

North Somerset Council

REPORT TO THE: LICENSING COMMITTEE

DATE OF MEETING: MONDAY 23 JULY 2018

SUBJECT OF REPORT: APPLICATION FOR THE GRANT OF A PREMISES LICENCE AT COURT HOUSE FARM, CHURCH ROAD SOUTH, PORTISHEAD

TOWN OR PARISH: PORTISHEAD

OFFICER/MEMBER PRESENTING: DIRECTOR OF DEVELOPMENT AND ENVIRONMENT

KEY DECISION: NO

RECOMMENDATIONS

That the sub committee determines the application for the grant of the Premises Licence.

1. SUMMARY OF REPORT

- 1.1 An application has been received for the grant of a Premises Licence under the Licensing Act 2003 at Court House Farm, Church Road South, Portishead. The application made is for the sale of alcohol and recorded music. Consultations have been carried out and objections against the grant of this application have been received from 27 local residents. The main concerns are the potential for increased crime and disorder, anti-social behaviour, parking, noise nuisance and licensing hours requested being too late. Following consultation, letters have been received from 12 people who support the application made. In view of these objection letters and letters of support the Committee is requested to determine the application that has been made.

2. POLICY

- 2.1 The Council's statement of Licensing Policy applies to this application.
- 2.2 The Licensing Act 2003 requires licensing authorities to carry out their functions with a view to promoting the following four licensing objectives:
- a) The Prevention of Crime and Disorder.
 - b) Public Safety.
 - c) The Prevention of Public Nuisance, and
 - d) The Protection of Children from Harm.
- 2.3 The Licensing Authority should have regard to the Statutory Guidance issued under section 182 of the Licensing Act 2003, and the provisions of the Licensing Act itself.

3. DETAILS

- 3.1 An application was received on the 30 May 2018 from Helen Reed for the grant of a Premises Licence under the Licensing Act 2003, in respect of Court House Farm, Church Road South, Portishead. A copy of the application that has been made is shown at **Appendix A**.
- 3.2 The premises comprise of outbuildings set within 3 acres of land and gardens within the boundary of Court House Farm, monthly artisan markets are held at the premises.
- 3.3 Court House Farm has residential properties and a church within 100 metres of the licensed premises.
- 3.4 A copy of a location plan of the premises is shown at **Appendix B**.
- 3.5 The licensable activities and opening times of the premises to members of the public being sought are as follows::

Licensable Activity	Hours Sought	Non –standard timings
Recorded music	Mon – Friday 10:00 – 23:00	Christmas Eve and New Year's Eve till 00:30
	Sat 10:00 – 23:30	
	Sun 10:00 – 22:00	
Supply of alcohol	Mon – Friday 10:00 – 23:00	Christmas Eve and New Year's Eve till 00:30
	Sat 10:00 – 23:30	
	Sun 10:00 – 22:00	
Hours premises will be open to the public	Mon – Friday 10:00 – 23:00	Christmas Eve and New Year's Eve till 00:30
	Sat 10:00 – 23:30	
	Sun 10:00 – 22:00	

4. Consultations

- 4.1 In accordance with the requirements of the Act the applicant has:
- (a) Served copies of the application to the Responsible Authorities.
 - (b) Advertised the submission of the application in a local newspaper.
 - (c) Placed a notice at the property detailing the application made.
- 4.2 Following consultation with Avon and Somerset Constabulary and North Somerset Council Environmental Protection Officer the applicant has agreed to include conditions within the operating schedule. A copy of the agreed conditions can be found at **Appendix C**
- 4.3 In relation to the four licensing objectives set out in the Licensing Act 2003, the following matters have been raised:

Licensing Objective	Responsible Authority	Interested Party
The Prevention of Crime and Disorder	The Police have not made any representations.	Representations have been received from residents in relation to anti-social behaviour.

Public Safety	Avon Fire and Rescue Service/Environmental Health have not made any representations.	Representations have been received in relation to parking
Public Nuisance	The Environmental Protection team have not made any representations.	Representations have been received in relation to noise concerns
The Protection of Children from Harm	Children and Young People's Services have not made any representations.	No representations have been received

4.4 Copies of the representations which have been received are shown at **Appendix D**.

4.5 Copies of the letters of support which have been received are shown at **Appendix E**

5. FINANCIAL IMPLICATIONS

Costs - None.

Funding - None.

6. LEGAL POWERS AND IMPLICATIONS

6.1 The Licensing Authority recognises that its licensing function is only one means of securing the delivery of the service. The Licensing Authority will therefore continue to work in partnership with other stakeholders, such as the Police, Crime & Disorder Partnerships and the Vehicle and Vehicle Standards Agency (DVSA) towards the promotion of any licensing objectives.

6.2 In undertaking its licensing function, the Licensing Authority has regard to the following legislation:

- Town and Police Clauses Act 1847
- Transport Act 1980 & 1985
- Road Traffic Acts the Local Government (Miscellaneous Provisions) Act 1976, as amended
- Environmental Protection Act 1990
- Health Act 2006
- The Smoke-free (Premises and Enforcement) Regulations
- The Smoke-free (Vehicle Operators and Penalty Notices) Regulations 2007
- The Equality Act 2010
- The European Convention on Human Rights, which is applied by the Human Rights Act 1998
- The Rehabilitation of Offenders Act 1974 (Exceptions) (Amendment) Order 2002
- Licensing Act 2003
- Gambling Act 2005

6.3 The Licensing Authority also has regard to any other relevant legislation, strategies, policies and guidance in its decision-making.

7. RISK MANAGEMENT

- 7.1 Regularly reviewing licensing policies and practices and using a risk-rated approach to both proactive and reactive enforcement reduces the risk to the Authority. Ensuring MoU agreements are in place with external partner agencies will also help strengthen roles and responsibilities surrounding Licensing work.

8. EQUALITY IMPLICATIONS

None

9. CORPORATE IMPLICATIONS

- 9.1 If the application is refused or amended the applicant may appeal within 21 days of the notification of the Committee's decision to the Magistrate's Court. If the application is granted a person making a relevant representation may also appeal within 21 days of the notification to the Magistrates' Court.

10. OPTIONS CONSIDERED

The Committee may after hearing the application:

- a) Grant the application as applied for, or
- b) Grant the application with modifications to the dates or timing of licensable activities or conditions to be attached to the licence.
- c) Refuse the application.

For the purpose of sub section 8(b) above conditions are modified if any of them are altered or omitted or any new condition is added.

AUTHOR

Caz Horton, Licensing Officer

Tel: 01934 426 800

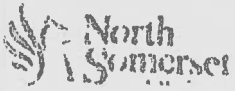
BACKGROUND PAPERS

Licensing Act 2003.

Guidance to the Licensing Act issued under section 182 of the 'Act'.

Statement of Licensing Policy for North Somerset Council.

APPENDIX A



North Somerset
Application for a premises licence
Licensing Act 2003

For help contact
licensing@n-somerset.gov.uk
Telephone: 01934 426800

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* required information

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

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

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

Are you an agent acting on behalf of the applicant?

Yes No

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

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Other telephone number

Include country code.

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

Are you:

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

Applying as an individual

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

Applicant Business

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

Is your business registered outside the UK? Yes No

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

Business name

If your business is registered, use its registered name.

VAT number

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

Legal status

Continued from previous page...

Your position in the business	Owner	The country where the headquarters of your business is located.
Home country	United Kingdom	
Business Address		If you have one, this should be your official address - that is an address required of you by law for receiving communications.
Building number or name	Court House Farm	
Street	Church Road South	
District		
City or town	Portishead	
County or administrative area	North Somerset	
Postcode	BS20 6PU	
Country	United Kingdom	

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PREMISES DETAILS

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

Premises Address

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name	Court House Farm
Street	Church Road South
District	
City or town	Portishead
County or administrative area	North Somerset
Postcode	BS20 6PU
Country	United Kingdom

Further Details

Telephone number	07738854990
Non-domestic rateable value of premises (£)	

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APPLICATION DETAILS

In what capacity are you applying for the premises licence?

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

Confirm The Following

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

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INDIVIDUAL APPLICANT DETAILS

Applicant Name

Is the name the same as (or similar to) the details given in section one?

- Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

First name

Family name

Is the applicant 18 years of age or older?

- Yes No

Continued from previous page...

Current Residential Address

Is the address the same as (or similar to) the address given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

Building number or name	Court House Farm
Street	Church Road South
District	
City or town	Portishead
County or administrative area	North Somerset
Postcode	BS20 6PU
Country	United Kingdom

Applicant Contact Details

Are the contact details the same as (or similar to) those given in section one?

Yes No

If "Yes" is selected you can re-use the details from section one, or amend them as required. Select "No" to enter a completely new set of details.

E-mail	hellyreed@gmail.com
Telephone number	07738854990
Other telephone number	
Date of birth	28 / 04 / 1957 dd mm yyyy
Nationality	British

Documents that demonstrate entitlement to work in the UK

Add another applicant

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OPERATING SCHEDULE

When do you want the premises licence to start? 20 / 05 / 2018
dd mm yyyy

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

Provide a general description of the premises

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

Court House Farm is a private residence and a listed tudor site with outbuildings sat in 3 acres of land and gardens just off

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Portishead High Street. Although this is currently my home, I do run a monthly artisan market and would like to start hosting a monthly wedding celebration on the opposite fortnight. For the Artisan markets, we often have local vineyards and micro brewery's attending who require a tens licence to trade. This limits me for any other kind of event or gatherings and therefore I would like to apply for a premises licence. I am currently just completing the renovation of the main properties and will have the cowshed ready to host the odd event from June.

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

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PROVISION OF PLAYS

See guidance on regulated entertainment

Will you be providing plays?

- Yes No

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PROVISION OF FILMS

See guidance on regulated entertainment

Will you be providing films?

- Yes No

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PROVISION OF INDOOR SPORTING EVENTS

See guidance on regulated entertainment

Will you be providing indoor sporting events?

- Yes No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

See guidance on regulated entertainment

Will you be providing boxing or wrestling entertainments?

- Yes No

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PROVISION OF LIVE MUSIC

See guidance on regulated entertainment

Will you be providing live music?

- Yes No

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PROVISION OF RECORDED MUSIC

See guidance on regulated entertainment

Will you be providing recorded music?

- Yes No

Continued from previous page...

Standard Days And Timings

MONDAY

Start

End

Start

End

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

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

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

- Indoors Outdoors Both

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

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

recorded music outside is only at background level for market once a month

State any seasonal variations for playing recorded music

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

Christmas and New Year

Continued from previous page...

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

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

Christmas and New Year 10.00am to 00.30 am

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PROVISION OF PERFORMANCES OF DANCE

See guidance on regulated entertainment

Will you be providing performances of dance?

Yes No

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

See guidance on regulated entertainment

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

Yes No

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LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

Yes No

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

Yes No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="23:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="23:30"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="10:00"/>	End	<input type="text" value="22:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the sale of alcohol be for consumption:

- On the premises Off the premises Both

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

State any seasonal variations

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

Christmas and New Year

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

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

The only time we plan to sell alcohol ourselves is at events in terms of wine and beer for private functions. We expect our wedding guests to hire in a professional bar company to provide the main alcohol and our traders will sell their own alcohol at the monthly market.

Christmas Eve and New Year until 00.30am

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

Continued from previous page...

Name

First name

Family name

Date of birth / /
dd mm yyyy

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

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

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

Reference number for consent form (if known)

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

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ADULT ENTERTAINMENT

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

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

Continued from previous page...

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start 10:00

End 23:00

Start

End

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

TUESDAY

Start 10:00

End 23:00

Start

End

WEDNESDAY

Start 10:00

End 23:00

Start

End

THURSDAY

Start 10:00

End 23:00

Start

End

FRIDAY

Start 10:00

End 23:00

Start

End

SATURDAY

Start 10:00

End 23:30

Start

End

SUNDAY

Start 10:00

End 22:00

Start

End

State any seasonal variations

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

Private bookings only apart from Market days.

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

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

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LICENSING OBJECTIVES

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

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

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

Court House Farm is a private house with gardens who are looking to have max 20 events a year - we are applying for weekday license too as not sure what days these will be always on - License required for market, occasional weddings and occasional events.

Strong management controls and effective training of all staff & guests so that they are aware of the premises licence and the requirements to meet the four licensing objectives with particular attention to:

a/ no selling of alcohol to underage people

b/ no drunk and disorderly behavior on the premises area

c/ vigilance in preventing the use and sale of illegal drugs on site

d/ no violent and anti-social behaviour

e/ no harm to children

- Operating Schedule providing the hours of operation for the event and licensable activities during those hours.

- Designated premises supervisor to be in day-to-day control of the premises, to provide good

training for staff on the Licensing Act (Training Record)

- Clear "Challenge 25" information to prevent the supply of alcohol to under-age drinkers.

- CCTV system to be installed with recording option available

b) The prevention of crime and disorder

CCTV System to be installed to monitor entrances, exits, and other parts of the premises in order to address the prevention of crime objective.

A clear and legible notice outside the premises indicating the normal hours under the terms of the premises licence during which licensable activities are permitted whilst the event is in progress.

Clear and conspicuous notices warning of potential criminal activity, such as theft, that may target customers will be displayed.

Not selling of alcohol to drunk or intoxicated customers.

Custom will not be sought by means of personal solicitation outside or in the vicinity of the premises.

Prevention and vigilance in illegal drug use in the event area.

c) Public safety

Internal and external lighting fixed to promote the public safety objective.

Well trained staff adherence to environmental health requirements.

Training and implementation of underage ID checks.

A log book or recording system shall be kept upon the premises in which shall be entered particulars of inspections made; those required to be made by statute, and information compiled to comply with any public safety condition attached to the premises licence that requires the recording of such information.

The log book shall be kept available for inspection when required by persons authorised by the Licensing Act 2003 or associated legislation.

All parts of the premises and all fittings and apparatus therein, door fastenings and notices, lighting, heating, electrical, sanitary, accommodation and other installations, will be maintained at all times in good order and in a safe condition.

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d) The prevention of public nuisance

Any amplified music will be brought to a finish by 11pm at weekends and 10pm mid week

Prominent, clear and legible notices will be displayed at all exits requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.

Deliveries of materials necessary for the operation of the event will be carried out at such a time or in such a manner as to prevent nuisance and disturbance to nearby residents.

The Licensee will ensure that staff who arrive early morning or depart late at night when the event has ceased trading conduct themselves in such a manner to avoid causing disturbance to nearby residents.

Customers will be asked not to stand around talking in the street outside the premises; and asked to leave the vicinity quickly and quietly.

A specific taxi operator has been nominated for staff and customers use. The company's telephone number is advertised to customers. The operator, and all drivers, are aware that they should arrive and depart as quietly as possible, should not sound vehicle horns as a signal of their arrival or leave engines running unnecessarily.

The movement of bins and rubbish outside the premises will be kept to a minimum after 11.00pm. This will help to reduce the levels of noise produced by the premises.

Bright lights on or outside the premises will be positioned and screened in such a way so as to not cause a disturbance to nearby residents.

Adequate waste receptacles for use by customers will be provided in the local vicinity.

e) The protection of children from harm

"Challenge 25" sign that encourages anyone who is over 18 but looks under 25 to carry

acceptable ID (a card bearing the PASS hologram, a photographic driving license or a passport) if they wish to buy alcohol.

Well trained staff about requirement for persons' identification, age establishment etc.

All the details provided in Training Record Book

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NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

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- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relating to the carrying on of a licensable activity.
- A current Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- A current Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, less than 6 months old, issued by the Home Office under regulation 17(3) or 18A (2) of the Immigration (European Economic Area) Regulations 2006, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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NOTES ON REGULATED ENTERTAINMENT

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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:
 - 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.

Continued from previous page...

- 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:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card. Premises Licence Fees are determined by the non domestic rateable value of the premises. To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The cost

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this by providing with this application copies or scanned copies of the following documents (which do not need to be certified).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK (please see note below about which sections of the passport to copy).
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A current Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A current passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A current Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A full birth or adoption certificate issued in the UK which includes the name(s) of at least one of the holder's parents or adoptive parents, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, when produced in combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A current passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.

Continued from previous page...

◊ Fee amount (£)

100.00

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

DECLARATION

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

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

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

◊ Full name

◊ Capacity

Date (dd/mmm/yyyy)

Add another signatory

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

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

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

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

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

and any premises licence to be granted or varied in respect of this application made by

Helen Reed

(name of applicant)

concerning the supply of alcohol at

Court House Farm, South road, Portishead BS20 6PU

(name and address of premises to which application relates)

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

PL21

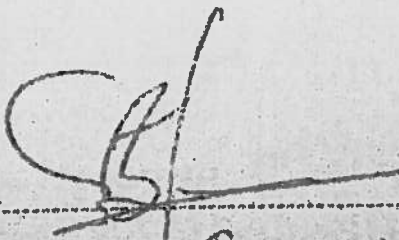
(insert personal licence number, if any)

Personal licence issuing authority

Herefordshire Council Licensing Section, Herefordshire Council, 8 St Owen Street, Hereford HR1 2PJ

(insert name and address and telephone number of personal licence issuing authority, if any)

Signed

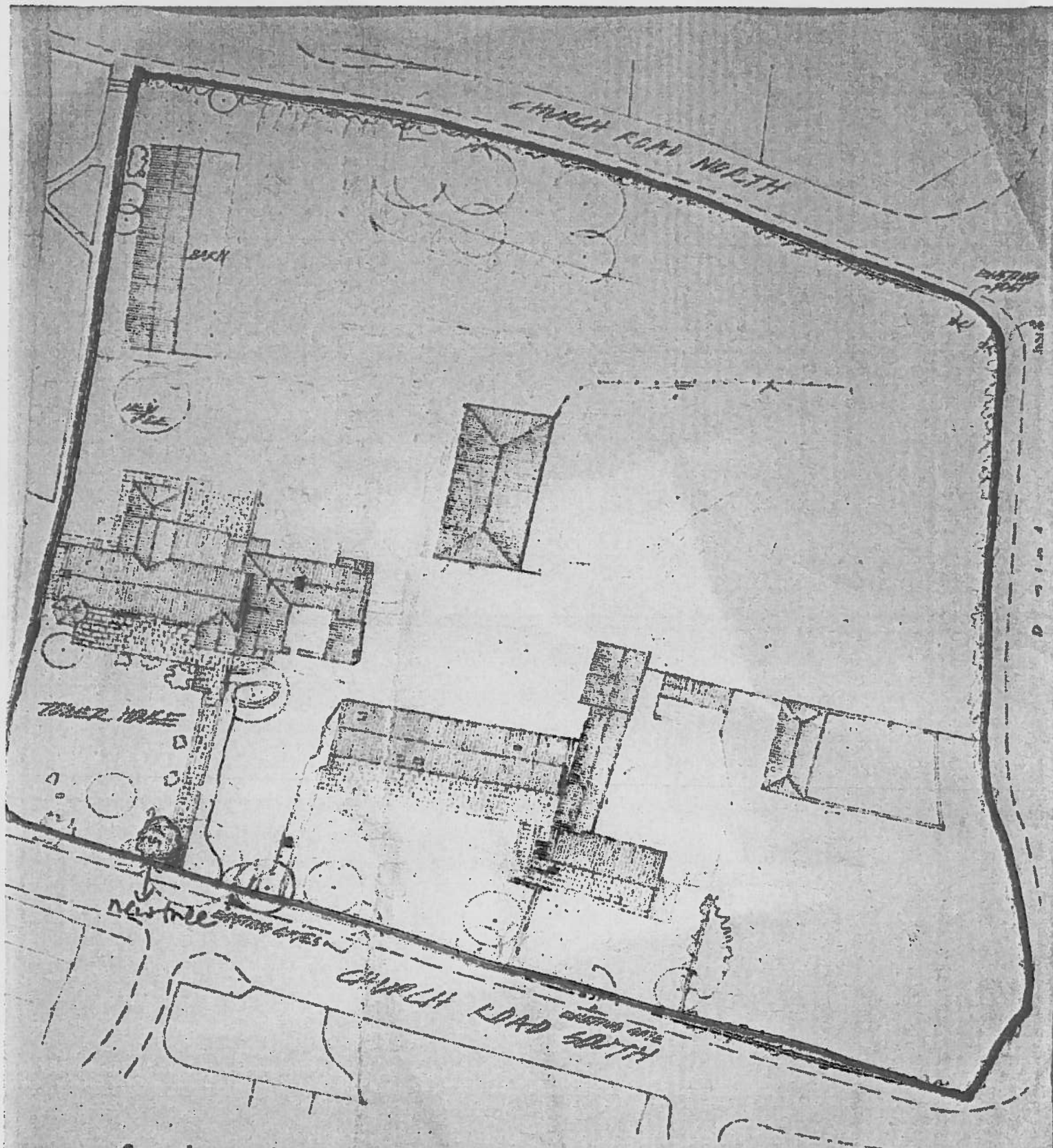


Name (please print)

Tracey Faragher-Beck

Date

10/05/2018



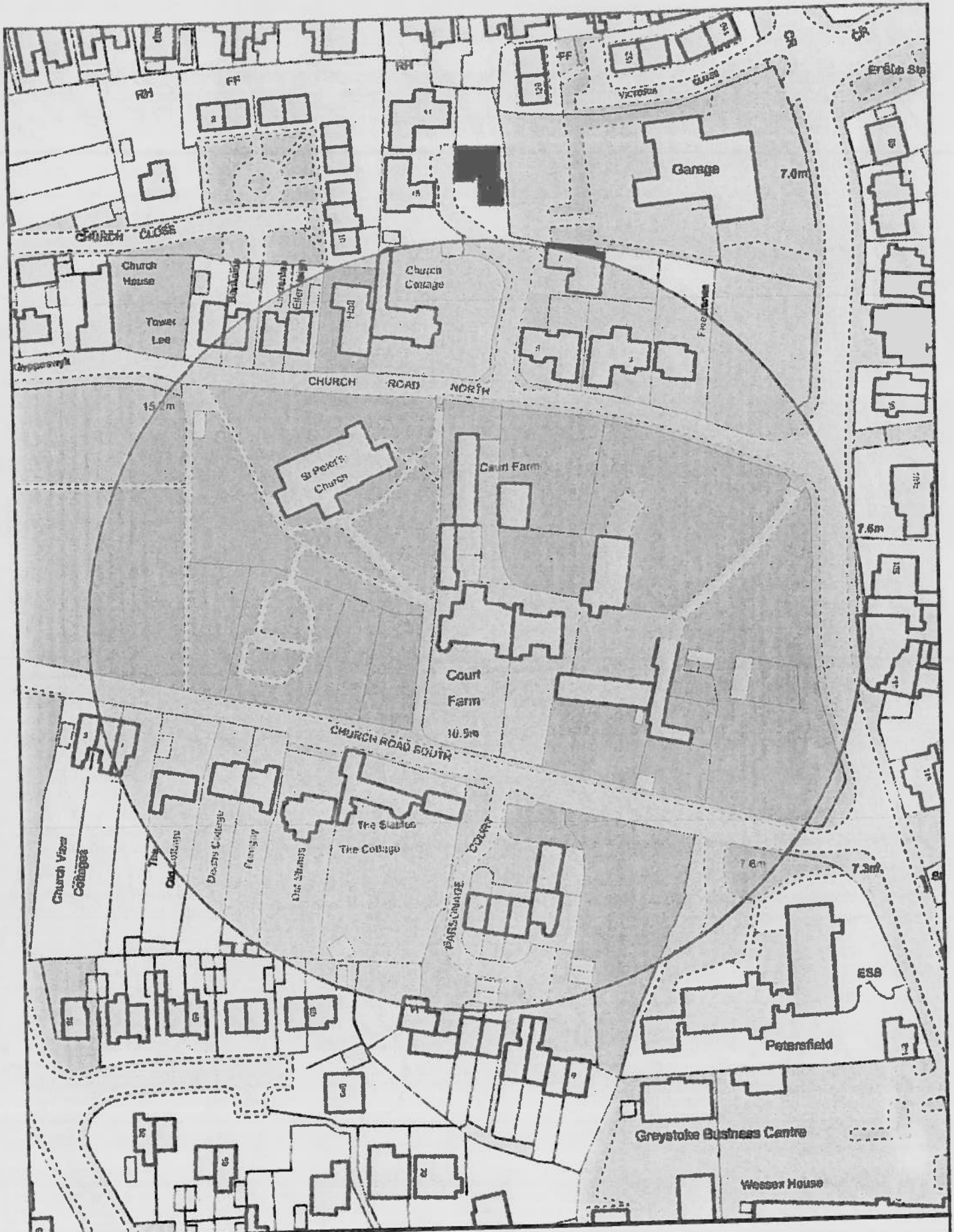
REV A -
 Rain access added
 to Manor House

Dwg: 699.21

15.5.14

Court Farm, Church Road South, Portishead BS20
 Site plan showing proposed subdivision of
 Tower House and Manor House, scale 1:500 at A3
 Gus Alexander Architects

APPENDIX B



Scale: 1:1250
Date: 10 July 2018



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Caz Horton

From: Andy Manhire <Andy.Manhire@avonandsomerset.police.uk>
Sent: 25 June 2018 09:24
To: Caz Horton
Cc: hellyreed@gmail.com
Subject: FW: Court House Farm Application.

Following clarification below from the applicant re the CCTV condition offered there is no police representations.

Andrew Manhire,
Police Liquor Licensing,
Weston-Super-Mare

From: Helen Reed [mailto:hellyreed@gmail.com]
Sent: 25 June 2018 09:20
To: Andy Manhire
Subject: Re: Court House Farm Application.

Dear Andrew,

we can confirm that we are happy to install the appropriate CCTV to cover the entrance and exit to our premises and also the Cowshed that will record for a minimum of 31 days as requested in your email of the 21st of June,

Yours sincerely,

Helen Reed

On 21 June 2018 at 12:16, Andy Manhire <Andy.Manhire@avonandsomerset.police.uk> wrote:

Helen,

Following our meeting last week can you please confirm for clarification purpose that your CCTV condition offered will, " cover entrance and exits to your premise along with the cow shed, in addition to which it will record for a minimum of 31 days when any licensable activities are taking place. In addition it will be of a standard to the satisfaction of the Licensing Authority and Police".

Andy questions do not hesitate to ring me.

Many thanks,

Andrew Manhire,

Caz Horton

From: Helen Reed <hellyreed@gmail.com>
Sent: 19 June 2018 10:30
To: Caz Horton
Subject: Court house Farm License application

Dear Caz,

after talking with Carl Smallwood this morning he has suggested adding the following condition in support of our license application in support of the Prevention of Public Nuisance objective contained within The Licensing Act 2003;

1. While live or recorded music is being played, external patrols shall be carried out by staff to monitor noise levels at the boundary of the premises and take appropriate action to lower the volume of music as necessary.

We are more than happy to include this.

Could you also let me know how many Tens licenses we have had so far this year, including the one that may have been applied for by our beer/wine trader for this months market on the 24th June.

Yours sincerely,

Helen Reed.

F 342141

Church Cottage
164 Slade Road
Portishead
Somerset
BS20 6AS

15 June 2018

North Somerset Council
Licensing Team
Town Hall
Walliscote Grove Road
Weston-super-Mare
Somerset
BS23 1UJ



Dear Sirs

Application for the Grant of a Premises Licence
Court House Farm, Church Road South, Portishead, BS20 6BU

I refer to the above application and submit below my objections to the proposed Premises Licence on the following grounds:

1. Court House Farm occupies an island site in the middle of a largely residential area. Its proximity to private dwellings is not a proper setting for a licenced premises.
2. To the west of Court Farm, separated only by a wall, is the Parish Church of St Peter and its churchyard. It is a place of worship, attended by up to two hundred worshippers on a regular basis. Apart from the regular scheduled services it is used for baptisms, weddings and funerals. For many, it is a place of quiet contemplation at all times of the day. A licenced premises with recorded music on the days and at the times proposed in the application is wholly inappropriate.
3. To the south west of Court Farm, separated by a narrow road (Church Road South) is Petersfield, an elderly persons' home. Residents of this EPH are entitled to quiet enjoyment during their twilight years and the proximity of another licenced premises (Clarence House is approximately 100 metres along the road and can be noisy, especially in summer when there is live music) is prejudicial to their comfort and wellbeing.
4. To the west, north and south there are private residential dwellings. A significant number of these dwellings were built before the age of the motor car and, as such, have no provision for off-road parking. Accordingly, many residents are forced to park on the highway. The current proposal, if permission is granted, will lead to a huge increase in the number of cars/coaches seeking to park in the already-crowded roads adjacent to Court Farm. There is already a parking problem during religious festivals when churchgoers are often forced to park in St Peters Road when other surrounding roads are full. The potential for conflict cannot be understated.
5. Increased parking in Church Road South (where Petersfield EPH is situated), Slade Road, Church Road North and St Peters Road will impede the emergency services from transiting these roads and/or reaching their destination.
6. The hours proposed in the application will extend the traffic nuisance well into the night and will be an imposition on local residents.

7. There is nothing in this application that will ameliorate the potential for increased noise and alcohol-related anti-social behaviour in what has been hitherto a quiet residential area.

On the grounds of the potential for significant public nuisance and the compromise to public safety it is my view that the application should be turned down in its entirety.

Yours faithfully



Charles Coombes

Email: charlcoom@aol.com

Mob: 07769670682

Tel: 01275 842251

342224

46 St Peters Lodge.
121A High St.
Portishead, BS20 6PJ.

18th June 2018.

Application Ref. NSC/052409.

Dear Sir,

Grant of a Premises Licence.
Court House Farm, Church Rd South
Portishead

I wish to make a representation against
this licence as follows:-

- 1). Court House Farm is situated in a quiet
residential road, adjacent to St Peters Church.
- 2). On the opposite corner of the road is a
long time established Care Home for elderly
people. To permit the playing of recorded
music as devised between 10am and 10pm
would be most inappropriate given the
quiet, peaceful nature of this area.
- 3). Re. the supply of alcohol this is not considered
acceptable in a residential environment.

Signed M. Dann.
(MAY) M. DANN.



342232.

Your ref: NSC/052709

Address of application premises: Court House Farm, Church Road South, Portishead BS20 6PU

June 18 2018

Dear Sirs

I object in the strongest possible terms to this application. I live directly opposite Court House Farm and as one of the closest neighbouring houses to it will be among those most affected.

I cannot see how this application can be granted on any reasonable basis as the location of the property in question is simply unsuited to it, being closely flanked on two sides by houses and other residential properties including a care home. At present this is a peaceful and calm environment, disturbed only by the sound of the church bells (which I have no objection to). This tranquility was one of the features which attracted my wife and I to our present home but what is being proposed threatens this quite markedly and will mean a significant loss of amenity to us and our neighbours - many of whom are retired and at home through the day.

What is proposed, with an application for a seven-day licence from 10am to 11pm and beyond at weekends, raises the real prospect of day-long events and parties lasting 12 hours or more with the attendant disruption and noise on ANY day of the week. And an 11.30pm deadline in reality means that the noise and gathering will continue at least until midnight. This is unreasonable and completely inappropriate for this location.

The application would also presumably result in a significant increase in vehicle movements around the site, much of it late at night. This is a further cause for concern - it is unfair for us to suddenly have to tolerate the noise and disruption associated with this, again potentially on ANY day/night of the week. Some of us are working and have to be up early each morning. Having the prospect of disturbances caused by the end of late-night parties across the road is something we are not at all happy with.

I would be happy to discuss our objections in more detail if required.

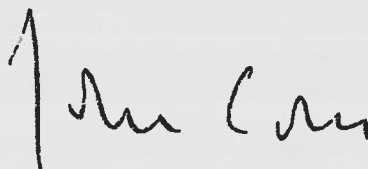
Yours sincerely

John Coles

4 Parsonage Court

Portishead BS20 6PH

07834 199381



342 024

NTH SOMERSET COUNCIL
LICENSING TEAM
TOWN HALL

JOHN DEAN
3 PARSONAGE COURT
PORTISHEAD
BS20 6PH

WESTON-SUPER-MARE
BS23 1UJ

TEL: 01275 460140

DATE: 20/06/18

Dear Sirs,

Ref. COURT FARM APPLICATION FOR A
DRINK AND MUSIC LICENSE

I refer to the above application
by Court Farm, Church Rd South, Portishead
for late night drink/music license

I am opposed to this application
for the following reasons:-

1) It is entirely out of keeping with
the historical nature of the farm and
the local area, which has an old people's
care home opposite the premises.

2) It is antithetical to the nature
of the remaining "original" part of
Portishead, i.e. inappropriate

Yours faithfully



22-06-01

LICENSING

NC.
342326

North Somerset Council Licensing Team
Town Hall
Walliscote Grove Road
Weston- Super -Mare
Somerset
BS23 1UJ

19th June 2018

Dear Sir/ Madam,

Re: Notice of application for the granting of a premises licence to Helen Reed, Court House Farm, Church Road South, Portishead, BS20 6PU

We have been broadly supportive of the applicants' redevelopment of a beautiful group of listed buildings in Portishead. Helen has spent a lot of time and money sympathetically restoring Court House Farm, however, we understand that it is no longer to be used for residential purposes, but to become commercial premises for the holding of public events, to include wedding celebrations.

Whilst we are not aware that the buildings have planning permission for this change of use, we understand that aspect is outside the licensing teams jurisdiction.

We would like to express our concerns of the awarding of a premises licence on the following points:

Public Safety:

Parking at Helens monthly markets has been problematic for local residents. With more frequent use of the property for social occasions proposed for the future, we can only imagine this will continue and worsen. Whilst the applicant politely asks her visitors to park considerately, of course most do not, and we have been unable to move our car from outside our home each time. The surrounding roads are narrow and have no parking restrictions, leaving people to carelessly double park, and an emergency vehicle would be unable to access homes on Church Road North on market day. People are forced to walk in the middle of the road as cars are parked on the pavement. The close proximity to the parish church of St Peters, and the use of the local GirlGuiding headquarters on Church Road North compounds this. We would like to see the applicant make provision for car parking, and clearly signpost this for visitors, or else ask the council to consider placing double yellow lines or other appropriate parking restrictions on Church Road South and Church Road North.

Prevention of public nuisance:

Noise: Local residents are concerned at the noise that regular wedding parties will generate. The listed buildings of Court House Farm are within a quiet conservation area, and in the



1

heart of a residential area full of family homes. We usually enjoy only the sound of the church bells. We do not wish to hear loud wedding parties throughout the year, and especially in the summer months when we imagine guests will be celebrating outside. We already experience noise pollution on a regular basis from The Poacher public house, and Clarence House (our closest licenced premises) and are wary that weddings or parties at Court House Farm will only add to this. We would like to be assured that noise will be managed and limited at all times.

Smells: We have concerns that there will be smells related to rubbish and food waste generated and cooking (eg: hog roasts/ barbeques). Currently Court House Farm has a domestic rubbish collection, but we would like to see proper arrangements for business/ catering waste to be promptly collected in a timely manner.

Litter: The current monthly markets already generate increased litter in the surrounding streets. We would like to see Helen take every effort to eliminate waste generated from her business.

Light: We do not wish to see any additional light pollution from outdoor lighting. Helen currently has a wide range of fairy lights that operate all year round. We would not wish to see the permanent erection of any additional outside lighting that would be visible from our home.

The redevelopment of Court House Farm will have a lasting impact on this historical neighbourhood and we would hope to keep on good terms with the owner. However, our experience to date has made us wary of Helens ability to manage large scale events with respect to her neighbours quality of life. We appreciate that the farm needs to generate an income to cover the costly renovation, but we ask that this is done sensitively and with respect for families living nearby.

I respectfully ask that these points are taken into consideration when deciding to award a premises licence.

Yours Sincerely

342327

20th June 2018

Dear Sir/Madam,

I am writing in relation to the licensing application made on behalf of Court House Farm, Church Road South, Portishead by Helen Reed.

My husband, our children and I live in very close proximity to Court House Farm, and we have lived here since Parsonage Court was built in 2006. We love the fact that we essentially could be living in the country, as we enjoy the benefit of a cul-de-sac location, with no street lighting, and have a variety of protected trees and our own communal little woodland area – which encourages a wealth of wildlife, including badgers, foxes and tawny owls. I believe we are classed as living in a conservation area as well.

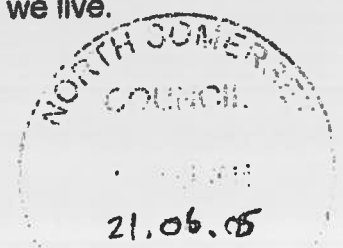
We are very concerned about the licensing application, as we believe it has the potential to significantly damage the peaceful environment in which we currently live.

My children used to pet the donkey, and other animals when the farm land used to be rented out, and when the farm was finally sold, it was a period of waiting to see what the new owners would do with the site. Fortunately – to date – they have done wonders, the buildings have been beautifully renovated, and their monthly craft fairs have brought the community together.

However, a cynical person could say that this will undoubtedly have been at a significant cost, and this licensing application sounds alarm bells as to what they are now looking to expand to. Obviously, there are their planned wedding receptions, which on the odd occasion would not overly cause concern. However, if they are granted a license from 1000 – 2300 hrs every day of the week – 365 days a year – we have real concerns that this will significantly cause excessive noise and other anti-social related problems will result on our doorstep. Also, significant issues could be caused at the end of an event, where you have a large number of people who are under the influence of alcohol making their way home, or awaiting the arrival of taxis. There are also concerns about parking, as there is simply not any provision for any significant number of vehicles to park in the locality, without it having a detrimental effect on those already living here.

We love where we live. We are extremely worried about the significant impact this proposal could have on our daily lives, and the environment in which we live.

Yours sincerely,



342328

10 Cotswold Close
Portishead
Bristol
BS20 6US
18 June 2018

North Somerset Council
Licensing Team
Town Hall
Walliscote Grove Road
Weston Super Mare
Somerset
BS23 1UJ

Dear Sirs

Re: Notice of application for the Grant of a Premises Licence

Proposed licensable activities for sale of alcohol and recorded music, Monday to Friday (+Sunday) 10am-23.00pm and Saturday 10am-23:30, at Court House Farm, Church Road South, Portishead BS20 6PU

With reference to the above application, which I read on the wire fence of the property called Court House Farm, we wish to object to the number of hours covered by this application, that in our opinion are totally excessive and not at all in keeping with this quiet and peaceful area of Portishead; the site of Court House Farm also being next to St. Peters Church. This would not appear to be a casual licence, more that which a Pub would apply for, and it is certainly not a Pub.

We live close enough to hear any loud music or excessive noise, which might emulate from these buildings or their adjoining land and would not wish to potentially be disturbed all day til 11pm (or 11:30pm on Saturdays) every day by the granting of this licence.

Yours faithfully

Mr M.J.Gill and Mrs P Gill

M.J. Gill
P. Gill



0312 332

Caz Horton

From: LICENSING
Sent: 22 June 2018 08:23
To: Caz Horton
Subject: FW: Objection to Proposed Licence Application - Court House Farm, Portishead

Kind Regards

Kellie Trego
Senior Licensing Officer
Development & Environment
North Somerset Council

Tel: 01934 426800 **Internal:** 6174
E-Mail: Kellie.Trego@n-somerset.gov.uk
Post: Town Hall, Walliscote Grove Road, Weston-super-Mare, BS23 1UJ
Web: www.n-somerset.gov.uk

Are you a North Somerset business? Help us make it easier for you to comply with regulation – answer our survey now: <https://goo.gl/yD688N>

From: .
Sent: Thursday, June 21, 2018 6:00 PM
To: LICENSING <licensing@n-somerset.gov.uk>
Subject: Objection to Proposed Licence Application - Court House Farm, Portishead

Dear Licencing Team,

I would like to object to the proposed licence application currently being made by Court House Farm, Church Road South, Portishead, BS20 6PU. The proposed licence activities for this premise is the sale of alcohol 7 days and week and the playing of recorded music.

Being a local resident and neighbour I would like to object to this licence for a number of reasons which include noise, increased traffic congestion, unsociable behaviour and inappropriate use of building in a residential area.

Noise

The licence would allow recorded music to be played between 10am – 11pm (11.30pm Saturdays). The building is located in the centre of a residential area surrounded by homes. Music from this site running well into the night would disrupt the local community and impact significantly on local residents. The licence would allow this music to be played for 13hour periods 7 days a week which is completely out of proportion to the location of the site.

Increased traffic congestion

This is a large venue and already hosts a number of monthly events. These events do already impact significantly on local residents and cause increased congestion around in the local streets. Increasing the number of events at the location will undoubtedly cause further congestion in and around the church. For visitors to the church this means difficulty especially for the elderly to get access to the building. Likewise the guide hall with younger children will be unable to safely drop of children and continued blocking of residents driveways will increase.

Unsociable Behaviour

As always encountered with the sale of alcohol and the playing of recorded music there is an increase in unsociable behaviour. Many local residents overlook or are close to this building and will encounter persons travelling to and leaving this site having consumed alcohol. This will inevitably lead to an increase in antisocial behaviour in the streets surrounding the address. This behaviour at the least will be the increase in noise / shouting and potentially escalate to disorder.

Inappropriate location and use of building

The building itself is listed and located next to the church which is one of the oldest and most historic buildings in Portishead. Having a licenced premise next to the church is out of character for the area. Noise and disruption from this development would cause unnecessary disruption to the area and impact on persons using the church and visiting / paying their respects to loved ones buried in the graveyard.

In summary, this licencing request has been submitted without consultation with local residents. The applicant has made no attempts to relay their plans for the building to its neighbours and requesting such a broad licence is completely unrealistic and of concern to all local residents. The fact that no consultation has been made provides an insight into the way any further plans for the building will be progressed by the applicant and for all the above reasons I object to this licencing application.

For your consideration

342064

From: Terry Crees [<mailto:Terryandsue10@btinternet.com>]
Sent: Tuesday, June 26, 2018 10:16 AM
To: LICENSING <licensing@n-somerset.gov.uk>
Cc: Peter Burden (Councillor) <Peter.BurdenCouncillor@n-somerset.gov.uk>
Subject: Licensing Application- Court Farm, 3, Church Road South, Portishead

I write on behalf of my mother (92years) to object to the application by Helen Reed for a premises licence to sell alcohol and for an entertainment licence at the above venue.

My reasons for objection are twofold namely:-

- (i) The lack of parking for vehicles at the venue which is on a thoroughfare and one of two busy main roads into the town.
- (ii) The anticipated noise levels of people visiting and leaving the premises as well as any entertainment or music provided at the venue.

In support of these reasons the premises are a Grade 2 listed Tudor farmhouse on the corner of the High Street in a predominately residential part of the town including an Old people's care home opposite the venue. Parking is severely restricted by people using the nearby facilities including the Parish Church which besides church services run other community activities. Traffic is often hampered by parking problems arising from the overspill of people using nearby commercial premises as well as a club and restaurant.

Church Road North (which runs alongside the opposite side of the premises) is often 'blocked' by traffic attending the Guide Hut or events at The Folk Hall even though the latter has its own car park- for patrons only.

Also the site is adjacent to St Peters School and the roads are used by parents dropping and picking up children. (the School discourages people from parking at or nearby the school itself)

All these issues impact upon the free flow of traffic using the High Street and present issues (including emergency vehicle access) in Church Road South and North as well as Slade Road.

I ask that the above objection is considered by the Licensing Committee and ask that the application is refused.

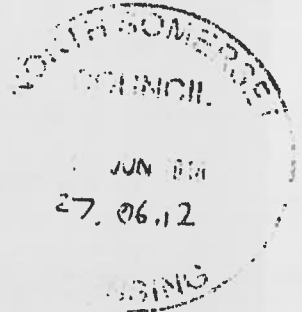
T. Crees
93 Fedden Village
Portishead
BS20 8EJ

3424 23

Deans Cottage
Church Road South
Portishead
North Somerset
BS20 6PU

22 June 2018

North Somerset Council
Licensing Team
Town Hall
Walliscote Grove Road
Weston-Super-Mare
Somerset
BS23 1UJ



Dear Sirs

Application for the Grant of a Premises License
Court House Farm, Church Road South, Portishead, BS20 6BU

We refer to the above application and submit our objections to the proposed Premises Licence on the grounds of significant public nuisance for the following reasons:

- 1- Court House Farm occupies an island of the oldest part of Portishead, surrounded by what was peaceful orchard and church land, and is now a quiet and quaint residential area. As such, it is not appropriate for a licensed premises.
- 2- Also situated within the island of land in the centre of this quiet and quaint residential area is St Peter's Church and church land. It is a place of worship and has a regular and large visiting congregation. The idea of a licensed premises next door to this place of worship is hugely inappropriate.
- 3- On the corner of Church Road South is Petersfield Retirement Home. The residents deserve the right to quiet and peaceful days as they rightfully enjoy either their retirement or their final days of care. With other licensed premises nearby, any additional premises would add additional traffic, parking and noise from loud music and from patrons, especially noticed on evenings and the weekend.
- 4- Parking on the surrounding roads is limited and because of the age of the local dwellings this means many residents have to park on road, meaning additional road traffic and parking which would make the roads even more crowded. This is already an issue with Church events and festivals, which is supported by the local community as living near a place of worship is important for myself and my family. Since original planning for Court House Farm was granted with the intention of both a four-property dwelling and then a single dwelling, the owners of Court House Farm have introduced monthly markets and other events which make the parking and traffic on all four surrounding roads a nightmare. At multiple points this year we have been unable to drive off our driveway and recently missed a family member's birthday in South Wales because of this. Allowing a licensed premises would make this situation worse.
- 5- The hours proposed on the application seem hugely excessive. With three children under the age of 5, the thought of living opposite a licensed premises with patrons leaving and driving cars past midnight is worrying, considering the already mentioned calm and quiet of the area.
- 6- With Court House Farm already advertising as a wedding venue, it is clear that an approval of this application would mean wedding guests being loud, increased alcohol related behaviour and anti-social behaviour late into the evenings and weekends, vastly changing the makeup of the local area in which we decided to purchase our family home.

On the grounds of the significant public nuisance this premises license would bring to this peaceful residential area it is our view that the application should be turned down entirely.

Yours faithfully

Richard and Emma Walker

342427

Caz Horton

From: Penelope Beattie <penelopebeattie53@gmail.com>
Sent: 27 June 2018 04:07
To: Caz Horton
Subject: Application for wedding etc venue at Court House Farm BS20 6PU

Dear Madam

I object to the above application which I understand has been submitted, on the following grounds:

1. **Parking.** The parking around Church Road North has become increasingly difficult especially since the completion of the retirement homes in what used to be Slade Road School in Slade Road. When Court House Farm holds it Sunday market one a month, parking spills right up Church Road North which is a narrow road, the Folk Hall Car Park appears full and parking does not appear to be available in Court House Farm. If this application is to be approved, could not provision have to be made for all parking to be made within the farmyard.
2. **Hours.** The hours applied for seem very long. When we first moved into our house in Slade Road some 30odd year ago, we suffered very badly with rowdy behaviour, litter and petty damage at closing time of the pubs. This, apart from the occasional incident, has improved dramatically and we would hate to see a return to this unacceptable behaviour. Does the application have to be approved for seven days a week? Could the functions be kept inside a building? Could the closing hours not be 10.30 and on restricted days.
3. **Clashing of functions.** Could I ask the planners to consider the effect of a function at the Folk Hall, a well attended church service and then a wedding at Court House Farm, on what I understood to be a conservation area in Portishead, i.e. Church Road North, Church Road South and Slade Road. Please, we are a peaceful residential area and would wish to remain so.

Yours faithfully
Mrs Penelope Beattie
The Butts, 154 Slade Road

Sent from Mail for Windows 10

Caz Horton

From: G KNEE <grahamknee@btinternet.com>
Sent: 26 June 2018 18:42
To: Caz Horton
Subject: Court Farm High St Portishead

Licencing Department Objection to the Alcohol and Music Licence

I am writing to object to the application for a Alcohol and Music licence at Court Farm High Street Portishead especially as it is requested 7 days a week until 11 or 11.30 at night. Court Farm hold an Artisans Market on the last Sunday in the month which is welcomed and greatly attended, but on those days the surrounding roads, ie Church road North and South, High Street, Slade Road and St Peters road are grid locked with parked cars making the roads in some places impossible to pass. This situation is accepted as the market is only held monthly. There is no parking allowed on Court Farm itself on these Sundays and the Folk Hall Car Park is used which is not a problem as the Folk Hall is not used on a Sunday as a rule.

There is a Care Home at the bottom of Church Road South and if there was a need for an Ambulance or indeed a Fire Engine on the Sunday the Market is held it is possible access to either Church Road South or North would be impaired, The noise from Court Farm to the elderly residents and indeed surrounding homes must be a concern when/if there are social activities taking place and a Licence is granted for Alcohol and Music up until 11 or 11.30 at night.

The Licence application is for a possible 7 days a week and if this was upheld and given the parking would be critical, the Folk Hall car park is full as it is heavily used with various uses daily to support classes, meetings and activities most days and evenings which is supposedly for the Patrons of the Folk Hall only. During term time parents collecting their children from St Peters School also restrict traffic flow in Church road South and High street so any public use for Court Farm would impact again road parking. There are funerals where access is required in both Church Roads for mourners and I have frequently having turned into Church Road from the High street then have turn around as you cannot get past parked cars or indeed the Hearse which you expect to respect when living near a Church.

I am asking for the Licence application be refused due to the above concerns.

Sincerely Graham and Vivienne Knee

Hilltops Newlands Hill Portishead

342426

Caz Horton

From: Caz Horton
 Sent: 26 June 2018 20:41
 To: LICENSING
 Cc: LICENSING
 Subject: Objection to premises licence application NSC/052709 - COURT FARM HSE, CHURCH ROAD SOUTH BS20

Importance: High

Dear Sir/ Madam

We are writing to object to this licensing application for the proposed activities of playing recorded music and supply of alcohol on the following grounds;

Prevention of crime, disorder and public safety

The location of the property is in a residential conservation area with no off street parking provided. The roads around the property have limited on street parking.

During the market days at Court Farm House, the roads around the property are always busy with visitors vehicles parked on pavements and narrow roads, on occasions vehicles have blocked both Church Road South & Church Road North causing nuisance and a danger to public safety. As Court Farm House does not provide any off street parking, parking issues will only increase if the licence is granted.

Protection of Children from harm – will be caused by the parking as stated above, it is only a matter of time until an adult, or child, is injured due to vehicles parking in dangerous positions, and an increase in traffic generally.

Personally, we regularly have vehicles park partly across our drive, which in turn causes danger for our children and others trying to walk on the road as no footpath is present. We believe this will increase due to Court Farm House licence being granted.

Prevention of public nuisance - Music can already be heard from Clarence House and it is understood from the licence application that Court Farm Hse are applying for a late licence 7 days a week. This will cause nuisance from loud music, as the property cannot be refurbished to reduce the noise pollution emitted from the property, due to the planning restraints of this listed building. We will be unable to enjoy living in my house if loud music can be heard or if we are unable to use our drive due to vehicles parking irresponsibly due to this application proceeding. We are concerned that loud music and anti-social behaviour from exiting guests will affect our and our children's sleep. The litter waste and street fouling by people urinating, vomiting etc in the street is becoming an increasing problem, particularly in Portishead. With the proposed extended drinking hours, and possible increased alcohol consumption, the potential for such anti-social behaviour is much greater. This is unsightly and can lead to a negative image of the area. It can cause offensive odour, may attract rats and insects and therefore be a public health risk.

We have concerns on how one-off events such as parties and bank holiday arrangements will be managed and controlled, particularly;

- Sound amplification systems and entertainment in general
- Ventilation and air-conditioning units
- Chiller-units and beer pumps
- Handling of barrels, kegs, cylinders and bottles outside
- Vehicles, including taxis, customer and delivery vehicles
- Customers, both inside and outside the premises
- Outdoor play areas and beer gardens
- Fireworks

We also have concerns over odour control including waste and bottle storage areas, drainage systems, and discharged air from kitchen extraction systems. Increased vermin has already been noted since the building work has taken place at Court Farm House, where there had been no issues before.

There is already a lot of traffic using these roads for church events, guide events, events at the Folk Hall, not to mention the road being used as a cut through as traffic within Portishead generally increases. The licence being granted will only see further increases in this, and the negative effects of this heavy traffic can be visably seen where huge potholes are visble down both Church Road North and South, due to this increased traffic use.

We have also not seen a change of use application, the last we saw in the local papers, street notice and from the North Somerset Council webpage is the granting of separate dwellings, there does not appear to have been a change of use granted from C3 dwelling house to any other use including C1 Hotel and Hostel, A3 Restaurant & Café, A4 Drinking Establishments, D2 Assembly and leisure. Please confirm.

Regards,

Objection sent by email, letter and recorded delivery

342429

Caz Horton

From: Paul Woodward <paul@pawoodward.myzen.co.uk>
Sent: 26 June 2018 19:17
To: Caz Horton
Subject: Premises Licence Application NSC/052709
Importance: High

My wife, Caroline, and I wish to object to the above Premises Licence application on the following grounds:-

1. Court House Farm is in the middle of a Conservation area which is primarily a residential area with an adjacent Church and a Residential Home, Petersfield, for old people. There is another old people's home, St Peter's, a very short distance away and occupants of both are surely deserving of some peace and quiet in their later years. Surrounding the farm and Church on all sides are residential houses. The Church has a Millennium Garden and cemetery for quiet contemplation in addition to the Church itself and all would be adversely affected should events at the Farm become regular, noisy and busy.
2. There is already a nearby licenced club, Clarence House, in the High Street which is a venue for numerous parties, gatherings and meetings and has a regular membership. Additionally there are a further two public houses within a hundred yards approximately of Court House Farm. The area has sufficiently licenced premises without the need for yet another.
3. With a predominance of residential property surrounding the Farm occupants should not be subjected to further noise from gatherings at the Farm both during the licenced hours and when attendees leave the premises which at night may well be after 11.00pm to 12.00pm on any days of the week.
4. Parking is another potential problem as the roads surrounding the Court House Farm are already extremely busy with numerous parked cars. Church Road North, Church Road South, Slade Road, Church Close, Roath Road are already congested and it is likely these roads will become even more blocked to the point where emergency vehicles and council refuse vehicles may be unable to access locations. Already when Court House Farm stages its regular monthly Sunday morning market the roads around become blocked and can be difficult or impossible for people to drive along let alone try and park.

I apologise for the late sending of this objection but I have only just discovered this application through other local residents as the council's official notification of same seems to have been very limited whereas the granting of a Premises Licence will, undoubtedly, affect many living in the vicinity.

Yours faithfully

Paul & Caroline Woodward

342430

Caz Horton

From: Jean Cross <jeancross158@gmail.com>
Sent: 27 June 2018 09:11
To: Caz Horton
Subject: OBJECTION TO APPLICATION FOR LICENCE - COURT HOUSE FARM BS20 6PU

Hi Caz

I am writing to express my concerns regarding the above application. Whilst I am pleased to see Court House Farm being used for events and weddings, along with the monthly Sunday Market I am very concerned regarding parking and noise pollution if this application is approved.

I am a neighbour of Court House Farm and feel that music being played on any day until 11.30pm is not acceptable. My husband currently works on a shift pattern and every other week leaves for work at 4.30 am and if there is music playing until 11.30pm then this will undoubtedly have an effect on his sleep pattern and also his health.

As I say I appreciate Court House Farm is a beautiful location for weddings and I admire the owners plans to enhance the use of the farm. The vintage market makes a lovely day out for local residents and visitors alike, but it also means parking is horrendous around the local area on market day and I can only imagine it will create chaos when weddings are taking place. Would Court Farm be able to ensure that they would use the grounds of the farm for parking when weddings take place?

We have not had any contact from the current owners regarding their future plans and this is something I feel they could have shared with us before the application was submitted.

I know that other residents are not happy with this application and would ask that our comments and concerns are taken into consideration when a decision is made.

I look forward to hearing your comments.

Many thanks
Mrs Jean Cross
158 Slade Road
Portishead
Bristol BS20 6AS

45

342463

Caz Horton

From:
Sent: 27 June 2018 15:05
To: LICENSING
Subject: Representations re Application Ref: NSC/052709 Premises Licence Court House Farm Church Road South Portishead BS20 6PE

Dear Sirs

We have seen the application for a premises licence for the above posted at the bottom of Church Road North where we reside (We requested a copy of the application itself from the Licensing Team in order that could we fully consider the application against the 4 core licensing objectives but unfortunately this has still not been supplied to us within the 3 working day turn-around time.

On the basis that the deadline for representations is 28/6/2018 we have to proceed without sight of the actual application. A hard copy of this email will be posted out first class today.

We have been supportive of the owner's work to regenerate Court House Farm and have thoroughly enjoyed the monthly markets despite the parking chaos which comes with them.

Our concern in relation to the current application falls under the Prevention of Public Nuisance and Prevention of Crime and Disorder.

The licensing application seems extensive. The proposed hours are long and cover activities 7 days a week.

What is currently just a few weddings/events a year could soon turn in to weddings and events every day of the week with the noise and parking issues which could flow from that.

This is a unique and beautiful part of Portishead with an almost village-like feel with a Church at the heart of it, which we are concerned could be spoilt if the application is granted. We are also unclear as to the amount of noise from discos and live music which may cause an adverse impact on us and other residents in the vicinity. Without sight of the application itself we cannot review what measures will be put in place to control noise. Is the music to be contained within the main buildings on the site, in the outbuildings or in marquees? Is it to be limited to certain areas of the large site? Church Road North side or Church Road South side – either way noise will carry particularly if event are to be held in marquees which will not contain the noise as a building would.

It is also worth noting that we are not aware that the owner currently resides full time on the site so is unlikely to be impacted by noise levels or car parking issues.

We are also slightly confused in the shift away from what we had understood was to be renovation of the 3 listed buildings and later buildings to form a single family dwelling to what is now being proposed as part of this Licensing Application.

We just want to ensure that this beautiful part of Portishead stays that way.

We hope our comments are of assistance.

Yours faithfully

46

342465

Lanouvelle
Newlands Hill
Portishead
North Somerset
BS20 6AZ

North Somerset Council
Licensing Team
Town Hall
Walliscote Grove Road
Weston-super-Mare
Somerset
BS23 1UJ

26th June 2018

To whom it may concern,

RE: Objection to premises licence application at Court House Farm, Church Road South, Portishead BS20 6PU.

We are writing to object to the application for a late night alcohol and recorded music licence 7 days a week for Court House Farm in Portishead. Our objections are as below:

1. **Loud music in a residential area:** Court House Farm is situated at one end of Portishead High Street, in a peaceful residential area in the oldest part of the town. It is next door to St Peters Church and is surrounded on all sides by residential properties which are in very close proximity to the farms boundary walls (Church Road North, Church Road South, Slade Road and the High Street). Residing in these streets are a mixed demographic of young families, retired couples and professionals. There is a residential care home for the elderly also opposite the Farm, on Church Road South. Our own property is situated on Newlands Hill overlooking the Church. We can, on occasion, hear loud music from Clarence House as well as from events held in the Show Field, such as the carnival, both of which are considerably further from our property than the Farm. It is our valid concern and fear that frequent loud music in such close proximity will be extremely disruptive to the residents of this usually peaceful area, and impact on our ability to enjoy sitting out in our gardens and keeping our windows open. We also have a young child to consider and the disruption such music may cause to their sleep. The negative implications of loud music until 23:00 on weekdays and 23:30 on a weekend, potentially every night of the week, cannot be underestimated.

2. **Unsocial behaviour fuelled by alcohol:** As described above, the area is populated with many young families who have chosen to live in quiet, safe streets with considerable amounts of charm. It is a lovely area but we are concerned this may change with the granting of a licence to serve alcohol until at least 23:00 every night of the week. With alcohol comes anti-social behaviour and the associated rowdy noise. Wedding receptions can be notoriously boozy affairs and we are concerned that there will be crowds of inebriated guests walking down the surrounding streets late at night (and likely to be well beyond the times of the licence) both in the week and at weekends. There would also likely be road noise as taxis and possibly coaches are called to collect guests. This also raises concerns for an increase in litter and other mess associated with drunken groups of people. There is a real concern that the area will be tarnished with a reputation for being unsafe and unsavoury at night. This is not the kind of place that we and our neighbours have chosen to live and we would like to uphold the safe, quiet atmosphere that we all currently enjoy and have invested in.
3. **Parking:** The Farm holds monthly Artisan Markets showcasing local traders and their wares. This is a great addition to the town and is enjoyed and welcomed by local residents. However, this is held just once a month from 10am – 3pm on a Sunday. During these markets, parking is not offered on the Farm grounds so visitors choose to park on the nearby roads, which are not wide enough to adequately accommodate the many vehicles that park there. It causes huge disruption to the local residents and makes Church Road North and South regularly impassable on these Sundays. The major concern is access that may be required by an emergency vehicle, as this would simply not be possible. These inconveniences are tolerated at present because it is for a short period of time once a month. However, should the licence be granted and events be permitted potentially every day of the week, it would become unbearable. Should there be a large event on at the Farm plus a wedding/christening/funeral at the Church then the surrounding streets are likely to become dangerously gridlocked.
4. **The future:** The original vision for the building (displayed on a board facing the High Street for several years) was for a 'single family dwelling'. This has since evolved into a business venture including a once a month market and various craft events. With the application of this licence, it is evolving further into a wedding and larger scale events venue. Although we are told by the owner that they only expect the 'occasional wedding', it is hard to believe that such a beautiful venue will not be in high demand. As a business property, which the owners themselves admit has enormous running and renovation costs, it's difficult to believe that the owners will not seek to take advantage of the full terms of their licence if the application is successful. Our very real fear is that this will then irreversibly change the landscape of this quiet little corner of Portishead for the worse.

We would like to make the point that we fully support the owner's vision to try and create something special and unique for the people of Portishead and beyond. We are regular visitors to the monthly market and have every respect for the way in which the owner is sympathetically restoring the beautiful old building. It is certainly a huge improvement on the derelict buildings that were there previously. However, we don't feel that a music and alcohol licence is necessary to make this business a success. It is not an appropriate way to fund the restoration and upkeep of the

building in the middle of a residential area. There are many other avenues that the owners could explore in order to fulfill their vision – arts and craft workshops, yoga retreats, floristry courses etc that could take place in the day without the need for music and alcohol. These events could be enjoyed by all without having the inevitably negative impact that a music and alcohol licence would bring to those who live near the Farm.

We hope you will consider our points above when making a decision on the licence application.

Yours sincerely,



Heather Milward & Chris Stilgoe

342466

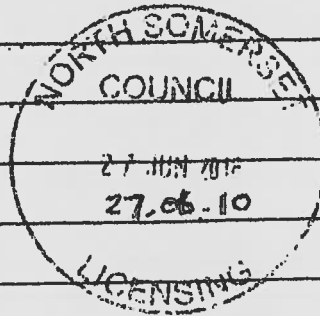
25 June 2018

Dear Sirs

We are writing to voice our objections to Court House Farms request for a drinks and music Licence. We live quiet close to this and already have Portishead Football Club and Clarence House who quite often have music going on late into the night. Also this is next to the Church and 3 old peoples homes.

Yours sincerely

and



342467

Licence Committee
Committee Members

26th June 2018

Re: Court House Farm Church Rd Pottishead

I am writing to oppose the
Proposal for a drinks and music licence
at its above property.

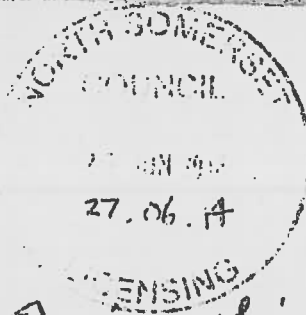
This property is in a residential
area and adjacent St Peters Church
and is in no way suitable for an indoor
or outdoor licence.

Whilst the owners may have best
intentions the property would soon become
a loud and intrusive venue, with I believe
teenage drinkers still drinking and making
noise up to 1 hour after closing time.

Court House Farm was a residential
property for many years and is a notable
land mark (with its tower) all over
Pottishead, long may it remain so.



342468



22.6.18

Dear Sir,

Application For Premises Licence
Court House Farm, Church Rd. South,
Pottishoad BS20 6PU. Ref: NSC/052709.

I wish to object to the above application for the following reasons.

- 1/ The property is in close proximity to the parish church & graveyard where people come to sit quietly in prayer & contemplation remembering their loved ones who are resident there.
- 2/ Directly opposite the site is an elderly persons home where peace & tranquillity reign supreme.
- 3/ Local residents in the surrounding houses would be greatly affected by the proposal particularly in the summer months when they wouldn't be able to open doors or windows or sit in their gardens due to noise etc.
- 4/ The local streets are already a nightmare for traversing or parking, on the already held 'craft fairs' at Court House Farm, making it very difficult for emergency vehicles etc.

This property is fast becoming a large scale business at the expense of the peace & convenience of the local residents in this prime conservation area, I would ask therefore that due consideration is given to the above and the application rejected.

Yours faithfully,

342488

Mr & Mrs R Green
The Cottage
Church Road South
Portishead
BS20 6PU

27.06.18

Dear Sir /Madam

Re Court House Farm, Church Road South, Portishead BS20 6PU – Sale of Alcohol & Recorded Music

We write with regard to the above application.

We have spoken to Helen Reed regarding her application who has explained that the purpose of the application is to allow the sale of alcohol and music at the monthly market and to hold additional one off events throughout the year, no more than about 20 per year. Helen has explained that she hopes to continue the market and host such events in the hope of building a community event around the Farm and supporting local businesses. We are very supportive of Helen in her efforts and always found her to be open and willing to discuss her vision for the premises.

Helen is aware that the monthly markets are in the main , supported by local residents. There is an issue with the volume of cars and inconsiderate parking on market days but once a month this can be tolerated. There have been occasions where cars have been blocked in and through access restricted. Helen has done what she can to reduce this by encouraging walking to the events and placing cones on the road. However, she is in the hands of the public who at time choose to ignore the fact that this is a quiet residential street.

The objection we have is that we have no control over when the events are held. We are aware that the House is being advertised as a wedding venue for up to 150 guests and whilst the occasional wedding can again be tolerated this is not something we would be happy with should they take place regularly. For example 20 events could be held over May – September, peak wedding season which would result in difficulties with parking, access and with the sale of alcohol, increased noise / anti social behaviour every weekend during that period. The impact of 150 people attending an event on a regular basis would change the nature of the road which as you will be aware is in a conservation area with listed properties, including St Peters Church and the cemetery.

At present our understanding is that the House constitutes a dwelling that is available for private hire. Should the intention be to change this for business use (i.e as a wedding venue) then we would object as we believe that regular use of the house in this form would mean that the amenity and good order of the area would substantially be reduced. There are a number of young children and elderly residents upon whom this would impact significantly. The layout of the premises is such that the spaces in which the events would be held are directly opposite residential streets.

We are more than happy to work with Helen to find a mutually agreeable solution but need some control over the number of events and the regularity.

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

342489

Caz Horton

From: Nigel Foster <nigel.clarencehouse@googlemail.com>
Sent: 27 June 2018 17:38
To: Caz Horton
Subject: Court House Farm Premises licence application

With reference to the "Premises Licence" application made by "Helen Reed" for "Court House Farm", Church Road South, Portishead, BS20 6PU. My wife and I have run "Clarence House" on the High Street in Portishead (just a few hundred feet from "Court House Farm") since 2006. During that time we have noticed a steady decline in turnover mainly due to the smoking ban, credit crunch and peoples changing socialising habits. We have a large function room and garden which are used for "Wedding Receptions", "Conferences", "Christenings", "Meetings" etc.and we feel that granting a "Premises Licence" to another venue (which as far as we are aware is meant to be a private dwelling not a commercial property) so close will have a detrimental effect on our business and therefore our income. The monthly market at "Court House Farm" has already had an adverse effect on our business as with the lack of any parking at the farm the people park in our car park which means our "potential customers" go elsewhere as they either can't find a parking space or wrongly assume that we are busy and don't come in when the truth is we are actually quite empty with only a handful of customers in our premises. We have on a couple of occasions got somebody to man our entrance with cones to ask people who are going to the market to please park somewhere else only to be met with a barrage of "verbal abuse", "insults" and threats of "physical violence". We feel it is totally inappropriate to hold weddings/conferences etc. for large numbers of people without adequate parking facilities and unacceptable to block local roads and expect other businesses close by to allow "Court House Farm" customers to use their car parks when those businesses need them for their own customers. We also found it quite surprising to find "Advertising Leaflets" for "Have Your Wedding at Court House Farm" placed on cars in our car park within a couple of days of the "Licence application" being submitted. That seemed to be jumping the gun slightly and making an "assumption" that the granting of the licence was just a formality

Yours Sincerely
Nigel & Patricia Foster
Owners/Licensees
Clarence House
High Street
Portishead
BS20 6PY

342490

Amanda Hodge

From: Maria Ward <mwppoppins@yahoo.co.uk>
Sent: 27 June 2018 21:28
To: LICENSING
Subject: Court House Farm licence application

Dear Sir/Madam,

With reference to application NSC 052709.

I wish to raise my objections to this application being granted in full.

This property was purchased as a residential home, there being a great deal controversy at the time regarding its future development.

And I believe certain preservation orders are in place.

The aspect of noise pollution with 'recorded music' is worrying, is this music to be played so as to be heard inside and outside until 11pm? Would application for 'live music' soon follow? Drawing to your attention to the geographical location that lends itself to being audible for a considerable distance. (Church Bells) Peters field Residential Care Home is within yards of Court House Farm in Church Rd South.

I have enjoyed residing in 76, St. Peter's Rd for some 35 years and have tolerated music heard from nearby Clarence House. Wedding receptions and parties etc.

Also, taxi drivers with engines running for up to two hours, whilst waiting for potential customers in the local vicinity.

I fear that music (recorded or live) until 11 pm, for potentially six or seven nights a week would prove intolerable plus the disturbance of vehicles that will inevitably park in and around St. Peter's Rd.

Are parking facilities being provided for customers/ guests?

Court House Farm run an Artisan Market on the last Sunday of each month, again I am forced to tolerate the parking problems on these days with my driveway often being blocked by thoughtless inconsiderate people.

It occurs to me that 'merrily inebriated people' may also be thoughtless and inconsiderate. (and maybe shouldn't be driving anyway?)

I have to be up any 5.50 in the morning in order to get to my place of work in central Bristol allowing for congested roads out of Portishead. I do not want the prospect of disturbed nights. Whilst I can understand the potential for this application from an attractive business opportunity I feel that local residents well being and quality of life in their homes should be taken into consideration.

This is the first time that I have made this representation of this nature and would enquire when I can expect a response from North Somerset Council?

Yours faithfully

Maria C. Ward.

A hard copy of this letter will follow within 24 hours.

55

342491

**5 Parsonage Court
Church Road South
Portishead
Bristol BS20 6PH**

27 June 2018

**Licensing Office
North Somerset Council
Town Hall
Walliscote Grove Road
Weston Super Mare
Somerset
BS23 1UJ**

Dear Sirs

**LICENSING APPLICATION NSC/052709 – COURT HOUSE FARM,
PORTISHEAD**

I wish to make representation against the above referenced Application. This on the grounds that allowing the potential for events, involving alcoholic drink & music, to be held throughout the week would be prejudicial to the health, safety, comfort, & convenience of Residents such as myself who live in close proximity to Court House Farm

Whilst I appreciate that the Listed Buildings, & their environs, make Court House a suitable & attractive venue for Wedding Receptions, these should surely be more appropriately catered for by use of Temporary Event Notices, rather than seeking to obtain a permanent Drink & Music Licence.

In the circumstances, therefore, I believe that the Application in its present form is unjustified & inappropriate, & should be rejected by North Somerset Council.

Yours faithfully

Mr J R M Sudds



342518

27 JUN 2018

26th June, 2018

To the Licensing Dept. N. Somerset District Council
Re Court Farm, Church Rd. South, Portishead.

I am unhappy with the 365 day Licence for Drinking and Music.

I foresee Court Farm, a listed building in a Conservation Area being turned into a fully-fledged licensed business within a residential area of genuine national significance.

My chief worries are noise and parking.

Noise in such an important ecclesiastical area, especially amplified music, and late night receptions should not be allowed.

Actual wedding ceremonies would be disgracefully inappropriate on site.

Extended parking in Church Road North, Church Road South and Slade Road would inconvenience residents without spaces or garages. Double yellow lines are highly inappropriate in a Conservation Area.

There are at least four elderly residents flats which would be affected.

The application as it stands is a non-starter.

However every assistance should be afforded to the owner of Court Farm to find suitable outcomes because of her great efforts to preserve an iconic Portishead building.

Yours faithfully,

342516

27th June 2018

Dear Sirs,

RE: Application reference number: NSC/052709

I am writing to register my objection to the application for a music and alcohol license by Ms Helen Reed at Court House Farm, Church Road South, Portishead, Somerset, BS20 6PU. The basis for this opposition is that granting a licence for these premises would not be appropriate for the following reasons:

- Inappropriate noise levels, late at night, for a residential area. There are a lot of school age children who live near Court Farm, the times of the noise levels associated with music and alcohol consumption would affect their sleep and subsequently their education.
- It is unlikely that Court Farm would be able to contain the music and guests inside the venue, due its size and layout, so noise would not be able to be contained.
- Inadequate parking. There isn't much parking on the roads nearby and current events at Court Farm have already created inconsiderate parking and antisocial behaviour towards residents. Adding alcohol to this behaviour will only make this worse.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours faithfully,



342519.

26 6 2018

Licensing Team
Town Hall
Warrisote Grove Road
Wester-super-Mare
Somerset
BS23 1UT



We are writing to object to the application for an alcohol and licensed music licence at Surf Farm, High Street, Park's Head.

This is a residential area with families and young children and therefore not suitable for late night drinking and loud music, which will very probably be outside in many cases.

There are already licensed pubs on the high street, who are finding it difficult to make a living and one has recently closed down.

There is very little parking on the premises, so the surrounding roads will be full with parked cars which is already becoming a problem.

There is also some residential homes for the elderly adjacent to the site and it would be unfair to impose loud music on them late into the night.

APPENDIX E

342432

Caz Horton

From: Fawn Bainton <fawn.bainton@gmail.com>
Sent: 27 June 2018 11:36
To: Caz Horton
Subject: Court House Farm Licence Application

Dear Caz,

I am emailing to support the licencing application for Court House Farm, Church Road South, Portishead, BS20 6PU.

Sincerely,

Fawn Bainton

28 Westfield Road, Banwell, BS29 6AX

I agree that my details can be used for the application.

Caz Horton

342459

From: Freda <freda.beacham@gmail.com>
Sent: 27 June 2018 15:54
To: Caz Horton
Subject: Courthouse farm

We have no worries regards plans for courthouse farm , in fact we think it will be another star for Portishead !

Sent from my iPad

342459

Caz Horton

From: Freda <freda.beacham@gmail.com>
Sent: 27 June 2018 17:35
To: Caz Horton
Subject: We support court house, and all their plans for the future , they have helped to make an already popular village even better ! And have made weekends fun !

Sent from my iPad

342451

Caz Horton

From: Freda <freda.beacham@gmail.com>
Sent: 27 June 2018 21:39
To: Caz Horton
Subject: Court house farm

We are in favour of the plans for court house farm ,and think it will be liked by the whole community ! Portishead has grown a lot recently and needs amenity,s like this ! I am sure it will be a huge success 👍👏👏
Sent from my iPad

432460

Caz Horton

From: Michael Kreczmer <mkcarpentry@hotmail.co.uk>
Sent: 27 June 2018 13:45
To: Caz Horton
Subject: licence application

You can use my details, I am in full support of the licence application that Court House Farm, Portishead has made,

Regards,

Michael Kreczmer
33 Edgehill Road
Clevedon
BS21 7BZ

Sent from Mail for Windows 10

64

32461

Caz Horton

From: Alison Baylis <alisonbaylis@gmail.com>
Sent: 27 June 2018 12:04
To: Caz Horton
Subject: Court House Farm licensing application

I would like to state that I support Helen Reed's application for a licensing application. I trust her implicitly to implement the license with discretion and be mindful of any likely neighbourhood disturbances and act accordingly.

Regards
Allison Baylis
146 Slade Road
Portishead
BS20 6AP

342462.

Caz Horton

From: Andy Field <andyfield18@gmail.com>
Sent: 27 June 2018 15:32
To: Caz Horton
Subject: Court House Farm

Dear Caz Horton

We frequent Court House Farm in Portishead regularly and have to say it would improve the place no end to be able to enjoy the area with a an alcoholic beverage. So in short we fully support the idea for a licence and would be most pleased if you could too. Please use my details

Kind Regards
Andrew Field
Sweetworthy Cottage
Hewish
Weston Super Mare
BS24 6SE.

342492.

Caz Horton

From: Angie Williams <angiebrad@live.co.uk>
Sent: 27 June 2018 17:30
To: Caz Horton
Subject: License Application Court House Farm

Dear Caz

I am writing to say that I live opposite Court House Farm and I am very impressed with the work they are doing and enjoy going to the monthly market.

I understand they are applying for licenses for alcohol and music so they can hold weddings and other functions there. I am in support of this application, and would be happy if they had a licensed bar and music for weddings and other occasional parties and events, and also at the monthly market.

If you need to contact me you can do so at this email address, by phone on 07947 037572, or post to 3 Church Road North, Portishead, Bristol BS20 6PS.

Regards

Angela Williams

342494

Caz Horton

From: Carole Innocent <Carole.Innocent@ccagalleries.com>
Sent: 27 June 2018 18:12
To: Caz Horton

I fully support the application from Court House Farm as a near neighbour. You may use my details Or contact me
Carole Innocent

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68

342495

Caz Horton

From: TRACEY FOWLER <tracey.fowler@btinternet.com>
Sent: 27 June 2018 22:07
To: Caz Horton
Subject: License application Court House Farm

Dear Caz

I would like to confirm my full support for the Court House Farm license application.
I know the applicant to be honest, hard working, responsible and extremely conscientious.
I feel the license would help secure the future of this historic site and allow it to benefit the whole community.
Should you wish for any further information from me please do not hesitate to let me know.
I agree to my name and details being used and or publicised in favour of this application..

Tracey Fowler

Writer, magazine editor and Portishead community volunteer (working with Portishead carnival, Christmas lights, youth centre and many more community organisations)

10 Avon Way
Portishead
BS20 86JQ

Tel: 01275 844868

342496.

Caz Horton

From: Kate Thompson <katethompsonconfetti@gmail.com>
Sent: 27 June 2018 16:54
To: Caz Horton
Subject: In support of Court House Farm

Hi there

I am writing to show my support of Court House Farm as a community and wedding venue near to my home. I know that the owner has applied for a music and drinks license and as I work in the wedding industry I appreciate how important this is to the future of the venue.

If I can help further please don't hesitate to get in touch.

Kindest regards,

Kate Thompson
Features Editor, Confetti.co.uk

342497

Caz Horton

From: Richard Baker <richyybb@gmail.com>
Sent: 27 June 2018 16:23
To: Caz Horton
Subject: Court house farm license application

I'd like to support the license application and I'm happy for my details to be used in accordance with this.

Richard Baker

6 Taunton Road BS22 7DU

3+2500

Caz Horton

From: anna findlay <annafindlay@yahoo.co.uk>
Sent: 27 June 2018 11:36
To: Caz Horton
Subject: Court House Farm

I would like to support Court House Farm in their application for a licence to sell and serve alcohol on their premises. I have traded at their monthly markets and am impressed by the way they run the event. I am sure they would always act responsibly and do not see why they should not be successful in their application.

Anna Findlay,
8 Cherry Road,
Long Ashton,
Bristol,
BS419DU.

Sent from Yahoo Mail on Android

342529.

Caz Horton

From: samantha steadman <samantha.steadman85@gmail.com>
Sent: 28 June 2018 12:33
To: Caz Horton
Subject: Court house farm

Hi caz,

Just emailing to share my support for the license application for court house farm.

I think the venue is fabulous and if we can put Portishead on the map as an events location then it'd be beneficial for all local businesses.

Many thanks
Sam steadman
1 beachcliff
Bs207hy

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Samantha Steadman
07880 722 118
[LinkedIn](#)

342496

Hi there

I am writing to show my support of Court House Farm as a community and wedding venue near to my home. I know that the owner has applied for a music and drinks license and as I work in the wedding industry I appreciate how important this is to the future of the venue.

If I can help further please don't hesitate to get in touch.

Kindest regards,

Kate Thompson

Features Editor, Confetti.co.uk

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Care Connect: for all adult social services enquiries visit www.n-somerset.gov.uk/careconnect

Out of hours emergencies: 01934 622 669

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Kate Thompson

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