

Thursday, 20 July 2023

**LICENSING SUB-COMMITTEE**

A meeting of **Licensing Sub-Committee** will be held on

**Thursday, 27 July 2023**

commencing at **9.30 am**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,  
Torquay, TQ1 3DR

**Members of the Committee**

Councillor Johns

Councillor Barbara Lewis

Councillor Stevens

---

**Together Torbay will thrive**

---

Download this agenda via the free modern.gov app on your [iPad](#), [Android Device](#) or [Blackberry Playbook](#). For information relating to this meeting or to request a copy in another format or language please contact:

**Governance Support, Town Hall, Castle Circus, Torquay, TQ1 3DR**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk) - [www.torbay.gov.uk](http://www.torbay.gov.uk)

# LICENSING SUB-COMMITTEE AGENDA

1. **Election of Chairman/woman**  
To elect a Chairman/woman for the meeting.
2. **Apologies**  
To receive apologies for absence, including notifications of any changes to the membership of the Sub-Committee.
3. **Declarations of interests**
  - (a) To receive declarations of non pecuniary interests in respect of items on this agenda  
**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
  - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda  
**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.  
  
(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)
4. **Urgent items**  
To consider any other items that the Chairman decides are urgent.
5. **The John Bull, 68-80 Chatto Road, Torquay, TQ1 4HU**  
To consider an application for a new Premises Licence for The John Bull, 68-80 Chatto Road, Torquay, TQ1 4HU.

(Pages 3 - 26)

## **TORBAY COUNCIL**

Public Agenda Item: **Yes**

Title: Licensing Act 2003 – An application for a Premises Licence in respect of The John Bull, 68-80 Chatto Road, Torquay, TQ1 4HU

Wards Affected: **St Marychurch, Torquay**

To: **Licensing Sub Committee** **27 July 2023**

Contact Officer: **Julie Smart**

☎ Telephone: **01803 208025**

✉ Email: **licensing@torbay.gov.uk**

---

### **1. Key points and Summary**

1.1 To consider and determine an application for a new Premises Licence, in respect of the Premise detailed above.

1.2 The application relates to all the Corporate Priorities within the Community Plan.

1.3 The matters raised relate to the Licensing Objectives the “Prevention of Crime and Disorder” and “The Prevention of Public Nuisance”

1.4 The matter must be considered on its merits, having received details of the issues arising either at a hearing or by written Representation. A decision must be made, having considered the Representations, either:-

(a) to grant the licence subject to

(i) such conditions as are consistent with the submitted operating Schedule modified to such extent as the authority considers necessary for the promotion of the licensing objectives, and

(ii) any condition which must under Section 19, 20 or 21 be included in the licence;

(Such conditions may differ in respect of different parts of the Premises and/or different activities).

(b) to exclude from the scope of the licence 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.

*forward thinking, people orientated, adaptable - always with integrity.*

1.5 Reasons for the decision must be given for inclusion in the appropriate Notices

required to be served on the Applicant, Responsible Authorities and all Interested Parties, following the determination of the matter.

## **2. Application**

- 2.1 An application has been made under Section 17 of the Act for a Premises Licence to permit licensable activities at the Premise detailed above. Details of the relevant pages of the application are shown in Appendix 1.

A brief description of the application, is as follows:-

The sale of alcohol by retail for consumption on and off the premises between 1000 and 2400 hours Monday to Sunday.

Recorded music, indoors only, between 1000 and 2400 hours Wednesday to Saturday.

Opening hours of the premises between 1000 and 0030 hours Monday to Sunday.

The Applicant has given the following description of the premises: -

“Public House with outside area for consumption”

The plan accompanying the application is shown in Appendix 2.

- 2.2 The Council as the Licensing Authority is satisfied that the Applicant has met the administrative requirements of Section 17(5) but is unable to issue the Licence, as relevant Representations have been received. The Licensing Authority is also satisfied that the Representations have been received within the appropriate time scale and have not been subsequently withdrawn.

We have received 4 Representations from Interested Parties.

No Representations have been received from any Responsible Authority.

- 2.3 The Authority is required to conduct a hearing under the provisions of Section 18(3) unless all parties agree that this is not necessary.
- 2.4 Appropriate Notices have been issued to all parties, as required by the Licensing Act 2003 (Hearing Regulations) 2005, including, where appropriate, details of the Representation and the procedure to be followed at the hearing.
- 2.5 If the application is refused, in whole or in part, a Right of Appeal to the Magistrates’ Court is granted by Section 181 of the Act and, by Paragraph 1 of Schedule 5, to the Applicant.
- 2.6 If the application is granted, a Right of Appeal to the Magistrates’ Court is granted by Section 181 of the Act and, by Paragraph 2(1) of Schedule 5 to :-
- (a) The holder of the licence against any decision
- (i) to impose conditions on the licence, or
  - (ii) to take any step to exclude a licensable activity or refuse to specify a person as Premises Supervisor.

(b) Any person who made a relevant Representation who desires to contend

- (i) that the licence ought not to have been granted, or
- (ii) that, on granting the licence, the Licensing Authority ought to have imposed different or additional conditions or taken any step to exclude a licensable activity or refuse to specify person as Premises Supervisor.

2.7 Following such Appeal, the Magistrates' Court may:-

- (a) dismiss the appeal,
  - (b) substitute for the decision appealed against any other decision which could have been made by the Licensing Authority, or
  - (c) remit the case to the Licensing Authority to dispose of it in accordance with the direction of the Court,
- and may make such order as to costs as it thinks fit.

**Rachael Hind**  
**Regulatory Services Manager (Commercial)**

### **Appendices**

Appendix 1 Relevant sections of the application form

Appendix 2 Plan of the Premises

Appendix 3 Representations from Interested Parties

### **Documents available in Members' rooms**

None

### **Background Papers:**

The following documents/files were used to compile this report:

Torbay Council Licensing Policy 2021-26

\* required information

### Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

### Applicant Details

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

### Applicant Business

Is the applicant's business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If the applicant's business is registered, use its registered name.

VAT number

Put "none" if the applicant is not registered for VAT.

Legal status

Continued from previous page...

Applicant's position in the business

Home country

The country where the applicant's headquarters are.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Agent Details**

\* First name

\* Family name

\* E-mail

Main telephone number

code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

**Agent Business**

Is your business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

*Continued from previous page...*

Your position in the business

Home country

The country where the headquarters of your business is located.

**Agent Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)



**Section 3 of 21**

**APPLICATION DETAILS**

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

**Confirm The Following**

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- I am making the application pursuant to a statutory function
- I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

**Section 4 of 21**

**NON INDIVIDUAL APPLICANTS**

Provide name and registered address of applicant in full. Where appropriate give any registered number. In the case of a partnership or other joint venture (other than a body corporate), give the name and address of each party concerned.

**Non Individual Applicant's Name**

Name

**Details**

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

LIMITED COMPANY

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Contact Details**

E-mail

Telephone number

Other telephone number

\* Date of birth  /  /   
dd mm yyyy

\* Nationality  [Documents that demonstrate entitlement to work in the UK](#)

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of the premises

For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off- supplies you must include a description of where the place will be and its proximity to the premises.

PUBLIC HOUSE WITH OUTSIDE AREA FOR CONSUMPTION

*Continued from previous page...*

If 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

#### Section 6 of 21

##### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

#### Section 7 of 21

##### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

#### Section 8 of 21

##### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

#### Section 9 of 21

##### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

#### Section 10 of 21

##### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

#### Section 11 of 21

##### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

##### Standard Days And Timings

Continued from previous page...

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

- Indoors       Outdoors       Both

Where taking place in a building or other  
structure tick as appropriate. Indoors may  
include a tent.

State type of activity to be authorised, if not already stated, and give relevant further details, for example (but not  
exclusively) whether or not music will be amplified or unamplified.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Continued from previous page...

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

**Section 12 of 21**

**PROVISION OF PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

- Yes                       No

**Section 13 of 21**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

- Yes                       No

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

- Yes                       No

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

- Yes                       No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises       Off the premises       Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

State the name and details of the individual whom you wish to specify on the licence as premises supervisor

Continued from previous page...

**Name**

First name

Family name

Date of birth  /  /   
dd mm yyyy

**Enter the contact's address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NONE

Continued from previous page...

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

Give timings in 24 hour clock.  
(e.g., 16:00) and only give details for the days  
of the week when you intend the premises  
to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.



*Continued from previous page...*

**Section 18 of 21**

**LICENSING OBJECTIVES**

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

SEE ATTACHED PROPOSED CONDITIONS

b) The prevention of crime and disorder

SEE ATTACHED PROPOSED CONDITIONS

c) Public safety

SEE ATTACHED PROPOSED CONDITIONS

d) The prevention of public nuisance

SEE ATTACHED PROPOSED CONDITIONS

e) The protection of children from harm

SEE ATTACHED PROPOSED CONDITIONS

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

\* I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

Information held by Torbay Council complies with and is held in accordance with the UK Data Protection Act, 1998. The information that you provide on this form will only be used in the processing of the application form, and will only be disclosed where necessary under any applicable legislation and certain circumstances should the application be successful such as publication of business details on a public register, it may also be shared for the purposes of enforcement

You have the right to access your personal information. If you wish to access your personal information or exercise any of your rights under the legislation then please contact Torbay Council's Information Governance team on 01803 207467. Further information can be found on the Information Governance pages on Torbay Council's internet pages at [www.torbay.gov.uk](http://www.torbay.gov.uk)

\* Information may also be shared for the prevention and detection of crime, for example with the police and other agencies as required by law, such as the Audit Commission under the National Fraud Initiative data matching exercise

\* I have gained permission from all licence holders in making this application

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15).

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

\* Full name

\* Capacity

\* Date  /  /   
dd mm yyyy

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/torbay/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

**IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED**

**JOHN BULL  
68-70 CJHATTO ROAD  
TORQUAY TQ1 4HU**

**PROPOSED CONDITIONS.**

The premises shall install, operate and maintain comprehensive digital CCTV.

All public areas of the licensed premises including entry and exit points will be covered, including any outside areas under the control of the premises licence holder.

The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.

All equipment must have a constant and accurate time and date generation.

All recordings will be stored for a minimum period of 28 days with date and time stamping.

Viewable copies of recordings will be provided on request to the Police or local authority officers as soon as is reasonably practicable and in accordance with the Data Protection Act 2018 (or any replacement legislation).

A staff member from the premises who is conversant with the operation of the CCTV system, shall be on the premises at all times when the premises are open. This staff member must be able to provide an authorised officer of a responsible authority, copies of recent CCTV images or data with absolute minimum of delay when requested in accordance with the Data Protection Act 2018 (or any replacement legislation).

The premises shall be responsible for providing appropriate storage media and a quantity of these will be kept on the premises for the purpose of providing downloaded footage.

Any identified defect in the CCTV system shall be logged at the premises and remedied as soon as reasonably practical. The Police Licensing Officer or Police Licensing Team shall be notified by email of all defects, the action required to rectify the situation and the time frame for such action within 24 hours of the defect being identified.

After the premises close, staff shall do everything they reasonably can to ensure that customers leave the area in a quiet and orderly manner and do not stand around in the immediate vicinity of the premises. Notices must be displayed to encourage customers to leave the premises quietly and quickly and to respect the needs of local residents.

The Premises Licence Holder/DPS shall ensure that an Incident Book is kept on the premises and that all incidents are recorded therein on a daily basis and as soon as practicable after the incident has occurred. This record shall include the full names of all person(s) involved, if possible or practical to do so.

All staff shall receive training regarding their responsibilities under the Licensing Act at the commencement of employment, with refresher training being provided at least once a year. Records of all training, shall be maintained and kept at the premises for a minimum period of 12 months. These records shall be made available to the police or Local Authority Licensing Officers for inspection on demand.

Staff will ensure that regular glass collection takes place within the premises.

Noise or vibration will not emanate from the premises such as to cause persons in the neighbourhood to be unreasonably disturbed. In general terms, noise from the premises should not be audible within any noise sensitive premises (e.g. dwelling) with windows open for normal ventilation especially after 11pm. This will be assessed from the boundary to the nearest residential properties, on all sides of the licensed premises.

The handling of beer kegs, bottles and other similar items will not take place in the late evening, at night and during the early morning, when the noise generated could cause a nuisance particularly outside buildings.

The placing of refuse, such as bottles, into receptacles outside the premises takes place at times that will prevent disturbance to nearby properties.

The premises shall operate a Challenge 25 Policy and any individual who appears to be under the age of 25 will be required to produce an approved form of photographic identification as outlined within the Torbay Council Licensing Statement of Principles.

Challenge 25 posters shall be prominently displayed within the premises.

A fire risk assessment must be in place with occupancy for licensable areas.

A notice advising customers that they may be required to prove their age before they can buy alcohol must be displayed at the bar.

The outside seating areas shall be cleared of customers by 23.00 hrs every night. (save for smokers who will not be allowed to take their drinks outside after 11pm)

The premises shall have a zero tolerance to controlled drugs.

All external doors and windows must be kept closed after 23:00.

There shall be no exterior sited speakers or speakers in doorways and lobbies.

Provision of mechanical ventilation and air conditioning system shall not allow noise breakout from the premises or cause a nuisance by its operation.

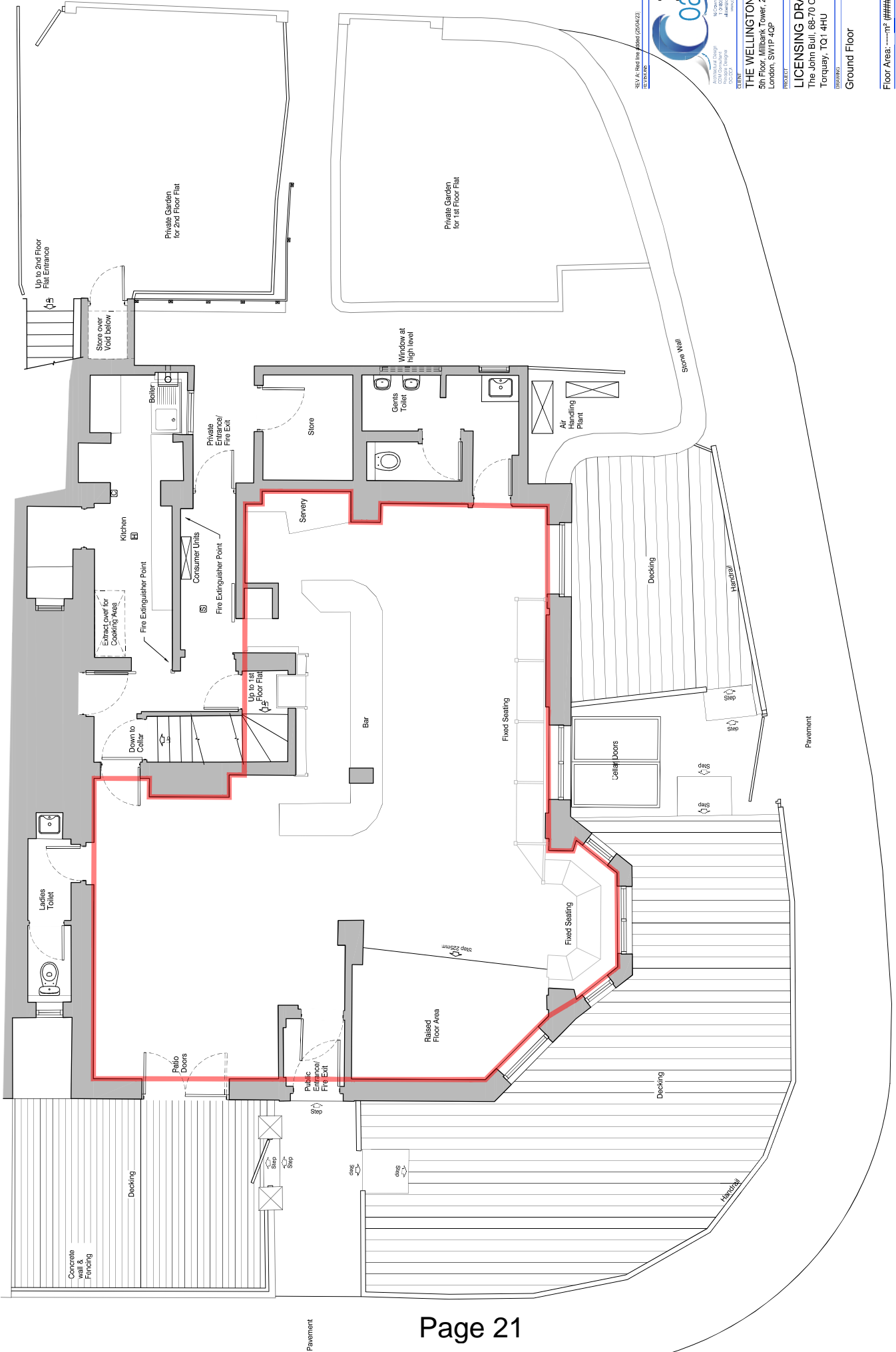
Regular maintenance shall be carried out on all plant and machinery to ensure that noise disturbance from such sources is kept to a minimum.

When recorded music is played, all reasonable steps will be taken to avoid disturbances to neighbouring properties.

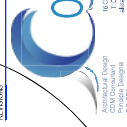
The premises licence holder(s) or designated member of staff will liaise with immediate properties in the event of any noise related issues/complaints to ensure any noise issues are dealt with.

A written noise management policy must be kept on site and available for inspections by appointed officer on reasonable request.

The noise management policy must be reviewed annually.



REV: A Redline Issues (20/04/23)  
 BUSINESS



CLIENT  
 THE WELLINGTON PROPERTY GROUP  
 5th Floor, Millbank Tower, 2, Millbank  
 London, SW1P 4QP

PROJECT  
 LICENSING DRAWING  
 The John Bull, 68-70 Chitto Rd  
 Torquay, TQ1 4HU

DRAWING  
 Ground Floor

Floor Area: -m<sup>2</sup> (####)

REVISION NO.	DATE	BY	CHKD BY
AKB	04/03/23	AKB	AKB
AKB	04/03/23	AKB	AKB
CD2315.LD. 01			

PROJECT  
 CD2315.LD. 01

DATE  
 04/03/23

☐	Detector: Carbon Monoxide
☐	Detector: Smoke
☐	Detector: Heat

**REPRESENTATION 1**

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** John Bull Public House Ref 064390  
**Date:** 22 May 2023 21:49:07

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Good evening

As residents of Homestead Road, Torquay, who have lived here for many years, we wish to raise our objection to the above application.

Homestead Road is a small and quiet cul-de-sac.

The application for playing music up to Midnight 12 AM Wednesday to Saturday, would not be appropriate in this quiet residential area.

In addition the application for serving alcohol up to Midnight, Monday to Sunday, would not be appropriate in this quiet residential area. Some drinkers could then be leaving the Public House at 0 : 30 am which would not be acceptable.

Having alcohol served up to Midnight every day of the week, with music up to Midnight on 4 days of the week, would have a major impact on the residents of Homestead Road, particularly the elderly and young children. It would also impact on many other residential roads and properties in the Chatto Road area. These proposals up to midnight may be appropriate for Public Houses and Night Clubs in Town Centre locations but certainly not in a residential area such as this one. It could have a major effect on the health and wellbeing of many people who could struggle to get to sleep due to the noise pollution, particularly when external doors are left open.

I trust that you will take into account these objections when considering the application from Mr Ian Michael Brierley.

Many thanks.

Kind regards

[REDACTED]

[REDACTED]

## REPRESENTATION 2

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** John Bull 68-70 Chatto Road, Torquay, Devon, TQ1 4HU  
**Date:** 28 May 2023 20:28:04

---

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Licensing,

This email is about the application for late opening at the John Bull Pub.

We object to the late hours application of playing music, alcohol consumption on and off premises.

We object to this application because of the following:

Public nuisance as drunk people are very noisy.

Often rowdy outside the pub.

Late night disorder would increase.

Damage to vehicles of residents.

Very disturbing for families with children of school age and working residents of the street.

Extremely challenging parking on the road.

Increased level of racism due to drunkenness.

We have lived on this road for more than 10 years. Our house is [REDACTED]

With the weather being warmer, we have no choice but to keep our windows open for a bit of fresh air, meaning we cannot sleep properly until after 00:30. Our windows closed doesn't eliminate the problem.

I have to wake-up at 5am to go to work meaning that I will have less than 5 hours of sleep, five days a week and with the very busy pub during the weekend, it'll be impossible for me to catchup with myself.

Our children have been disturbed many times before and struggled to wake-up for school.

We are all aware of the importance of a good night's sleep routine for children.

The loud music, constant noise, people in and out the pub, people coming to sometimes lean on our fence to make a phone call away from the pub loud noise, arguments and fights after 10.30pm are a lot to cope with when you're a resident on the road.

Many residents of the road have more than two cars, just with the people who live on the road it can be difficult to find parking. With people who are coming to the pub it's worse, especially when they leave their cars overnight, it's impossible for us to find a space. Two of my cars have been damaged in the past by people who come to the pub.

[REDACTED], it is challenging enough for me at daytime when pub punters think it's funny to ask me where I come from, it's much worse when they are drunk and are making monkey noises. I dread returning to my home after an evening out because I am worried about the pub punters' behaviour towards me.

Would the council consider a more appropriate plan for the area by implementing "a no customers out after 10.30pm and a cut off at 11pm"?

I hope you will appreciate my email and take it in consideration. Thank you in advance for your understanding.

## REPRESENTATION 3

**From:** [REDACTED]  
**To:** [Licensing](#)  
**Subject:** Representation - Licensing Application Number - 064390  
**Date:** 02 June 2023 12:57:10

---

You don't often get email from [REDACTED] [Learn why this is important](#)

My details are as follows;

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

Firstly, I would just like to mention that I did try to make representation on the 1<sup>st</sup> of June through the website on to receive the message "user not allowed to make representation". I have called to be told that that they are not sure why that is. I have my suspicions though !

I would like to make representation in relation to application number 064390 - The John Bull, 68-70 Chatto Road, Torquay, TQ1 4HU based on the following;

Since change of ownership from [REDACTED] there have been constant issues for local residents. Although doors are meant to be closed from 23:00 hours this is often not the case and we have been woken by loud music from the establishment on many occasions. We have also often been kept awake by the shouting, screaming, swearing and altercations that have happened over the years and, although any licensee may try to prevent that, it's difficult to see how they would do so as inebriated customers leave the establishment. My house sits [REDACTED] the entrance to the pub and we get the full brunt of it.

The John Bull has changed over the years from an establishment for locals into a meeting place for local tradesmen after work, who in the summer are often found sitting outside drinking from mid-afternoon. Many of whom then get into their vans and drive away.

I've lost count of the times that the smell of banned substances that are being smoked has permeated the air necessitating the need for me to keep my windows closed.

Young children often accompany their parents at the pub and continually run up and down the road playing and whilst that itself is not an issue, it is dangerous. Homestead Road is a close and many delivery drivers turn into the road much quicker than they should do. It's an accident waiting to happen. Parents are often ignorant to what the children are doing.

Unfortunately, and worst of all, my wife has had to suffer the occasional lewd remark from



some of the inebriated clientele whilst walking past the John Bull on her way home from work. Something she should never have endure.

Should you require any further information or clarification then please do not hesitate to contact me.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

## REPRESENTATION 4

Hello

I am writing to express our concerns regarding the proposed extension of drinking and live music hours at The John Bull pub on behalf of myself, [REDACTED] and our neighbour Ms [REDACTED] whose house is located [REDACTED] to the pub. We firmly oppose the granting of these new permissions, and I would like to highlight several reasons why such an extension would be detrimental to the residential area.

First and foremost, it is essential to consider that the pub is situated within a residential neighbourhood surrounded by homes, many of which house young families, including our own. As parents, we are concerned about the potential disturbances that extended drinking and live music hours may cause to our children's well-being. Both our children are currently studying for important exams, including GCSEs and A levels, and any disruptions during crucial study periods would undoubtedly have a significantly negative impact on their academic performance.

Furthermore, we must emphasize that our neighbour, [REDACTED] who resides at No [REDACTED] is a 95-year-old individual who deserves and requires uninterrupted rest. Granting extended hours for loud music and rowdy patrons would be highly distressing for her, particularly during late hours when she needs her peace and quiet the most. It is our duty as responsible members of the community to ensure her well-being and respect her need for tranquillity.

We acknowledge that when we moved into this street, we were aware that we would be neighbouring a small local pub, and we have never previously complained about The John Bull during the 17 years we have lived here. We understand the pub's desire to entertain its guests, and we have always accepted this. However, it is important to note that there have been instances over the years where the volume of the music has exceeded reasonable levels and the duration has been excessively prolonged. While we have chosen not to voice our concerns previously, the potential extension of the licensing hours now compels us to object in order to safeguard [REDACTED] peaceful living environment.

We kindly request that you give serious consideration to our objections and the potential impact that extended drinking and live music hours may have on the well-being and tranquillity of the neighbourhood. We strongly oppose the proposed changes and sincerely hope that you will take our concerns into account when making your decision.

Thank you for your attention to this matter.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

