all exits asking patrons to leave the premises quietly and respect the needs of the local residents.

No noise generated on the premises or by its associated plant or equipment shall emanate from the premises nor vibration will be transmitted through the structure of the premises which gives rise to a nuisance.

No fumes, steam or odours shall be emitted from the licence premises so as to cause a nuisance to any person living or carrying on business in the area where the premises are situated.

The premises licence holder shall ensure that any patrons drinking and or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure there is no public nuisance or disruption of the public highway.

During the hours of operation of the premises the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises and that this area will be swept and or washed and litter and sweepings collected and stored in the accordance of the approved refuse storage arrangements by close of business.

We hope you receive this letter in good faith and obviously look forward to receiving any further comments you may have regarding our license application.

Kindest Regards,

Martyn & Clare Beech (M&C Beech Ltd)



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2 King Street  
Tavistock  
Devon  
PL19 0DS

I Luscombe esq  
Lead  
Environmental Health and Community Practice  
Licencing Department  
West Devon Borough Council  
Kilworthy Park  
Drake Road  
Tavistock  
Devon  
PL19 0BZ

5 January 2021

Dear Sir

I am writing to you as the Chairman of the Tavistock Branch of the Royal British Legion. The Branch own a property in Tavistock which is split into 2 businesses; one is the King Street Bakery and the other was the Royal British Legion Social Club which then became the Tavy Club.

Unfortunately, the tenants who were running the Tavy Club fell behind in their rental payments and were sadly evicted by the Royal British Legion through High Court Action in March 2018. The Trustees of the building who are the Branch Property Trustees for the whole of the Royal British Legion in London, were persuaded by the Branch not to sell the building because the local Branch and its members recognised that the building was the focal point for serving and ex-serving members of HM Armed Forces and their families. This argument was accepted by the Trustees and a new tenant was sought, although a local Tavonian property developer had offered to buy the building for a paltry sum.

A number of interested parties have come forward but the most feasible approach was that of M & C Beech Limited. Their Business Plan allows for the new pub to become the focal point, and, indeed, the only focal point for the Armed Forces

**Shoulder to shoulder with all who serve**

Registered Charity: The Royal British Legion, Halg House, 199 Borough High Street, London SE1 1AA  
Registered Charity Number: 219279

Community, The Branch membership does not only cover people from Tavistock but also from Lamerton, Milton Abbot, Crapstone, Yelverton, Horrabridge, Peter Tavy, Mary Tavy, Plymouth and also houses the Royal Marines Association as well as our Branch Office. There is no other place in the local area outside Plymouth that cares for this Community.

The building has been a hostelry since the 17<sup>th</sup> Century when it was called the Exeter Inn. It was bought for the British Legion by 3 officers on their return from World War 1. The smaller property was gifted to the British Legion by the US Army whose 29<sup>th</sup> Division had used the whole building for their purposes before embarking for Normandy in 1944.

We, the Branch and the Royal British Legion as a whole, fully support M & C Beech Limited in their application for a licence to operate as a public house and wish our support to be duly acknowledged and recorded.

We Will Remember Them

Yours sincerely