

LICENSING SUB COMMITTEE - 25 JUNE 2013

APPLICATION FOR A GRANT OF A PREMISES LICENCE (LA2003 S17) RINGWOOD BREWERY, 138 CHRISTCHURCH ROAD, RINGWOOD, BH24 3AP

1. INTRODUCTION

- 1.1 The purpose of this report is to consider an application for the Grant of a Premises Licence under Section 17 of the Licensing Act 2003.

2. APPLICATION

- # 2.1 John Gaunt & Partners on behalf of Marston's Plc have made an application for the grant of a premises licence at Ringwood Brewery. The application is attached as **Appendix 1**.

3. REPRESENTATIONS

- 3.1 The application has received 12 letters of objections, including one from Ringwood Town Council.
- # 3.2 Copies of all the representations are attached as **Appendix 2**.

4. REQUIREMENTS FOR A HEARING

- 4.1 The Licensing Authority must hold a hearing to determine the application where relevant representations addressing the licensing objectives are made. These being:
- The prevention of Crime and Disorder;
 - Public safety;
 - The prevention of public nuisance; and
 - The protection of children from harm.
- 4.2 In determining the application the Licensing Sub-Committee must give appropriate weight to:
- The steps that are appropriate to promote the licensing objectives;
 - The relevant representations presented by all the parties;
 - The Home Office guidance;
 - The Council's own Statement of Licensing Policy.
- # 4.3 The following relevant section (paragraphs 9.38 - 9.40) of the current Home Office guidance issued under section 182 of the Licensing Act 2003 relating to the determination of applications, is attached as **Appendix 3**.

5. CONCLUSION

5.1 The Licensing Sub-Committee must, having regard to the application and any relevant representations, consider which of the following measures are appropriate for the promotion of the licensing objectives:

- Grant the Licence - with the conditions consistent with the operating schedule and all applicable mandatory conditions of the Licensing Act 2003;
- Grant the Licence - but modify the conditions proposed in the operating schedule, restrict certain licensable activities or operating hours;
- Reject the application.

6. RECOMMENDATION

6.1 That the Licensing Sub-Committee determines the application.

Further Information:

Paul Weston
Licensing Services
Tel: 023 8028 5505
Email: licensing@nfdc.gov.uk

Background papers:

Appendix 1 (Section 17 Application)
Appendix 2 (Relevant Representation)
Appendix 3 (Home Office Guidance)

**Application for a premises licence to be granted
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.

We Marston's PLC apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 - Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Ringwood Brewery, 138 Christchurch Road,	
Post town Ringwood	Post code BH24 3AP

Telephone number of premises (if any)

01425 470303

Non-domestic rateable value of premises

£98,000

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as

a) An individual or individuals*

Please tick ✓

please complete section (A)

b) a person other than an individual*

- i. as a limited company
- ii. as a partnership
- iii. as an unincorporated association or
- iv. other (for example a statutory corporation)

please complete section (B)

please complete section (B)

please complete section (B)

please complete section (B)

c) a recognised club

please complete section (B)

d) a charity

please complete section (B)

- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)
- h) the chief officer of police of a police force in England and Wales please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm:

Please tick ✓ yes

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

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

Second Individual Applicant (if applicable)

Mr Mrs Miss Ms Other title (For example, Rev)

Surname First names

I am 18 years old or over Please tick

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

Email address (optional)

(B) OTHER APPLICANTS

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

Name Marston's PLC
Address Marston's House, Brewery Road, Wolverhampton, WV1 4JT
Registered number (where applicable) 31461
Description of applicant (for example, partnership, company, unincorporated association etc.) Public Limited Company
Telephone number (If any) 01902 711300
E-mail address (optional)

Part 3 - Operating Schedule

When do you want the premises licence to start?

Day Month Year

1	8	0	5	2	0	1	3
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If you wish the licence to be valid only for a limited period, when do you want it to end?

Day Month Year

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

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

N/A

Please give a general description of the premises (please read guidance note 1)

The premises is the Brewery situated at Ringwood and is currently licensed under Premises Licence 237/4 in respect of off sales only for the Brewery Shop.

The premises undertakes tours of the Brewery particularly during the course of the summer months and has the tradition of hosting days events particularly beer festival, carol concerts and cultural activities within the premises and the external yard adjacent to the Brewery.

Additionally it should be noted that the premises undertakes internet sales of products, including alcohol. These are received, processed and packaged within the shop and no additional areas are required to be licensed.

Previously Temporary Event Notices have been secured however it is considered so as to ease administration and clearly document the operation of the premises that a new Premises Licence should be sought so as to licence the existing Brewery Shop, with rooms used as part of the Brewery tour which will then facilitate their use for corporate events and the Brewery yard. To so as to identify the areas to be licensed drawing SBA.3374-1-1 is attached. All licensable activities are to take place within the area outlined in red however, it is proposed that the hours of operation within those areas should slightly differ as is appropriate for their location and use and so as to support the four licensing objectives.

Application is made as follows:-

1. All areas are to be licensed in relation to retail sale of alcohol so as to cover both on and off sales.
2. Regulated entertainment comprising live music, amplified voice, recorded music, comperes for functions and quizzes and similar forms of entertainment including internally traditional pub games and externally activities suitable to the cultural style of the event.
 - (a) Brewery Shop - licensable activities as identified above to be permitted between 08:00 and 23:00 hours throughout the week.
 - (b) Pin Room, New Tun Room and Long Room (situated on the first floor) licensable activities as set out above to be permitted between 08:00 and 23:00 hours throughout the week with a 30 minutes wind down period thereafter prior to closure of the premises.
 - (c) Yard area - licensable activities as described above to be undertaken between 09:00 and 21:00 hours throughout the week with the area closing 30 minutes after the cessation of the licensable activities that is 21:30 hours.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Please tick ✓ yes

Provision of regulated entertainment

- a) Plays (if ticking yes, fill in box A)
- b) Films (if ticking yes, fill in box B)
- c) Indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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

A

Plays Standard days and timings (please read guidance note 6)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed				State any seasonal variations for performing plays (please read guidance note 4)	
Thur					
Fri			Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y}(please read guidance note 2).	Indoors		
Day	Start	Finish		Outdoors		
Mon	08:00	23:00	Please give further details here (please read guidance note 3)	Both	✓	
Tue	08:00	23:00		As stated in Part 3 above. There shall be no films shown to a close seated audience		
Wed	08:00	23:00	State any seasonal variations for the exhibition of films (please read guidance note 4)			
Thur	08:00	23:00		N/A – save as below		
Fri	08:00	23:00	Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)			
Sat	08:00	23:00				
Sun	08:00	23:00		External area known as the yard to be restricted as to period of use for films of 21:00		

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon	08:00	23:00	State any seasonal variations for indoor sporting events (please read guidance note 4) N/A – save as below Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Tue	08:00	23:00	
Wed	08:00	23:00	
Thur	08:00	23:00	
Fri	08:00	23:00	
Sat	08:00	23:00	
Sun	08:00	23:00	

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	
			Indoors	
Day			Start	Finish
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
Sun				

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon	08:00	23:00	Please give further details here (please read guidance note 3) Live music and amplified voice as stated in part 3 above.	Both	✓
Tue	08:00	23:00			
Wed	08:00	23:00	State any seasonal variations for the performance of live music (please read guidance note 4) N/A – save as below		
Thur	08:00	23:00			
Fri	08:00	23:00	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below) External area known as the yard to be restricted as to period of use for live music of 21:00		
Sat	08:00	23:00			
Sun	08:00	23:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
Day	Start	Finish		Outdoors	
Mon	08:00	23:00	Please give further details here (please read guidance note 3) Recorded music with or without a DJ, during normal business hours or as part of functions and including audience participation as specified in part 3 above.	Both	✓
Tue	08:00	23:00			
Wed	08:00	23:00	State any seasonal variations for playing recorded music (please read guidance note 4) N/A – save as below		
Thur	08:00	23:00			
Fri	08:00	23:00	Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 5) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below) External area known as the yard to be restricted as to period of use for recorded music of 21:00		
Sat	08:00	23:00			
Sun	08:00	23:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	✓
Day	Start	Finish	Please give further details here (please read guidance note 3) As stated in Part 3 above		
Mon	08:00	23:00			
Tue	08:00	23:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Wed	08:00	23:00			
Thur	08:00	23:00	N/A – save as below		
Fri	08:00	23:00			
Sat	08:00	23:00	Non standard timings. Where you intend to use the premises for the performance of dance entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sun	08:00	23:00			
			External area known as the yard to be restricted as to period of use for performance of dance of 21:00		

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	
				Outdoors	
				Both	
Mon			Please give further details here (please read guidance note 3)		
Tue					
Wed			State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the entertainment of similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat					
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 2).	Indoors	✓
				Outdoors	
				Both	
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 7)	On the premises	
				Off the premises	
				Both	✓
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	08:00	23:00			
Tue	08:00	23:00	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 5)		
Wed	08:00	23:00			
Thur	08:00	23:00	External area known as the yard to be restricted as to period of use for supply of alcohol to 21:00 hours.		
Fri	08:00	23:00			
Sat	08:00	23:00			
Sun	08:00	23:00			

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

Name: Jodle Ann Ringer
Address: 50 North Poulner Road, Ringwood, Hampshire
.....
Postcode: BH24 1SP
Personal Licence number (if known): 1692/1
Issuing licensing authority (if known): New Forest District Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

NONE

L – add 30 minutes to finish

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variation (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	23:30	Please see box J above Non standard timings. Where you intend to use the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5) The premises will close 30 minutes after the end of the non-standard timings and 21:30 hour in respect of the external area known as the yard.
Tue	08:00	23:30	
Wed	08:00	23:30	
Thur	08:00	23:30	
Fri	08:00	23:30	
Sat	08:00	23:30	
Sun	08:00	23:30	

M

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

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 9)

This is an application for a new Premises Licence for a premises which already exists and is currently licensed for off sales only. The premises is situated some distance from residential accommodation but has been undertaking the events sought to be licensed for a considerable period of time without complaint arising following on from TEN's authorisation. The application for Licence has been risk assessed and it is considered that no new problems will arise and there is little risk to the four licensing objectives. The above is provided by way of explanation and is not intended to be converted into conditions.

b) The prevention of crime and disorder

The applicant has undertaken a risk assessment in connection with the operation of this unit taking into consideration the area in which it is located and its previous operation.

With regards to the prevention of crime and disorder the applicant would offer the following steps in order to address this issue: -

1. Alcoholic drinks may not be removed from the premises in open containers saved for consumption in

- external areas provided for that purpose.
2. No customers carrying opened bottles of alcoholic drink upon entry shall be admitted to premises at any time the premises are open to the public.
 3. It is considered that for the nature of the operation door supervisors will not be required however, the Designated Premises Supervisor will undertake a risk assessment should unusual events take place and if they consider it appropriate will employ the same.
 4. Any persons exercising security (as defined by paragraph 21a of schedule 2 of the Private Security Act 2001) shall be licensed by the Security Industry Authority.
 5. Such person will be employed at the premises at the discretion of the designated premises supervisor/holder of the premises licence.
 6. Incident Book. A written or electronic incident record will be provided and maintained at the premises. It will remain on the premises at all times and will be available to police for inspection upon request.

Any incidents that include physical altercation or disorder, physical ejection, injury, ID seizure or drug misuse will be recorded in the incident book. The entry is to include an account of the incident and the identity of all person(s) involved (or descriptions of those involved if identity is not known). Should there be any physical interaction by members of staff and the public the entry will include what physical action occurred between each party. The entry shall be timed, dated and the author identified.

If the member of staff creating the entry has difficulties reading or writing then the entry may be made by another staff member. This should however be read back to the person creating the entry and both persons who wrote the entry should be named.

At the close of business on each day the incident book will be checked by the manager on duty where any entries will be reviewed and endorsed. Should there be no incidents then this will also be recorded at the close of business in the incident book.

7. Refusal Book. A written or electronic log shall be kept of all refusals including refusals to sell alcohol. The Premises Licence Holder shall ensure that the refusals log is checked and dated on a weekly basis by the designated premises supervisor.

The refusals log will be kept and maintained at the premises and will be available for inspection immediately upon request by Hampshire Constabulary and any responsible authority.

The record of refusals will be retained for 12 months.

c) Public safety

No conditions are offered.

d) The prevention of public nuisance

The applicant has undertaken a risk assessment with regards to public nuisance.

The applicant proposes condition as follows: -

1. Where appropriate prominent and legible notices shall be displayed at all exits requesting the public to respect the needs of the local residents and to leave the premises and area quietly.

e) The protection of children from harm

The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risk of harm to children have been identified.

1. No films or videos of any description will be shown so that they can be viewed by persons under the age of any applicable BBFC/Local Authority certification.
2. Children under the age of 16 shall not be permitted to enter or remain at the premises after 23:00.
3. Challenge 21. There will be a Challenge 21 policy operating at the premises. Challenge 21 means that the holder of the premises licence shall ensure that every individual, who visually appears to be under 21 years of age and is seeking to purchase or be supplied with alcohol at the premises or from the premises, shall produce identification proving that individual to be 18 years of age or older.

Acceptable identification for the purposes of age verification will include a driving licence, passport, HM Forces ID card or photographic identification bearing the "PASS" logo and the person's date of birth. If the person seeking alcohol is unable to produce acceptable means of identification, no sale or supply of alcohol will be made to or for that person.

'Challenge 21' posters shall be displayed in prominent positions at the premises.

4. Staff Training. Staff will be trained regarding appropriate precautions to prevent the sale of alcohol to persons under the age of 18, the signs and symptoms of drunk persons and the refusal of sale due to Intoxication. Records will be kept of such training which must be signed and dated by the member of staff who has received that training.

All staff will receive refresher training every six months as a minimum and records are to be kept of this refresher training which should be signed and dated by the member of staff who received that training.

All staff to undertake e-learning refreshers.

All training records will be made immediately available for inspection by Hampshire Constabulary and any responsible Authority upon request. Training records will be kept for a minimum period of two years. Training records will be kept on the licensed premises to which they relate to.

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

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

Part 4 – Signatures (please read guidance note 10)

Signature of applicant or applicant’s solicitor or other duly authorised agent. (Please read guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.

Date: 30th March 2013

Capacity: Solicitors

For joint applications signature of 2nd applicant or 2nd applicant’s solicitor or other authorised agent. (Please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature: John Gaunt & Partners.....

Date:

Capacity: Solicitors

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)

John Gaunt & Partners
Omega Court
372 Cemetery Road

Post town
Sheffield

Post code
S11 8FT

* Objection from Ringwood Town Council

Sara Wilson

From: Jo Stannard [Jo.Stannard@ringwood.gov.uk]
Sent: 23 May 2013 14:13
To: Licensing e-mail address
Subject: FW: RESPONSE REQUIRED! Application: Grant of Premises Licence (S17) Ref: LICPR/13/02676 - Ringwood Brewery

Importance: High

Ringwood Town Council OBJECTS to the Application by Ringwood Brewery for a Premises Licence on the grounds that it would infringe or violate the licensing objectives: prevention of public nuisance and prevention of crime and disorder.

Whilst the Council wishes to support this important local business, Members do not feel that they can support this unrestricted application.

The proposed terms of the Licence are unlimited and do not restrict the number of events or hours of operation. Therefore, the Brewery could, for example, be selling alcohol and have live music every day of the year between 08:00 and 23:00. This could have a detrimental impact on neighbouring residents due to the increased activity on site causing noise and nuisance, particularly during unsocial hours. There is minimum parking on site, so visitors would be required to find alternative parking, either in surrounding residential roads or the adjacent industrial estate. This again could lead to disturbance of local residents as drivers walk to find their vehicles late at night. Dependent on the nature of the events (no details supplied), there is also a risk of disorderly behaviour in the surrounding area when visitors leave.

Should you require any further information, please do not hesitate to contact me.

Jo

Jo Stannard
 Deputy Town Clerk
 Ringwood Town Council

Ringwood Gateway, The Furlong, RINGWOOD, BH24 1AT
 Direct Line: 01425 484721 | Switchboard: 01425 473883
jo.stannard@ringwood.gov.uk | www.ringwood.gov.uk

From: licensing@nfdc.gov.uk [mailto:licensing@nfdc.gov.uk]
Sent: 01 May 2013 12:40
To: Town Council
Subject: Application: Grant of Premises Licence (S17) Ref: LICPR/13/02676 - Ringwood Brewery

Please see attached for your kind attention.

Licensing Services

New Forest District Council

The information in this electronic mail (email) and any appendices to it is the property of New Forest District Council.

It may contain confidential information. It is intended for the addressee only. Communications using this

* Objection

Sarah Wilson

From: Janet Aitken f
Sent: 27 May 2013 18:13
To: Licensing e-mail address
Cc: westernlicensing@hampshire.pnn.police.uk
Subject: Objection to the premises licence for Ringwood Brewery (Marsdens PLC)

Mrs J Aitken
129 Christchurch Road
Ringwood
BH24 3AQ

Dear Sirs,

Re; Extended licensing hours for Ringwood Brewery (Marsdens PLC)

I strongly disagree with the above application for extended opening hours for these reasons;

I live at the above address which is directly opposite Ringwood Brewery, they state there is no residential property that will be liable to suffer from them being open early in the morning till late at night + constant music sometimes live. I beg to differ my bedroom and lounge are at the front of my property facing the brewery how they can think that noise won't be a problem I can't imagine, perhaps, they can only hear the cash registers.

Noise pollution will be a huge problem we already have a neighbour 3 doors away who has parties (the police aren't interested) with all the doors and windows closed I can't escape the noise, the Brewery is even closer.

With drinking up time this takes us up till at least 11.30 p.m. seven nights a week we will have drunks outside our houses being loud and causing a nuisance how are we supposed to sleep. My past experience with drunks outside my house includes sick and on two separate occasions vandalism by the breaking of a flower pot left on the main road. NOT really what I want I would prefer peace and quiet. The police have been called on several occasions they take an hour to arrive (overstretched) by then the situation has resolved itself by the offenders moving on.

There are two other public houses very close by The Lamb and the Railway why do we need a third they are a Brewery not a club, this will attract youths from both Bournemouth, Southampton and surrounding areas if only for novelty value of being able to party in a Brewery is that what a Market Town like Ringwood needs I don't think so.

This application was also kept very quiet when they have needed permission for other things they have always sent out a letter, they obviously knew this would upset local residents.

My house is situated on the corner of Christchurch Road and Southfield Mews at various times because the Brewery lacks sufficient parking (probably only 12 spaces) customers continually park in Southfield Mews causing great inconvenience to residents exiting and entering onto the main Christchurch Road, so where are all these customers going to park; this will be a big issue.

I have to also point out that opening all these hours 7 days a week can only promote alcoholism, drunk driving, erratic behaviour and a nuisance to the local community. They are a brewery they brew and sell beer wholesale to the local pubs, supermarkets; plus all over England can't they be satisfied with having the

revenue from that without, having to cause undoubted havoc to our lives. But as Mardens are a huge Company I doubt they have any consideration for the public at large only the profit they can make.

So I say NO; PLEASE HAVE CONSIDERATION FOR US POOR LOCAL RESIDENTS

Yours sincerely

Mrs Janet Aitken

* Objection

Sarah Wilson

From: Adrian AlKhalisi
Sent: 25 May 2013 17:03
To: Licensing e-mail address; westernlicensing@hampshire.pnn.police.uk
Subject: Application for premises licence for Marston's Ringwood Brewery

Dear Sir Madam,

This email is to lodge my objection to the Premises License being sought by Marston's Ringwood Brewery, if this is not the correct email address please advise which address this should be sent to.

I live opposite the Brewery at 135b Christchurch Road, Ringwood and this application for a license in deeply concerning as it would completely disrupt my quality of life.

The brewery is in my opinion already at the top-end of the tolerable level of traffic to its premises on a Saturday with people visiting its shop, any more and for a lengthier period of time on Saturday and at all on Sunday would be very disruptive. The brewery has very limited parking available to its customers so is already knowingly disrupting the life of locals by requiring its customers to flood all other available parking in the area. Customers to the brewery are already parking their vehicles in inconsiderate places both on the industrial estate next door to the brewery and in the housing estate opposite to the detriment of the locals residence and other business that require access.

Should this license be granted not only would the level of traffic increase and cause residence to struggle to find a place to park when coming home but also suffer from the amount noise their customers will inevitably make coming to and from the venue.

With regard to the opening times of the license, any evening or late saturday/all day sunday is far too extreme and their current opening times are perfectly acceptable. When i come home from work i do not want to face rowdy drunken behaviour on my doorstep.

I am all for supporting local business but as they already own a tied pub in the town center which is located in a position where it can't disrupt people living opposite or next door i see no valid reason why any change to their current license should be permitted. If they wish to open a second venue then they should open a second tied pub in the town center with all the other venues so that residential areas are not disrupted.

If i had wanted to live opposite a pub then i would have done, but i like living where i do as the evening and weekends are relatively quiet down this area of Ringwood and the granting of this license will change that.

Yours faithfully

Adrian AlKhalisi
135b Christchurch Road

* ~~REDACTED~~ OBJECTION

7 Duck Island Lane,
Ringwood,
Hants.

BH24 3AA

May 29th 2013

To: N.F.D.C.,
Licensing Authority



Re: Objections to the 'Premises Licence' in respect of: Marston's PLC at Ringwood Brewery, 138 Christchurch Road, Ringwood BH24 3AP

I fully support the concerns and objections sent to your office by Mr. & Mrs Conway of the 'Candlesticks Inn' - dated 18 May 2013 and would wish to add further comments for your consideration.

which are near to the above site.

Although there are many offices and small industrial units in this area of Ringwood - Duck Island Lane and Christchurch Road also have many residential properties. Many families would be adversely affected by this application (see above letter)

This is a very quiet and peaceful area - our garden backs on to the nearby meadows that have the S.S.S.I. status. Out of working hours, then most of the time, the only background noise that can be heard is that of bird song - one of the reasons we chose to move here nearly 40 years ago.

Noise really does 'travel' here and the sort of noises that this application would generate would be unbearable.

Has car parking been considered? There would be no spaces in Duck Island Lane for all these extra customers.

Yes, most families do have the occasional party - for which most neighbours politely tolerate - but this request from Marston's is totally unacceptable. We also agree that they brew good beer, and we have not objected to previous applications.

Perhaps, if Tarston's request was for the occasional event of
National celebration, such as the 'Queens Jubilee', then, most of the
residents, if such a licence would be approved, would probably not object.

Thanking you for your consideration
yours sincerely

MRS M J ARNOLD

* objection *

Duck Island House
Duck Island Lane
Ringwood
Hampshire
BH243AA
23rd May 2013

New Forest District Council
Licensing Authority
Appletree Court
Lyndhurst

Dear Sir,

Re: Ringwood Brewery Marston's PLC 138 Christchurch Road Ringwood Hants BH24 3AP

I would like to express my concerns to the application made by Marston's PLC to amend their license for Ringwood Brewery at 138 Christchurch Road in Ringwood.

I have three main concerns:-

1. The Brewery is situated on the main Christchurch Road into Ringwood, with direct access from their car park for customers arriving and leaving on foot. There is a very narrow pavement towards Ringwood and no pavement at all to the east of the Brewery. I believe this would be very dangerous for pedestrians, especially when you factor in alcohol to the situation. Large crowds entering and leaving the venue during the evening would no doubt be very hazardous to traffic on the Christchurch Road.
2. My wife and I live in Duck Island Lane. This lane is used by pedestrians walking into Ringwood, and we have our share of noisy party goers during the evenings. As the Brewery is situated quite some distance away from the town centre, this new venture would of course draw many customers from the town's Pubs, and my concern is that Duck Island Lane and the surrounding area would become a very noisy and unpleasant place to live with drunken youths making their way to and from the brewery. In addition to this fact the "Regulated Entertainment" would presumably mean loud music (live bands etc.) which would without doubt be a disturbance to the many local residential homes surrounding the Brewery.

3. Obviously the sales of alcohol to large number of young people will increase the risk of crime and disorder, whether from noise, vandalism or more concerning fighting and violence. Although the Brewery has commercial and factory unit to the east of the site, there is a very large number of residential homes to the north and west. The Bickerley has a number of sheltered homes for the elderly, a large green, and river walk with cycle ride, which is used by many families and local children. I would like to suggest that this is a wholly inappropriate venue for this type of activity.

To conclude may I express my somewhat disbelief that PLC Marston's are able to apply for this amended licence without having to apply for planning permission. I believe that a large majority of Ringwood residents are unaware of this application, and feel that if this were widely known, would develop into a very controversial issue. I would be very interested in the police's views on this proposal and the N F D C Highways department. Surely this issue merits a much larger debate, on the impact this would have on this area of Ringwood.

It is with a degree of sadness that I write this letter, over the years I have been a supporter of Ringwood Brewery, and have always considered it to be a great asset to Ringwood. One off functions throughout the year would as always be supported by the residents of the town, but I believe this proposal is very unreasonable, and would damage Ringwood greatly.

Yours sincerely

Nick and Sarah Cheal

* Objection .



Candlesticks Inn
Freehouse
Restaurant & Lodge
136 Christchurch Road
Ringwood Hampshire
BH24 3AP

New Forest District Council. Licensing Authority Appletree Court Lyndhurst Date: 18th May 2013

Objection to the Premises Licence in respect of : Marston's PLC @ Ringwood Brewery 138 Christchurch Road Ringwood

Submitted by: Mr & Mrs. R.P. Conway Licensed proprietors of the Candlesticks Inn 136 Christchurch Road Ringwood

This business located next door to the Ringwood Brewery has been operated & managed by the current resident proprietors for over 30 years. We are providers of alcoholic drinks, food, & accommodation, and are pleased to offer the Ringwood Ales to our customers & resident guests. The residents accommodation, comprising of 8 ensuite bedrooms, is situated on our southern boundary, immediately adjacent to the Brewery. As an active member of the local tourist industry, we specialise in catering for family holidays & the needs of the disabled. Our disabled facilities are recognised as of the most comprehensive and exceptional available in Hampshire. Currently, we routinely collect empty beer glasses and other litter from our front flower baskets and plant troughs, especially after an event held at the next door brewery, although this anti-social behaviour is tiresome, it only occurs when the brewery is open. We also have a problem with brewery visitors unlawfully using our private car park. The prospect of the brewery opening times being extended, as the application indicates, gives us grave concern as to the consequences. This change would, in no doubt, compromise our quality of life & business. We lodge our objections as below, to items No. 1 to 3 on the Notice (expiry date 30th April 2013)

Item 1. To sell alcohol from 0800 to 2300hrs is beyond belief, where is the "duty of care responsibility" in plying people with alcohol for 16 hours every day, including Sundays? To have to cope with drinkers next door on or leaving the Brewery premises, up to & after 11.30*pm (* including 30mins drink-up time) every night, with the associated noise and disturbance, would be unbearable for our guests trying to sleep in our Lodge, remember, that these are families with young children & disabled usually elderly guests., we, the proprietors, also reside in the listed heritage thatched cottage building., so we also would be adversely affected by the rowdy revellers.

Item 2 The sale of alcohol between 0900 & 2100, for external use? This is a Myth, The drinkers would simply say that they are staying until 2300 hrs and then drink on! (see item 1 above) So how daft is that?

Item 3 Whether entertainment is 'regulated' (what ever that means?) or not, The fact remains, that Music and crowd noise will occur to the detriment of the local residents in general, and to us and our guests in particular, as we are located within 1 metre of their premises. Further, these regulated customers can only be 'controlled' when on the Brewery premises. So once they are outside the gate, they are virtually on my property, and out of control! Their application states that they will employ "Bouncers" (Doormen) and also that there are no residential properties near the brewery who will be affected? Not true, there are many residences close by. When the "job culture" in Bournemouth & Southampton know of a Brewery, open until 2330hrs, and with live bands possibly every night, they will all arrive? Who will be responsible for regulating this lot then? It will take until at least midnight before they go. This new venture will draw customers away from the town centre, to the despair of the local traders, including Marston's own Public Houses in Ringwood. Is that good for the town? We do not think so. Frankly, We have no confidence, based on their application, in Marston's ability to organize a "drink-up in a Brewery" I suspect that the Police, who are obviously going to have to handle all this 'regulated' nonsense, and complaints from us and other residents, will agree. With the greatest of respect, Marston's should concentrate on their brewing & distribution, they are very good at that!

Their proposal constitutes an unauthorised change of use, and should require formal planning permission & public scrutiny. We really do not want the Bournemouth & Southampton night club scene, with its anti social behaviour & vandalism on our doorstep, thank you. Ringwood is a nice Town, it deserves better than this!

Yours faithfully
Roy & Jean Conway



* Objection

Sarah Wilson

From: Licensing e-mail address
Subject: FW: application by ringwood brewery

Sarah Wilson
Licensing Assistant
Licensing Services
Tel: 023 8028 5505
Ext 284444
Email: sarah.wilson@nfdc.gov.uk
www.newforest.gov.uk

From: Peggie Grisoni
Sent: 28 May 2013 15:29
To: Licensing e-mail address
Subject: application by ringwood brewery

I strongly object to the application for a premises Licence for Marstons PLC Ringwood brewery. to say that there is no residential property in the area that would suffer from the noise and public crowd nuisance is absolutely untrue. I also know that there would be total disrespect for all property, especially any property that has an open drive in the front of their premises, as this would become the dumping ground for their rubbish. Ringwood is full of public houses that offer this type of entertainment and there is no need for another offering such long opening times. yours sincerely MRS P>GRISONI 2 THE COTTAGES DUCK ISLAND LANE BH24 3AA .

* [REDACTED] OBJECTION *

Sarah Wilson

From: Valerie McMaster [mailto:valmcm@ringwoodbrewery.co.uk]
Sent: 29 May 2013 21:33
To: Licensing e-mail address
Subject: Marston's PLC @ Ringwood Brewery

It has been brought to my attention that Marston's have made an application for a Premises Licence for the Brewery situated at 138 Christchurch Road Ringwood BH24 3AP.

This beggars belief and to my mind is a preposterous idea. Not only is this a residential area but problems with parking already occur on a regular basis on my estate and surrounding roads by inconsiderate motorists who visit the brewery! This problem will only escalate with longer opening hours!

There is also the whole alcohol question? Why is there a need to have "Regulated Entertainment" when this premises is solely for the brewing of alcohol? They already have a shop where there brews plus other beverages may be purchased and this to me is all that is necessary.

The idea that we the residence should have to tolerate presumably traffic chaos, music, alcohol fuelled public for SEVEN days of the week should not even be considered.

This premises should remain as it has been for many many years - a BREWERY for the purpose of brewing beer !!!!!

Mrs Valerie McMaster
15 Southfield Mews
Christchurch Road
Ringwood
BH24 3DP

* Objection

Sarah Wilson

From:
Sent: 27 May 2013 15:30
To: Licensing e-mail address
Subject: license ringwood brewery

New Forest District Council
Licensing Authority
Appletree Court
Lyndhurst

Dear Sir, My wife & I have just been informed that an application by Marstons PLC to amend their licence for Ringwood Brewery is in process & shortly to close. It seems that they want to ,seven days a week, sell alcohol for up to 15 /16 hours a day. finishing at 11 oclock plus in the evening & have outside music &live bands etc. Such a change in their licence would affect many local residents & especialy families around Christchurch road. Why is this kept so secret? Ringwood brewery we have no problem with as it stands, but it is not just the daily noise factor we worry about, there are problems with the narrowness of the road & its lack of pavements, a danger to pedestrians & those leaving the brewery, wether sober or not !! Finally, this licence amendment is so important for all local people, surely the police & the Highways Dept. have something to say? The question we are concerned about -- is this proposed change really good for the people of Ringwood & especially our young people? And is this a Marstons backdoor way, --for few people know about it, so cannot object

Yours Sincerely,

Tony & Maeve Priscott
Grace Cottage,
Duck Island Lane ,Ringwood
BH24 3AA

* [REDACTED] OBJECTION

Sarah Wilson

From: alison sale [
Sent: 30 May 2013 19:19
To: Licensing e-mail address
Subject: Premises Licence for Marston's PLC Ringwood Brewery

Dear Sir,

I am writing to you with concerns over the application of a Premises licence by Marston's PLC @ Ringwood Brewery
138 Christchurch Road, Ringwood.

We are very concerned that use of a permanent venue on the site would be very disruptive to residents, with noise, traffic and parking issues.

We feel this should require planning permission and be open to public scrutiny.

Kind regards
Alison Sale and Chris Rowland
5 Duck Island Lane,
Ringwood
Hants
BH24 3AA

* Objection

Drakes Cottage
134 Christchurch Road
Ringwood
BH24 3AP

New Forest District Council
Licensing Authority
Apple Tree Court
Lyndhurst

Dear Sirs

Re: Application for a Premises Licence for Marston's PLC Brewery

We, the undersigned make representation stating how the above application will undermine the licensing objectives as follows:-

• Prevention of crime and disorder

Our house is very closely situated to the Brewery, next door but one and we feel we would be constantly subjected to noisy drunken persons passing by our front door causing us discomfort of noisy and aggressive behaviour. We will be in fear of attacks on our home, violence and urination due to alcohol abuse. We are 2 professional working ladies who do not choose to live in fear and need to feel we can sleep in peace without drunks causing crime and disorder a few feet from our bedroom window at night.

• Public Safety

The licence would cause more cars and people to use the road outside, however there is no proper pavement and furthermore there will be cars parking there. There is no safe place for pedestrians to cross the road and the road is a busy one.

• Public Nuisance

Potential noise, vandalism, fighting and violence. We live in a residential area where families with young children and some elderly people live. We do not wish to be subjected to the loud music, bands etc as a result of 'regulated entertainment'. This would have a huge, unwanted effect on the quality of our lives.

• Protection of Children from harm

I reiterate that this is very much a residential area, where families with young children use the road to cross to the play area and wildlife habitat for their enjoyment. Potentially these children could be harmed with the increase in traffic and drink driving as well as drunken yobs approaching vulnerable innocent children and scaring them.

Yours sincerely
Karen Stevens and Jane Freeman

Sent: 30 May 2013 16:05

To: Customer Services

Subject: For the attention of the planning Department -- Ref: 13/02676 -- Ringwood Brewery

Dear Sirs

I write to object to the above Planning Application which has just come to our attention. I understand that the time for objections expired on the 28th May (just two days ago) but we have been away for a few days and only just saw details of the application in our local paper today.

Assuming the customary green Notice was displayed outside the Brewery this is very unlikely to have been seen by many people as, you will know, the premises have no pavements on that side of the road which is an extremely busy and narrow section of Christchurch Road allowing no waiting, stopping or parking outside.

So I hope you will accept details of this objection notwithstanding that time has expired and given the enormity of the Brewery's proposals.

My objections are as follows:

1. We live in Shires Close, Ringwood, and the sound of music and crowd noise would be a particular nuisance and be to the great detriment of the peace and quiet of a residential community
2. This amounts to a very significant change of use effectively converting a small traditional brewery into a major all day entertainment venue and night club 16 hours a days and 7 days a week
3. Vehicle and pedestrian access from the site onto Christchurch Road is already very restricted – the road here is very narrow and extremely busy with large lorries
4. Car parking in Christchurch Road is already a very significant problem and a considerable nuisance and eyesore (as is already known to the Council) with cars and other vehicles parking on the highway verges

Please acknowledge receipt of this message.

1

Yours faithfully

John Woolgar

11 Shires Close

Ringwood

Hants BH24 3DJ

HOME OFFICE

AMENDED GUIDANCE ISSUED UNDER SECTION 182 OF THE LICENSING ACT 2003

October 2012

DETERMINING ACTIONS THAT ARE APPROPRIATE FOR THE PROMOTION OF THE LICENSING OBJECTIVES

- 9.38 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. 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. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.