

CORSLEY PARISH COUNCIL

Representation in respect of application to vary a premises licence by the White Hart pub, Lane End, CORSLEY

Reference: Premises licence number LN000010557

Background

1. The White Hart pub is situated in Lane End Corsley, immediately adjacent to the junction between the A362 and routes northwards to Chapmanslade and south to the Safari Park, Longleat Offices and the Caravan Club site. This is a notoriously dangerous junction, because of the combination of heavy and fast traffic at an intersection with busy turn-offs and poor visibility in key directions. There is no street lighting at the junction and in the past there have been fatal and other serious road traffic accidents at the junction, often late at night.
2. Lane End is one of the more significant residential areas in Corsley. There are 24 residences within 100m of the pub, over 30 within 200m. This concentration is significantly greater than around either of the other two pubs in Corsley, the Royal Oak at the Heath and the Cross Keys at Lyes Green¹. The predominant age group in Lane End is over 70, but there are also families with young children, three of such within 50m of the White Hart. The pub and its car park back on to the boundary of 5 properties and its frontage is 10m from another 4 residences.
3. Notes were distributed to the 35 residences within 400m of the pub, explaining the proposed variation, a comparison with the licences of the two other pubs and the representation protocol. No view was expressed in this note. Eleven responses were received, all with very similar and clear views. In formulating its own representation the PC has taken into account these responses, the views of the Licensee at the White Hart and the circumstances of the location of the White Hart in Corsley. It is known that others have made direct representations to the Licensing Authority in similar vein to those received by the PC

The representation

4. The guidance for representations has been carefully studied, particularly the needs to comment only on the licence application itself, to address the four licensing objectives and to ensure balance and proportionality in the comments. In respect of the latter, it should be noted that the PC has no desire to stand in the way of those seeking to create a successful business in Corsley. The Licensee of the White Hart has expressed clear views on her aim to provide a service in Corsley distinctive from the other two pubs and neither the PC or those consulted has any issue with the earlier starts proposed in Sections F, J, and L.

¹ Cross Keys 6 within 100m, Royal Oak 4

5. There is, however, significant disquiet over the proposal to extend activities beyond the current licensed end times at night, because of the White Hart's location and these are itemised below against the licencing objectives (see Table 1).
6. There is also concern over an ambiguity in the application. Sections E and F are clear that the application variation for playing of recorded music and live performance is for "indoors" only. The sketch plan marks an area (fenced grass seating area) as "for any potential music". The PC believe that this annotation should disallowed as it directly contradicts the application and is an inappropriate location for music and attendant spectators. (see below under public nuisance).
7. The space for mitigations planned by the licensee to meet the 4 licensing objectives was left blank on the form (section M). These must be presented for assessment of the application to take place. It is noted that the Licensee has now produced a "Noise Management Plan", which is helpful.

Summary

8. In summary, the PC representation is that:
 - a. The application to extend hours to midnight and beyond, ie sections E, F, I, and J this should be refused, for reasons set out in detail in the Table 1. The limiting time for these activities should remain at 2300, excluding Bank Holidays and the New Year period (see paragraph 4).
 - b. The sections of the applications of the application referring to earlier starts (see sections F, J) should be allowed.
 - c. If any approval of late night extensions are to be contemplated, the Licensee must offer mitigations to meet the 4 licensing objectives required by the form section M and the extensions reviewed in 6 months. Adherence to the Noise Management must be made a condition of any extension allowed.
 - d. Conditions should be applied to ensure that music, live or recorded is allowed indoors only and that windows and doors should be kept closed when music is being played or performed (as per Noise Management Plan – see paragraph 8c)
 - e. Highways and Wiltshire Police should be consulted over the potential traffic safety issues of this application.


D N BRITTEN

Chairman, Corsley Parish Council


LICENSING OBJECTIVE	REPRESENTATION	Comments
Prevention of Crime and disorder	<p>Extended hours beyond 2300 bring heightened likelihood of disrespect for the privacy, feelings and property of others in the immediate vicinity of the White Hart arising from the extended hours for alcohol sales and sales of refreshment (sections J, J, and L). Within the current hours there is already evidence of disorderly behaviour by pub clientele from activities outside the pub, eg loud cars, booming Hi Fi, plus unsafe and anti-social antics on the roads an late revellers. The Police have reportedly been called in on at least one occasion.</p>	<p>An attempt to get a specific reference and more details of the police involvement from have yielded no response from Wiltshire Police.</p> <p>There is no evidence of concern over the impact of the proposed extension of hours or offer of mitigation measures.</p>
Public Safety	<p>The a additional late night traffic leaving the pub around midnight after the extended drinking time provides a recipe for road traffic accidents at a notoriously dangerous junction, compounded by the seeming tolerance of reckless behaviour by customers, notably young drivers with performance enhanced cars , in the car park and on the A362.</p>	<p>It is understood that highway safety taken issues cannot be take into consideration (Licensing Team letter to Mr Alexander, WK/202011121 dated 29 June). The PC believe that, although the ultimate risk may be on a public highway, the enhanced risk would be as a result of a licensing decision. A bit of "joined up" thinking is required here. If the Licensing Team is so minded, Highways should be consulted <i>before</i> any hours extension is contemplated.</p>
Prevention of public nuisance	<p>Extended opening hours for alcohol consumption, food and loud music, leading to traffic and car noise, rowdy outdoor drinking, eating and socialising up to midnight. The evidence is that the current limits already encourage this type of behaviour, with scant respect for those lining around the pub. Extended hours will exacerbate the situation. The applicant has made no attempt to offer any mitigation plans and should be challenged on this aspect.</p>	<p>There is ambiguity in the application as it relates to indoor/outdoor music which needs to be clarified</p>
Protection of children from harm	<p>There are young families living very close to the pub and even later loud music at night becomes an intolerable disturbance and a probability of harm through interference to sleep patterns.</p>	

Table 1 - Corsley Parish Council Representation - Licensing Extension Application for White Hart