

SWT Licensing Sub-Committee

Friday, 13th August, 2021,
10.30 am

**Somerset West
and Taunton**

Webcasting - Virtual Meeting

[SWT MEETING WEBCAST LINK](#)

Members: Simon Coles, Craig Palmer and Brenda Weston

Agenda

1. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

2. Application to vary a Premises Licence

Members are asked to consider an application to vary a Premises Licence under the Licensing Act 2003 for the Windmill Inn, West Quantoxhead, Taunton TA4 4DS.

(Pages 3 - 44)



**JAMES HASSETT
CHIEF EXECUTIVE**

Report Number: SWT 65/21

Somerset West and Taunton Council

Licensing Sub-Committee – 13 August 2021

Application for the varying of a Premises Licence under the Licensing Act 2003

This matter is the responsibility of Cllr Andrew Sully

Report Author: Brad Fear – Licensing Officer

1 Executive Summary / Purpose of the Report

- 1.1 Members are asked to consider an application to vary a Premises Licence under the Licensing Act 2003 for the Windmill Inn, West Quantoxhead, Taunton TA4 4DS.

2 Recommendations

- 2.1 As relevant representations have been received by the licensing authority, the sub-committee must take such steps as it considers appropriate for the promotion of the four licensing objectives, being:

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

- 2.2 The steps the sub-committee may take are to:

- Grant the proposed variations subject to the conditions identified in the applicant's operating schedule (modified to such extent as the authority considers appropriate for the promotion of the licensing objectives) and any appropriate mandatory conditions.
- Exclude from the scope of the licence any of the licensable activities to which the application relates, or to propose additional conditions relevant to the four licensing objectives.
- Reject the application.

- 3.1 The matters to which this report relates does not impact on any of the issues identified within the Corporate and Function Risk Registers.

4 Background and Full details of the Report

- 4.1 The Windmill Inn is a bar, restaurant and B&B located in West Quantoxhead, overlooking the picturesque St. Audries Church and Bay.
- 4.2 The premises is currently licensed and a copy of the existing licence can be found as **Appendix A**.
- 4.3 An application was received from TLT Solicitors, on behalf of St Austell Brewery (the licence holders), on 24th June 2021 to vary the Premises License for the Windmill Inn. This application was circulated to relevant responsible authorities on the same date, to commence a period of 28 days for consultation. Public notices were also placed up at the premises by the applicant for this consultation period and the application information was posted to the Somerset West and Taunton Council 'list of current licence applications' on the Council's website. A copy of the public notice was also printed in the 1st July 2021 edition of the Somerset County Gazette.
- 4.4 The application has been submitted to vary the layout and design of the premises in accordance with the plan submitted to the local authority. The application and plan can be viewed under **Appendix B**. These changes would allow for the use of an external bar at the rear of the premises. In addition, this is an application to extend the permitted hours for sale of alcohol (on and off the premises) from 11pm until midnight every day (thereby removing the existing nonstandard timings which are no longer required) and to add conditions in order to update the operating schedule of the premises licence. The application includes the proposal of three conditions offered up by the applicant, to apply directly to the external bar area (these can be found under 'Part 3- Variation' of the application attached under Appendix B).
- 4.5 In addition to the three proposed conditions corresponding to the external bar serverly area, the applicant has identified steps they intend to take to promote the licensing objectives, and this is often referred to as being part of the 'operating schedule'. The licensing authority routinely modifies the content of this part of the application in order to form conditions of the licence; conditions which, if breached, result in an offence being committed. Additionally, during the 28 day consultation period the applicant and Avon & Somerset Police were able to come to an agreed position regarding the preferred wording of certain conditions. The operating schedule as it currently stands, therefore—as agreed between the applicant, Licensing Authority and Avon and Somerset Police—can be viewed under **Appendix C**.

Representations

- 4.6 Representations against the application have been received from interested parties within the 28-day consultation period. These are shown in **Appendix D**. The main areas of concern are the possibility of public nuisance/disturbance to local residents/neighbours if the Licencing hours are extended until later in the night. In particular, references are made to the use of external areas for live events and the potential impact this may have in the way of noise disturbance. There have also been some concerns flagged around public safety, as the pub is situated alongside a busy main road.

Representations from Responsible Authorities

- 4.7 No formal objections/representations were raised by responsible authorities during

the 28 day consultation period.

4.8 Mediation

A mediation meeting was held on Tuesday 3rd August via Zoom between the applicants and a number of residents/objecting parties, and was mediated by the Licensing Officer. The applicant was keen to assure attendees that they did not intend to make the proposed changes to the licence with the intention of running regular live events, but rather to accommodate private functions and dining arrangements. Contact had already been made between Craig Holmes (the designated premises supervisor) and a number of residents before the mediation and the applicant expressed a desire to work with the community/residents and maintain a good relationship. The applicant also pointed out that the existing licence (as per **Appendix A**) makes allowances for late night regulated entertainment already, though this has not been utilised/ abused in the past. Residents present reiterated the concerns raised in their representations; in particular, the worries they had that the allowance of later hours for alcohol sales may encourage noisier and more disruptive behaviour later into the night. They also noted that while the applicant would not be looking to hold regular live events in the near future, the amended licence would still allow for such disruptive live events further down the line—either by the current premises supervisor or by anyone taking on the licence after him. There were a number of concerns raised about possible parking related problems should events attract larger numbers of late night customers, but it was noted that this was an issue to be discussed outside of the mediation (i.e. this does not fall under the four licensing objectives). On the subject of potential public nuisance, however, a proposal was put forward by one resident—that the applicant might consider a licence that limits the number of events (i.e. dates on which the licensable hours might be extended) to a set number (a total of nine events was proposed as an example). While a compromise could not be reached during the mediation meeting itself, the applicant was happy to take away the proposal and consider concerns raised after the mediation meeting.

After considering the issues raised during mediation, the applicant submitted to the Licensing Authority their current position (see **Appendix E**). While the applicant regrettably could not agree to the proposal to limit the number of yearly events/extensions to licensable hours, they were happy to further amend their licence to reduce the existing regulated entertainment timings (i.e. live and recorded music) to fall in line with the proposed alcohol hours—meaning that this would also be licensed only until midnight, seven days a week. This proposal was circulated to the objecting residents for their consideration. At the time of writing this report, however, the Licensing Authority has not received any withdrawals of objection from residents.

Responses to notice of hearing

- 4.9 Notices of hearing were sent out by e-mail on Wednesday 28th July 2021 to the applicant and objecting parties. The applicant’s response to the notice of hearing is included within Appendix E, while responses from residents/objecting parties are shown as **Appendix F** (Please note: these are responses received as of the time of posting this report. Further relevant responses will be circulated for the sub-committee’s consideration, should these be received).

Relevant Licensing Policy considerations

- 4.10 Section 1.2 of the Authority’s Licensing Policy states: “The Act requires the Licensing Authority to carry out its various licensing functions so as to promote the four licensing objectives”. “These four objectives will be the paramount considerations

when determining a course of action in relation to the Licensing Authority's licensing functions. Each objective will be given equal importance". The four objectives are: the prevention of crime and disorder, public safety, prevention of children from harm and prevention of public nuisance.

Conditions

- 4.11 Section 1.5.2 of the Policy states "The Licensing Authority may only impose conditions on a premises licence if they are consistent with the operating schedule or after receiving relevant representations. Any conditions attached to the licence must relate to the promotion of the Licensing Objectives".
- 4.12 The Act requires that licensing conditions should be tailored to the size, style, characteristics and activities taking place at the premises concerned.
- 4.13 The guidance issued under Section 182 of the Licensing Act 2003 states: "(9.38) *All licensing determinations should be considered on a case by case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. (9.39) The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. (9.40) Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. Whilst this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters.*"

5 Links to Corporate Aims / Priorities

- 5.1 The granting of this application would support an existing business within the district, creating additional sources of income. However, considerations must also be made, where necessary, to the Corporate Strategy's commitment to – where the granting of varying of any premises licence is concerned – 'reduce anti-social behaviour, through working with residents'.

6 Finance / Resource Implications

- 6.1 None.

7 Legal Implications

- 7.1 The Licensing Sub Committee, when determining this application, must comply with the Licensing Act 2003. It should also have due regard to the Home Office Guidance and the Council's Licensing Policy.
- 7.2 In determining an application relating to a Premises Licence, any Responsible Authority or other party can make representations in relation to the application.
- 7.3 The Licensing Act 2003 created four licensing objectives and in determining this application, only factors that relate to the licensing objectives can be taken into account. Any representation must relate to the licensing objectives and any

conditions added by the Licensing Sub Committee must relate to the promotion of the licensing objectives.

Human Rights Act 1998

- 7.4 The sub-committee must also have regard to the provisions of the Human Rights Act 1998 when determining this application. The 1998 Act made the European Convention of Human Rights directly enforceable in British courts. The relevant provisions are Article 6 (right to a fair trial), Article 8 (right to respect for private and family life), Article 11 (freedom of association) and Article 1 of the First Protocol (right to peaceful enjoyment of one's possessions). These provisions require the sub-committee to identify correctly the competing interests, give each appropriate weight in the circumstances of the case, and balance them against each other in order to arrive at a fair and reasonable decision.

Appeals

- 7.5 If the sub-committee modifies conditions or rejects the application, the applicant may appeal within 21 days of notification of the decision to the Magistrates' Court. Those making relevant representations may appeal if they believe that the licence should not have been granted, or that, when granting the licence, the Licensing Authority ought to have imposed different or additional conditions or excluded a licensable activity. 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.

8 Environmental Impact Implications (if any)

- 8.1 None identified

9 Safeguarding and/or Community Safety Implications (if any)

- 9.1 None identified.

10 Equality and Diversity Implications (if any)

- 10.1 None identified.

11 Social Value Implications (if any)

- 12 No social value implications were identified.

13 Partnership Implications (if any)

- 14 No partnership implications were identified.

15 Health and Wellbeing Implications (if any)

- 15.1 Through effective regulation, confidence in licensed premises and activities can be maintained, helping communities to thrive.

16 Asset Management Implications (if any)

- 16.1 No asset management implications have been identified.

17 Consultation Implications (if any)

17.1 None identified.

18 Scrutiny Comments / Recommendation(s) (if any)

18.1 Not applicable.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Cabinet/Executive – No**
- **Full Council – No**

Reporting Frequency : X Once only

List of Appendices

Appendix A	Copy of existing licence for the Windmill Inn
Appendix B	Application to vary the premises licence and attached plan
Appendix C	Operating schedule agreed between applicant, Licensing, and Avon and Somerset Constabulary.
Appendix D	Objections/representations received from members of the public.
Appendix E	Applicant position following mediation meeting
Appendix F	Responses to Notice of Hearing

Contact Officers

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Email	B.Fear@somersetwestandtaunton.gov.uk



**Somerset West
and Taunton**

Somerset West and Taunton Council PO Box 866 Taunton TA1 9GS	Email: Enquiries@somersetwestandtaunton.gov.uk Website: www.somersetwestandtaunton.gov.uk Telephone: 0300 304 8000
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Licensing Act 2003 - Premises Licence

Premises licence number

LN/000001578

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

The Windmill Inn, West Quantoxhead, Taunton, Somerset

Post town	West Quantoxhead	Post code	TA4 4DS
Telephone number	01984 633004		

Where the licence is time limited the dates

Licensable activities authorised by the licence

Bar Room/Restaurant

Alcohol On and Off Sales
Recorded Music
Facilities for Making Music

Function Room/Skittle Alley

Live Music
Recorded Music
Facilities for Making Music
Facilities for Dancing
Facilities/similar to Facilities for Making Music / Facilities for Dancing
Alcohol On and Off Sales

APPENDIX A

The times the licence authorises the carrying out of licensable activities

**Recorded Music / Facilities for Making Music / Live Music / Facilities for Dancing
Facilities/similar to Facilities for Making Music / Facilities for Dancing**

Sundays:	00:00 to 00:00	Mondays:	11:00 to 01:00
Tuesdays:	11:00 to 01:00	Wednesdays:	11:00 to 01:00
Thursdays:	11:00 to 01:00	Fridays:	11:00 to 01:00
Saturdays:	11:00 to 00:00		

Alcohol On and Off Sales

Sundays:	12:00 to 23:00	Mondays:	10:00 to 23:00
Tuesdays:	10:00 to 23:00	Wednesdays:	10:00 to 23:00
Thursdays:	10:00 to 23:00	Fridays:	10:00 to 23:00
Saturdays:	10:00 to 23:00		

Variations:

On Good Friday, 12:00 to 22:30.

On Christmas Day, 12:00 to 15:00 and 19:00 to 22:30.

On New Year's Eve, except on a Sunday, 10:00 to 23:00.

On New Year's Eve on a Sunday, 12:00 to 22:30.

On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The opening hours of the premises

24 hours, 7 days a week

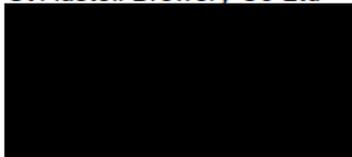
Where the licence authorises supplies of alcohol whether these are on and/or off supplies

On and Off Supplies

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

St Austell Brewery Co Ltd



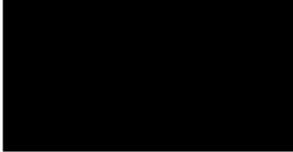
APPENDIX A

Registered number of holder, for example company number, charity number (where applicable)

107021
Limited Company

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Mr Craig David Holmes



Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises the supply of alcohol



Mid Devon Council

This licence comes into effect on 21st October 2019,

Dated: 21st October 2019



Head of Customer

Annex 1 - Mandatory conditions

Supply of alcohol

1. No supply of alcohol may be made under the Premises Licence –
 - (a) At a time when there is no Designated Premises Supervisor in respect of the Premises Licence; or
 - (b) At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended.
2. Every supply of alcohol under the Premises Licence must be made, or authorised by a person who holds a Personal Licence.
3.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises.
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to –
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

APPENDIX A

5.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol;
 - (2) The designated premises supervisor in relation to the premises licences must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy;
 - (3) 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 either:-
 - (a) a holographic mark or
 - (b) an ultraviolet feature.
6. 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) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.
7. 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.
8. 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;
 - (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;

APPENDIX A

- (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.
9. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
10. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax;
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

APPENDIX A

Annex 2 - Conditions consistent with the Operating Schedule

N/A

APPENDIX A

Annex 3 - Conditions attached after a hearing by the licensing authority

N/A

APPENDIX A

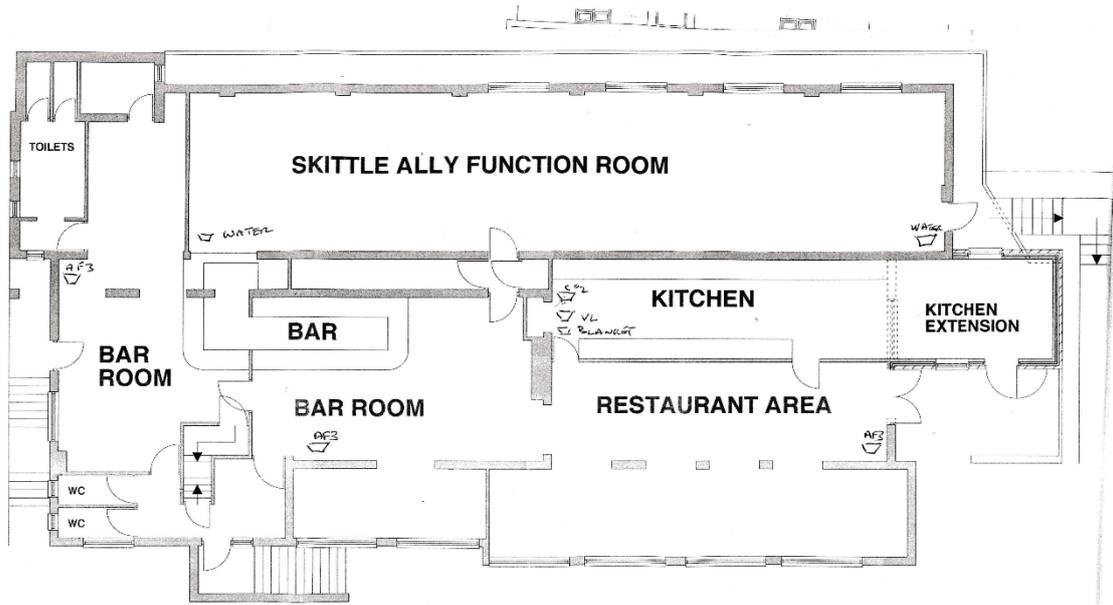
Annex 4 – Plans

The Windmill, TA4 4DS
Ground Floor Plan only

Scale: 1/100

APPENDIX A

THE WINDMILL
TA44DS.



GROUND FLOOR PLAN ONLY

SCALE 1:100

APPENDIX B

Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We St Austell Brewery Co Ltd

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number LN/000001578
--

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description The Windmill Inn West Quantoxhead			
Post town	Taunton	Postcode	TA4 4DS

Telephone number at premises (if any)	N/A
Non-domestic rateable value of premises	£22,000.00 (Band B)

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)			
Current postal address if different from premises address			
Post town	St Austell	Postcode	PL25 4BY

APPENDIX B

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect? DD MM YYYY

--	--	--	--	--	--	--	--

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)

This is an application to vary the layout and design of the premises in accordance with the submitted plan. The changes consists of the permitting the use of an external bar at the rear of the premises (as noted on the enclosed plan). The internal licensable area of the premises is to remain unchanged from its current permission.

The locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

Conditions proposed below to relate to the use of external area and bar only;

- The external bar servery is to operate for the sale and supply of alcohol from 11:00h until 23:00h on any day.
- The external bar will be supervised at all times when in use.
- The external bar will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

In addition, this is an application to amend the permitted hours for sale of alcohol (on and off the premises) until midnight every day (thereby removing the existing nonstandard timings which are no longer required) and to add conditions in order to update the operating schedule of the premises licence (please see part M of this application).

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

n/a

APPENDIX B

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please see guidance note 3)	Please tick all that apply
a) plays (if ticking yes, fill in box A)	<input type="checkbox"/>
b) films (if ticking yes, fill in box B)	<input type="checkbox"/>
c) indoor sporting events (if ticking yes, fill in box C)	<input type="checkbox"/>
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	<input type="checkbox"/>
e) live music (if ticking yes, fill in box E)	<input type="checkbox"/>
f) recorded music (if ticking yes, fill in box F)	<input type="checkbox"/>
g) performances of dance (if ticking yes, fill in box G)	<input type="checkbox"/>
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	<input type="checkbox"/>

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

APPENDIX B

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 6)		
	1000	0000			
Tue					
	1000	0000			
Wed			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
	1000	0000			
Thur					
	1000	0000			
Fri					
	1000	0000			
Sat					
	1000	0000			
Sun					
	1200	0000			

APPENDIX B

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

APPENDIX B

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

As per current licence (LN/000001578) save for those amendments made to the operating schedule by this application.

The locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.

Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.

Conditions proposed below to relate to the use of the external area and bar only:

- The external bar servery is to operate for the sale and supply of alcohol from 11:00h until 23:00h on any day.
- The external bar will be supervised at all times when in use.
- The external bar will be inaccessible to customers when not in use to ensure they do not have access to any alcohol.

b) The prevention of crime and disorder

An incident and refusals log ('the log') will be kept and maintained at the premises and all incidents and refusals of sales of alcohol shall be recorded in it. As a minimum, the log will record the date and time of the incident/ refusal, the name of the person making the entry, the nature of the incident/ refusal and any actions taken.

A log for all incidents is to be kept and maintained. This log must be available to Police or Council Officers on reasonable request. Relevant offences will be reported to Police in good time.

c) Public safety

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

1. The DPS/ manager will undertake a weekly inspection of the public areas of the premises to identify anything might present an identifiable risk to public safety. Any risks identified that are deemed to be unreasonable must be rectified at the earliest possible opportunity

d) The prevention of public nuisance

A dispersal policy ('the policy') will be drawn up and implemented to ensure that as far as practicable customers leaving the premises at the end of each night's trading session do so quickly and quietly. The policy will be disseminated to staff as required to ensure that it is properly implemented and a copy kept at the premises for inspection by licensing or other responsible authority officers on reasonable request.

A sign will be displayed at each exit from the premises asking customers to respect the rights of nearby residents not to be disturbed.

APPENDIX B

e) The protection of children from harm

A Challenge 21 policy shall operate in the premises in relation to the sale of alcohol.

The only type of identification that will be accepted is a photo driving licence, passport, PASS (Proof of Age Standards Scheme) or accredited Military identification cards.

All staff shall be aware of the law regarding the refusal of service to any person who is drunk or is underage and shall be aware of how to seek ID from anyone who appears to be underage.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or **(paid online)**
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable **(submitted online)**
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

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

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	23 June 2021
Capacity	Solicitor and Authorised to Applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

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Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15) Ellie-Nicole Davis TLT LLP One Redcliff Street			
Post town	Bristol	Post code	BS1 6TP

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe 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 of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:

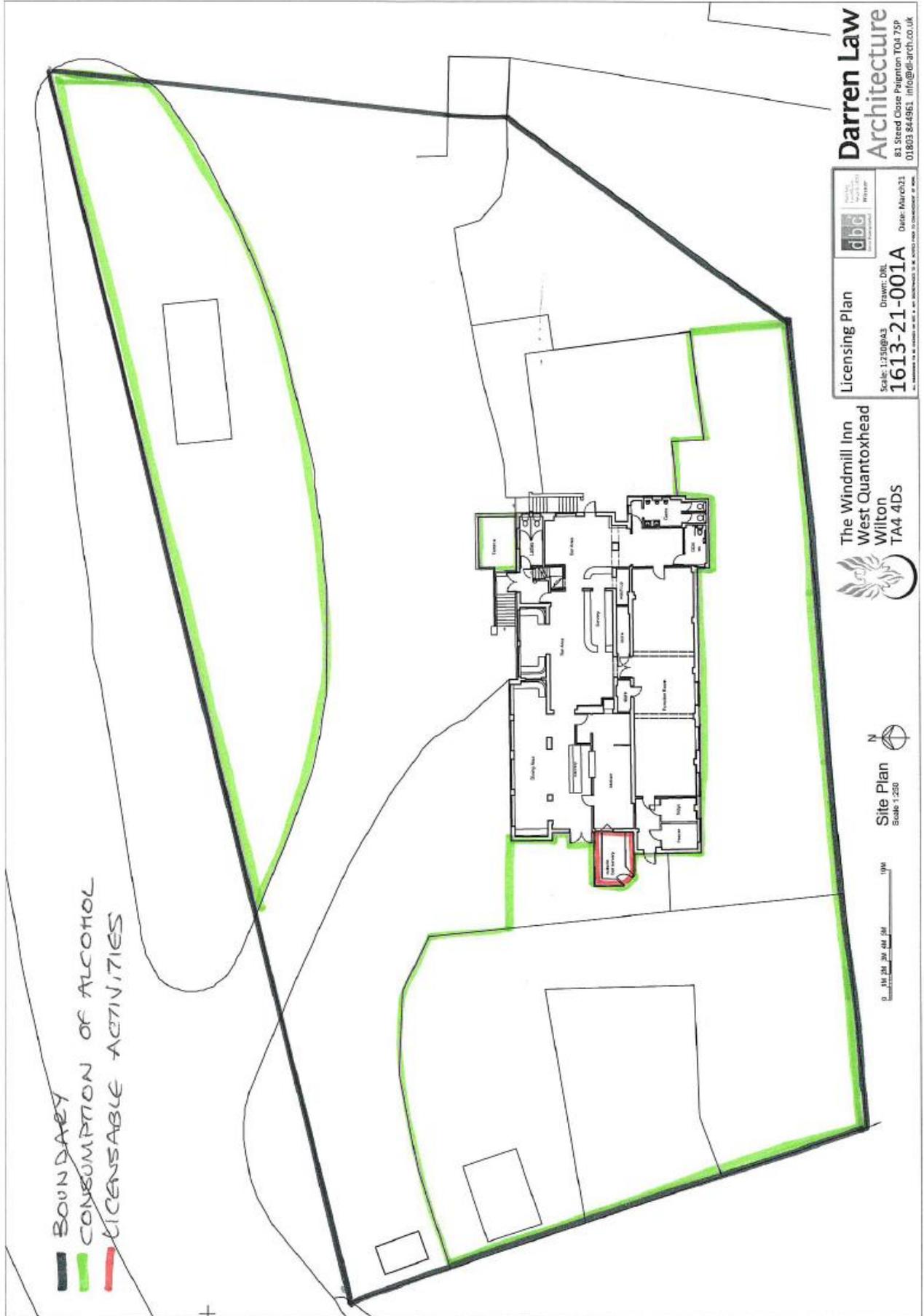
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- a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

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5. For example 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.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
8. Please 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.
9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please 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 or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

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Operating schedule as currently agreed between applicant, Licensing, and Avon and Somerset Constabulary

- 1) The external bar servery must only operate for the sale and supply of alcohol from 11:00h until 23:00h on any day.
- 2) The external bar must be supervised at all times when in use.
- 3) The external bar must be inaccessible to customers when not in use, to ensure that they do not have access to any alcohol.
- 4) An incident and refusals log ('the log') must be kept and maintained at the premises and all incidents and refusals of sales of alcohol must be recorded in it. As a minimum, the log must record the date and time of the incident/ refusal, the name of the person making the entry, the nature of the incident/ refusal and any actions taken. This log must be available to Police or Council Officers on reasonable request. Relevant offences must be reported to Police in good time.
- 5) A dispersal policy ('the policy') must be implemented to ensure that, as far as practicable, customers leaving the premises at the end of each night's trading session do so quickly and quietly. The policy must be disseminated to staff as required to ensure that it is properly implemented and a copy kept at the premises for inspection by licensing or other responsible authority officers on reasonable request.
- 6) A sign must be displayed at each exit from the premises asking customers to respect the rights of nearby residents not to be disturbed.
- 7) A Challenge 25 policy must operate in the premises in relation to the sale of alcohol. The only type of identification that will be accepted is a photo driving licence, passport, PASS (Proof of Age Standards Scheme) or accredited Military identification cards. All staff must be aware of the law regarding the refusal of service to any person who is drunk or is underage and must be aware of how to seek ID from anyone who appears to be underage. Challenge 25 posters must be displayed.
- 8) All employees involved in the sale of alcohol, must receive training on commencement of employment, with regards to preventing the sale of alcohol to persons who are under the required age and proxy sales. This training must also include refusals to persons who are intoxicated. This training must be documented and signed for by employees to acknowledge that they have received this training. All employees must receive refresher training every six months. Records must be made available for inspection by the Police & Licensing Authority.

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REPRESENTATIONS/OBJECTIONS RECEIVED FROM INTERESTED PARTIES (MEMBERS OF THE PUBLIC)

#1 Wendy Philipson

Allowing opening to midnight 7 days a week has the potential to attract larger numbers of drinkers to the village, thus increasing traffic and noise levels past midnight. This will destroy the peaceful ambience of a small village within the Quantock Hills AONB and will cause nuisance to the nearby residents, most of whom are over 60. At present the village is quiet after about 11pm and it is possible to enjoy the peace and listen to the owls – this will change if these opening hours are extended. Very few locals use the pub in the evening – it will become a destination pub because of its ease of access along the A39, and the A358 via Weacombe Road, and thus will mainly be used by people travelling by car. The A39 is already busy until around 11pm - this will only increase traffic levels and noise well into the early hours of the morning.

In addition, the proposal to increase the external licence area down to the A39 is a road safety issue. The road is very busy during the daytime and early evening – exactly the times the area would be used – and having drinkers in such close unfenced proximity will increase the possibility of accidents. Furthermore, drinkers will have to carry drinks across the busy car park to the grassed area, again increasing the possibility of accidents.

Finally, I believe that more residents would have made a representation were this proposal more widely known about, and the process of making a representation much simpler – more aligned with the planning system. Not everyone has access to the internet or are comfortable using it in this way.

#2 Stuart Scott

Although I have no objection to The Windmill being open till midnight in the building, the external bar being open till then will cause a public nuisance with noise. There is very little call for them to be open to that hour as regards their serving of food and drinks in their core business but is to do with them staging events. Outside events where the bar is open till midnight and their customers don't disperse till later still will severely impact on the tranquillity of the village.

Before the outbreak of corona virus, they started to experiment with holding comedy evenings, I have heard they are going to erect an outside stage to hold these or other events. The noise of amplified acts be they comedy or music till midnight outside would mean anyone living near the pub would be unable to ignore. Plus, as they are applying for a permanent licence for every night of the week this would be intolerable. Personally, I have to get up for work in the mornings.

What changes to the application would you like to see to address your concerns? That any events are held inside of the building and the outside bar closes by eleven.

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#3 Katharine Vaughan

West Quantoxhead is a small, quiet village and having an extension to opening hours to midnight every night, particularly with an outside bar, risks increased noise and nuisance to local residents. I understand that the brewery is also looking to build an external stage for live bands and other events, which will again disturb the local residents. There are residential buildings immediately behind the pub, and a holiday let business next door, which could be detrimentally affected if its guests are regularly disturbed beyond midnight as the pub guests leave. There is also a risk of increased drink driving, on what is already a road notorious for road traffic accidents.

What changes to the application would you like to see to address your concerns? Extension to midnight for Fri and Sat night, for the internal bar only.

#4 Mr Alan Read

It is currently understood that a licensing application has been made to extend the sale of alcohol from 11.00pm to midnight and to construct a stage with cover in the top corner of the present outside space (beer garden), for the performance of live music. I understand that the objective of the pub's management is to diversify its business capability by creating a "destination pub" for such events.

The issue regarding the additional hours for the sale of alcohol is accepted. However, I and my immediate neighbours do have great concern relating to the proximity of the position of the planned stage to our joint boundaries, which is going to be probably just a few metres away, and the potential for excessive noise arising from 'live music' events.

Myself and my neighbours are concerned that unless the level of sound from such live music is not capped at a sensible level of decibels, then the sound is going to be heard in our homes (very close by), even through double glazed windows and doors.

Personally, I do not want to be living next to and in very close proximity to a small scale 'Glastonbury', and not be able to enjoy the tranquillity of my own garden space, which was one of the reasons I moved here to my new home in 2016.

I only became aware that application WK46686 had been made to the council due to verbal information passed on to me by a nearby neighbour, when it appeared on the agenda of a local parish council meeting recently. Under these circumstances this information would have passed me by if my neighbour had not spotted it. So, I would therefore ask why such an application is not drawn to the attention of the immediate neighbours as if it was a building planning application. It seems to me that application WK46686 is being put through the processing procedure by 'stealth'.

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5 Virginia Smith

I have tried without success to make this representation online but have been unable to access the required form.

I would point out at this stage that I live next door to the Windmill and have done for the past 15 years.

My main concern is noise level. I understand from past experience how sound travels here and whilst I realise that the Windmill already has a music licence, extending the licence for alcohol means not only can this be served later but also the music can be played, judging from past experience very loudly. This can be accepted on the odd occasion but not on a regular basis i.e. every night if they so wished, which this licence would enable them to do.

The fact that there would be noise from the traffic some of which would come through the village is also a concern. People leaving the pub at midnight would mean that they probably would still be in the car park until 12.30 and having been drinking would be a 'little' louder. This in a village where a good majority of the resident are retired.

Agreement to an outside bar would also increase noise levels and I feel that consideration should be given to the village residents.

This application does not only have an immediate effect but also for years to come on our village as the Windmill would become a 'Destination Pub'.

The best answer to the licencing would be for it to stay as it is at present ie a late night licence being applied for when required.

Yours faithfully

Virginia Smith

#6 Maureen Hilditch

I would like to raise my objection to the above application to extend licensing hours at The Windmill PH. I have been a resident of the village for fourteen years and in the last four or five years have noticed a vast increase in traffic using The Avenue, Weacombe Road and Staple Lane.

I live on the Weacombe Road and along with my neighbours have difficulty pulling off our often-concealed drives onto the lane safely because of the volume and speed of the traffic using it as a short cut to the Taunton road. If a license extension is granted to The Windmill PH this will only make the aforementioned road, avenue and lane noisier and busier, particularly after midnight.

Surely being in an AONB this goes against the whole concept. If a license extension is granted this will not only have a detrimental effect on the villagers but also the deer and other wildlife that enjoy the peace and quiet here after dark.

Maureen Hilditch

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Resident of West Quantoxhead

#7 Jim Stiles

Being unable to get your website to work I am sending my representation as an email as advised by your office.

This is a quiet elderly village situated in the Quantock Hills AONB. The Windmill backs onto an area of Special Scientific Interest and is situated on a dangerous bend with no pavements on the A39 with the carpark entrance/exit within 2 metres of The Avenue which runs thro' the village centre and is used as a short cut by drivers from the Taunton A358 to the Bridgwater A39. Over parking in the pub carpark regularly obstructs vision onto the main road which is already a difficult exit, especially bearing in mind Butlins traffic and motorbikes using the roads as a circuit.

However, it is the social aspect which is of greatest concern since the noise of outdoor activities with music blaring until the early hours is totally out of keeping and will spoil the peace and quiet of yet another part of rural Somerset.

Thanks for your time.

E J Stiles

8 Julie Pennington-Ridge

Re closing at 12.00 extension

Not in favour

More noise more traffic

We are a quiet village and would like to remain so Found your website difficult to navigate Julie Pennington Ridge

#9 John Roberts

The pub is within the AONB and the village demographic is made up of mainly retired and older generation residents. The reason they choose the village is because of its location and the peace and tranquillity of its surroundings. The pub itself is a local amenity but is used only by a small minority of villagers. Most of its business comes from outside the area, passing trade and from its B&B. We are a little puzzled by the application as there is already an external bar, which was created during lockdown to serve those customers seated outside as seating inside was against the Covid regs. So why another purpose-built bar? We understand that one reason is that the owners wish to put on regular entertainment such as music events and comedy nights and the noise generated by these would be nuisance to those living close to the venue and also those in the wider area as sound

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carries easily. Most evenings and after 8.00pm the pub does not look overly busy so we do not understand why they want to extend the opening hours until midnight, unless it is for regular entertainment! This will cause not only a noise nuisance both by humans, car doors banging, stereos and the possibility of a greater degree of drunkenness. From a safety perspective the car park entrance/exit is right next to the turning into the village (The Avenue) and we fear that cars that cannot get into the pub car park will park on this junction as they have done in the past. (Sunday lunch in the summer regularly saw the car park full and parking extended onto the green in front of the pub, the village hall car park and the road! Signage at the pub is also problematic as it partly obscures the view of the A39 when exiting The Avenue! There was an accident at this point in the recent past involving a car and a motorcyclist. The possibility of more instances of drink driving should also be taken into account and is a concern.

Limit opening to 11.00pm as we cannot see a reason other than that mentioned above for an extension. Further investigation into the real reasons for this application should be carried out. Limit the numbers attending any event. Limit the time of any event externally to 10.00pm.

10 P M Stiles

(See letter attached below)

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17th July 2021

Somerset and Taunton County Council
County Hall
Deane House
Taunton

Licensing Department – Public Houses
Licence Application WK 46686 St Austell Brewery, Windmill - West Quantoxhead

Dear Sir/Madam

As I have found your web site far from user friendly I am writing to register my objections to the proposed application above,

West Quantoxhead is a small, quiet country village with no need for a venue of this type operating until midnight and beyond every night of the week causing noise and social nuisance especially with outdoor activities included. Add to this the extra traffic using the “rat run” through the Village via The Avenue and Weacombe Road in the early hours of the morning creating noise and safety issues.

Perhaps some consideration could be given to the licence being extended on special occasions only ie New Year's Eve or National Celebrations such as Jubilee events

Please acknowledge this registration of objections to my email address at

~~pete@win@small.com~~

Thank you


P.M. Stiles (Mrs)

11 Mike and Sue Sanders

We are sending this email as we are unable to use the 'make a representation' facility on the Application website. We do not object in principle to the Windmill serving alcohol until midnight on a few special occasions each year but strongly object to them being able to do this every night of the year. These occasions usually lead to a lot of noise and disturbance which we would not appreciate. This village is on the SCC list of 'retirement villages' and most of the residents near the Windmill are indeed quite elderly and may well be alarmed and frightened by late night disturbances. We would hope this application will be rejected or a very small limit imposed on the number of nights allowed.

APPLICANT POSITION FOLLOWING MEDIATION MEETING (HELD 3RD AUGUST 2021)

From: Ewen Macgregor
Sent: 04 August 2021 10:28
To: Fear, Brad
Subject: THE WINDMILL - APLICATION FOR VARIATION AND MEDIATION

Good morning Brad

Firstly, can I thank you for setting up the mediation meeting on Tuesday which we all felt was a worthwhile exercise. It was helpful to hear, at first hand, and understand the concerns expressed by the local residents.

Whilst there were a number of issues raised that you correctly identified as not being within the remit of the licensing committee, my clients have now had an opportunity to reflect on what was said.

Secondly, whilst the provision of regulated entertainment is not the subject of the current application (although a topic of discussion yesterday) I do not know the historic reasons as to why the hours for the provision of certain licensable activities relating to entertainment are as late as they are. My clients are, as you will be aware, also able to take advantage of an exemption provide by the Live Music Act. However, that having been said, to honour the commitment and comments made on the call yesterday, my client is willing to amend the licence so that the terminal hours for the provision of any regulated entertainment fall in line with the proposed hours for the sale of alcohol as follows (with the existing permitted hours in red by way of comparison)

- Mondays to Fridays 1100 to 0000 (1100 to 0100)
- Saturday 1100 to 0000 (1100 to 0000)
- Sunday 1200 to 0000 (currently 24 hours a day)

In so far as the suggestion, made by Wendy Phillipson (as I recall – I hope I have got that right, apologies if not) is concerned, to limit the number of times a year when the premises can sell alcohol to midnight is concerned (the figure she suggested was, I think, 9), this is, I am afraid, unacceptable to my client. As Craig explained when we mention the call, whilst he does not intend to use this extension (if granted) on every day of the week (in the same way that he does not use the current permissions in so far as they relate to regulated entertainment), as was explained on the call yesterday he would like the flexibility to be use this extension without such a limit being set. The position will be explained to the Committee on the 13 August.

Please be assured that my client will continue to work with the local residents (the mediation call and the earlier discussions that Craig had with the residents is a very helpful start) to ensure that they can both co-exist in a way that is consistent with the licensing objectives and does not impact upon the amenity of the local community.

Finally, I can confirm that I will be representing the applicants at the hearing on Friday 13 August when Craig and Chris Faulkner will also be in attendance.

If there is anything else you need from me in advance of the hearing please let me know

I look forward to hearing from you.

With best wishes

Ewen Macgregor
Partner
For TLT LLP

Responses to Notices of Hearing (Residents/Objecting Parties)

#1 VIRGINIA SMITH:

From: Virginia Smith **Sent:** 04 August 2021 12:34

To: Fear, Brad

Subject: RE: MEDIATION UPDATE - Windmill Inn Application to Vary Premises Licence

Hi Brad,

Just to confirm I will be attending the meeting with regard to the Windmill on Fri. 13th Aug.

Regards

Virginia

The Windmill Inn – Application for Extended Licencing Hours

I am giving below my reasons for not agreeing with the extension of licence hours until midnight every day.

I have spoken to Craig with regard to this but his answer that this will only be used on certain occasions, not all the time I did not find reassuring, for the following reasons.

Whilst Craig may sincerely mean this at the moment there is no guarantee that this will be the case in the future. Things may not work out, change of ownership or St Austells Brewery may demand more late-night events to improve the revenue.

Once this licence is given, as the extension states, the Windmill could open daily until midnight if it so wished.

On the occasions when the Inn is open for events there will be more late-night music, more traffic and noise from customers leaving. If the licence is extended until midnight it will be 12.30 before all traffic leaves.

Having lived next door to the Windmill for the past 15 years I have first-hand experience of the late-night events and the way sound travels here. Even double glazing does not keep the noise out.

Whilst realising that there will be certain late-night events, maybe 9 a year would be acceptable, giving a licence for the permanent extended hours would not be taking into account the mental wellbeing of the villagers.

The Windmill is in a residential area with adjoining neighbours to consider, not a standalone pub. I understand from Craig his pub, Beambridge, does not get any complaints. but this does not have close neighbours.

Under the circumstances it would seem a better solution if the late-night licences could be booked when needed with a limit to the number of events held.

Outside Bar

Apart from more noise outside I do not see what this would achieve.

Virginia Smith

