

# AGENDA

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**Meeting:** Western Area Licensing Sub Committee  
**Place:** Council Chamber - Council Offices, Monkton Park, Chippenham,  
SN15 1ER  
**Date:** Monday 16 April 2018  
**Time:** 10.00 am  
**Matter:** Application for a Variation of a Premises Licence - Waterhouse Hotel,  
5 Waterhouse Lane, Monkton Combe, Bath

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Please direct any enquiries on this Agenda to Lisa Pullin, of Democratic Services,  
County Hall, Bythesea Road, Trowbridge, direct line 01225 713015 or email  
[committee@wiltshire.gov.uk](mailto:committee@wiltshire.gov.uk)

Press enquiries to Communications on direct lines (01225) 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's  
website at [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## **Membership:**

Cllr Trevor Carbin  
Cllr Stewart Palmen

Cllr Ian Thorn

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## **Substitutes:**

Cllr Gavin Grant

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## **Recording and Broadcasting Information**

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**County Hall, Trowbridge**  
**Bourne Hill, Salisbury**  
**Monkton Park, Chippenham**

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## **Public Participation**

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#).

The full constitution can be found at [this link](#).

For assistance on these and other matters please contact the officer named above for details

# AGENDA

1        **Election of Chairman**

To elect a Chairman for the meeting of the Sub Committee.

2        **Apologies for Absence/Substitutions**

To receive any apologies for absence and to note any substitutions.

3        **Procedure for the Meeting** (*Pages 5 - 12*)

The Chairman will explain the attached procedure for the members of the public present.

4        **Chairman's Announcements**

The Chairman will give details of the exits to be used in the event of an emergency.

5        **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

6        **Licensing Application** (*Pages 13 - 16*)

To consider and determine an application for a variation of a Premises Licence in respect of The Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB, made by Simon Wilsher. The report of the Licensing Officer is attached.

6a        **Appendix 1 - Variation Application** (*Pages 17 - 34*)

6b        **Appendix 2 - Email from Applicant amending application** (*Pages 35 - 36*)

6c        **Appendix 3 - Decision Notice - 2013 Hearing** (*Pages 37 - 38*)

6d        **Appendix 4 - Current Premises Licence** (*Pages 39 - 46*)

6e **Appendix 5 - Relevant Representations** (*Pages 47 - 74*)

6f **Appendix 6 - Location of Representations** (*Pages 75 - 76*)

## LICENSING COMMITTEE

### PROCEDURAL RULES FOR THE HEARING OF LICENSING ACT 2003 APPLICATIONS

#### 1 Purpose

- 1.1 These rules have been prepared to facilitate proper consideration of licence applications, made under the Licensing Act 2003, by the Licensing Committee and its Sub Committees.
- 1.2 The rules set out a framework for how applications are to be heard and explain the role of the participants at the Hearing.

#### 2 Definitions

- 2.1 The following definitions describe the participants at and the subject matter of a Hearing:

**“Applicant”** means the person who has submitted an Application for consideration by the Committee.

**“Applicant’s Premises”** means premises subject to the Application.

**“Applicant’s Representative”** means a person attending a Hearing to assist or represent an Applicant including a lawyer.

**“Application”** means an application for the Grant/Variation/Transfer/Review and any other decision to be made by the Committee/Sub-Committee in respect of a Licence.

**“Chairperson”** means the Member who is the Chairperson of the Committee for the particular Hearing.

**“Committee”** means the Council’s Licensing Committee and includes any Sub Committee of the Licensing Committee.

**“Committee Lawyer”** means the Council’s Lawyer (including an external Lawyer instructed by the Council’s Legal & Democratic Services Manager) who is present at a Hearing to advise the Chairperson and the Members.

**“Committee Manager”** means the Council’s Officer who is present at a Hearing to take minutes.

**“Committee Report”** means the Licensing Officer’s written report to the Committee concerning an Application, a copy of which has been previously made available to the Applicant or their Representative, a Responsible

Authority or their Representative or any person who has made a Relevant Representation or their Representative.

**“Hearing”** means a meeting of the Committee at which an Application is considered.

**“Licence”** means a Licence which the Committee has the power or duty inter alia to grant, transfer, suspend or revoke.

**“Licensing Officer”** means the Council’s Licensing Officer(s) who is/are present at a Hearing to present reports in respect of an Application and to give technical advice in respect of an Application to the Committee when requested.

**“Licensing Authority”** the Council in whose geographical area the subject matter of the Application relates to, and includes the Council’s Licensing Committee, any Sub Committee of the Licensing Committee and a Licensing Officer.

**“Member”** means a Member who is a Member of the Committee that is considering an Application.

**“Person making a Relevant Representation”** means a person who is present at a Hearing to make representations in respect of an Application and includes any person who is present to assist or make representations on behalf of that person including a Lawyer.

**“Responsible Authority”** means a person who is present at a Hearing to make representations in respect of an Application in their capacity as Responsible Authority and includes any person who is present to assist or make representations on behalf of the Responsible Authority including a Lawyer.

### **3 Key Principles**

- 3.1 The principles of ‘natural justice’, and Article 6 ‘Right to a Fair Trial’, which is one of the Convention Rights in the Human Rights Act 1998, require that there is a fair Hearing of Applications.
- 3.2 Natural justice is an umbrella term for the legal standards of basic fairness. This will include that:
  - 3.2.1 the Applicant has an opportunity to make representations before a decision is made;
  - 3.2.2 those making representations have an opportunity to voice their representations before a decision is made;
  - 3.2.3 the Applicant has an adequate opportunity to consider and respond to any submissions made by a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation;

- 3.2.4 the Committee does not exclude an Applicant from a Hearing in order to consider submissions from a Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation.
- 3.3 It is also fundamental that there is an orderly presentation of submissions at a Hearing so that the relevant issues are properly understood, evidence is tested and that oral statements made at the Hearing are accurately recorded.
- 3.4 Ultimately the Chairperson determines the application of these rules, having regard to any submissions being made by those present and in particular the Committee Lawyer.

## **4 The Hearing**

- 4.1 The Hearing shall take place in public.
- 4.1.1 The Committee may exclude the public from all or part of the Hearing where it considers it to be in the public interest to do so and, in accordance with the Local Government (Access to Information) Act 1985, as amended. Public includes a party and any person assisting or representing a party.
- 4.1.2 The Committee may require any person attending the Hearing who, in its opinion, is behaving in a disruptive manner, to leave the Hearing and may:
- A refuse to permit them to return;
  - B permit them to return only on such conditions as the Committee may specify;
  - C in the event that a person is required to leave a Hearing that person may, before the end of the Hearing, submit to the Committee in writing any information which they would have given orally.
- 4.2 Prior to the Hearing commencing, the Chairperson shall advise the parties of the procedure it proposes to follow at the Hearing.
- 4.3 Where a party has previously requested permission for a person(s), other than their representative, to appear at the Hearing then the Committee shall consider whether to permit that request.
- 4.4 The Committee will allow the parties an equal maximum period of time in which to exercise their rights.
- 4.5 This equal maximum time may have been notified in advance of the Hearing;
- 4.6 Where there are a number of people who have attended the Hearing to make the same representation then the Committee would normally require that a spokesperson be appointed by them to make the representations on behalf of all of those who have made Relevant Representations .

## **5 Presentation of Submissions**

- 5.1 The Chairperson will introduce the Application.
- 5.2 In the event that the Licensing Authority has given notice to a party requiring clarification on a point(s) then that party shall respond to the points raised by the Licensing Authority.
- 5.3 Submissions shall be made in the following order unless the Chairperson directs otherwise:
  - 5.3.1 The Licensing Officer will orally present the Committee Report and will in particular advise the Committee as to:
    - A the options available to it;
    - B the considerations that are relevant in reaching its decision.
  - 5.3.2 The Applicant (or the Applicant's Representative) will orally present its submission which may include:
    - A presenting their case in accordance with the papers, which will have been circulated with Agenda papers;
    - B confirming key information and answer pertinent questions; and
    - C calling witnesses in support of the Application (see paragraph 4.3).
  - 5.3.3 A Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation will orally present their representations in turn which shall include:
    - A the grounds of the representation to the Application; and
    - B any condition(s) that the Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation would be happy to have the Application granted subject to which would cause the representation to be withdrawn.

## **6 Questioning of Submissions**

- 6.1 The Chairperson will regulate the order in which questions are asked by Members.
- 6.2 The Chairperson and Members, voiced through the Chairperson, may question any party following the completion of their submission.
- 6.3 The Chairperson will normally permit the Applicant, a Responsible Authority/Authorities or any person/s who have made a Relevant Representation to ask questions through them of the other parties.
- 6.4 The Chairperson may direct that questions which are not relevant to the Application or one of the four Licensing Objectives are not formally put or answered.



## **7 Documentation**

- 7.1 No party shall present new documentation to the Committee at the Hearing other than with the consent of all of the other parties. This does not preclude the Licensing Officer from correcting errors, providing updated information or an extract from a local map showing the Applicant's Premises in the context of the surrounding premises and any person/s who have made a Relevant Representation . If any party is granted permission to present supplementary papers at the Hearing they shall provide at least 10 copies at the start of their submission.

## **8 Intervention**

The Chairperson shall permit the following interventions at any point in the Hearing:

- 8.1 The Committee Lawyer to advise the Committee on issues of law, procedure and relevant considerations on decision making. If necessary, the Chairperson may require the Committee, the Committee Lawyer and the Committee Manager to leave the Hearing so that advice can be given.
- 8.2 The Committee Manager to advise the Committee on procedure generally, or to request that statements made are repeated for reasons of clarity and so that they can be properly recorded.
- 8.3 The Licensing Officer to seek to clarify statements that have been made in light of information held on their file.

## **9 Failure of Parties to Attend Hearing**

- 9.1 If a party has informed the Licensing Authority that it does not intend to attend or be represented at a Hearing, the Hearing may proceed in its absence.
- 9.2 If a party has not indicated that it does not intend to attend or be represented at a Hearing and fails to attend or be represented at the Hearing then the Licensing Authority may:
- 9.2.1 where it considers it be necessary in the public interest, adjourn the Hearing to a specified date; or
- 9.2.2 hold the Hearing in the party's absence.
- 9.3 Where the Licensing Authority holds a Hearing in the absence of a party, it shall consider at the Hearing the application, representations or notice made by that party.

## **10 Closing Submissions**

- 10.1 The Chairperson shall allow first, the Responsible Authority/Authorities and any person/s who have made a Relevant Representation to make a closing oral submission(s) and secondly invite the Applicant or the Applicant's Representative an opportunity to make an oral closing submission in support of the Application.

## **11 Decision**

- 11.1 The Committee, the Committee Lawyer and the Committee Manager, shall retire so that the decision may be considered in private, and to consider any legal issues raised by the Members.
- 11.2 The decision, and reasons for the decision, of the Committee shall be communicated orally by the Chairperson to the parties after the Committee has deliberated in private on the Application.
- 11.3 Written reasons shall be provided soon after the deliberations of the Application and in any event within the statutory time limits.

## Hearing Procedure Summary

1. The Democratic Services Officer will request nominations for a Chairman for the Hearing.
2. The Chairperson welcomes all those present and introduces the Application.
3. The Chairperson introduces the members of the Sub Committee and invites all parties present (Applicant, Responsible Authority/Authorities, any person/s who have made a Relevant Representation and Council Officers) to introduce themselves.
4. The Chairperson outlines the Hearing Procedure as set out in the Agenda, makes any relevant announcements and asks for any declarations of interest.
5. The Licensing Officer is asked to present their Committee Report.
6. The Applicant/their representative is invited to address the Sub Committee in support of their application.
7. Questions to the Applicant by Members of the Sub Committee.
8. Questions to the Applicant by Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation which are to be directed through the Chairperson.
9. Any Responsible Authority/Authorities and/or any person/s who have made a Relevant Representation are invited to address the Sub Committee in support of their representations.
10. Questions to the Responsible Authorities/those who have made a Relevant Representation by Members of the Sub Committee.
11. Questions to the Responsible Authorities/those who have made a Relevant Representation by the Applicant, which are to be directed through the Chairperson.
12. Closing submissions by those Parties who have made a Relevant Representation in reverse order.
13. Closing submissions by the Applicant.
14. Sub Committee retires with the Committee Lawyer and Committee Manager to consider its decision.
15. Sub Committee returns and the Lawyer gives a summary of any legal advice that may have been given to the Sub Committee.
16. The Chairperson either gives the decision with reasons, or advises that it will be released in writing with reasons within the statutory time limits (5 working days).

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## WILTSHIRE COUNCIL

### WESTERN AREA LICENSING SUB COMMITTEE

16 APRIL 2018

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#### **Application for a Variation of a Premises Licence; The Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB**

#### **1. Purpose of Report**

- 1.1 To determine an application for a variation of a Premises Licence in respect of The Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB, made by Simon Wilsher.

#### **2. Background Information**

- 2.1 An application for a variation of a Premises Licence in respect of The Waterhouse Hotel has been made by Simon Wilsher for which 13 relevant representations have been received.
- 2.2 Wiltshire Council (as the Licensing Authority) must hold a hearing to consider the application having regard to the representations. In accordance with Section 35(3) of The Licensing Act 2003 the Licensing Sub Committee is required to take such of the steps listed in 2.4 below as it considers appropriate for the promotion of the licensing objectives. In considering the application and the relevant representations, the Sub Committee must also have regard to relevant Government guidance and the Council's Licensing Policy.
- 2.3 The licensing objectives are:
- i) The Prevention of Crime and Disorder;
  - ii) Public Safety;
  - iii) The Prevention of Public Nuisance; and
  - iv) The Protection of Children from Harm.
- 2.4 Such steps are:
- i) To grant the licence as applied for.
  - ii) To modify the conditions of the licence.
  - iii) To reject the whole or part of the application.
- 2.5 On 15 February 2018, an application for a variation to the premises licence was received and accepted as a valid application.

2.6 The variation applied for is summarised as follows:

The variation application proposed to remove the conditions (stated below), imposed at the Hearing for the original application, in order to permit the sale of alcohol to “passing trade” on a Saturday and Sunday.

1. That the sale of alcohol shall only be made to persons:
  - a. Residing at Waterhouse and their bona fide guests;
  - b. Attending pre-booked conference/training events at the premises, or
  - c. Who are members of any other pre-booked groups attending the premises.

During the consultation, the applicant amended this further to restrict the hours permitted to sell alcohol to “passing trade” on a Saturday and Sunday from 11:00hrs to 00:00hrs, to 12:00hrs to 19:00hrs.

A copy of the application form is attached as **Appendix 1**; the amendment is attached as **Appendix 2**.

2.7 On 4 September 2013 the original application for the New Premises Licence was received by Wiltshire Council Licensing Team. This attracted 50 representations against the application and three in support of it. At the hearing on 22 October 2013, additional conditions were imposed onto the licence by the Licensing Sub Committee. The hearing decision notice is attached as **Appendix 3**. The current licence is attached as **Appendix 4**.

### 3. Consultation and Representations

3.1 The application process requires the application to be advertised, by the Applicant, in a local news publication within 10 working days, starting on the day after the authority receives it and for a public notice (on pale blue paper) to be posted on the premises.

#### 3.2 Responsible Authorities

No Responsible Authority has made a representation in connection with this application.

3.3 A summary of the representations made is detailed in the table below:

	<b>Representation</b>	<b>Licensing Objective</b>
1	Mr and Mrs Donovan Brook Cottage, Waterhouse Lane, Monkton Combe, Bath, BA2 7JA	Public Safety and Public Nuisance
2	Mr Dunn 5 Mill Lane, Monkton Combe, Bath, BA2 7HD	Public Safety and Public Nuisance
3	Mr and Mrs Johnson Fayard House, Waterhouse Lane, Monkton Combe, Bath, BA2 7JA	Public Safety

4	Ms Ryan Monkswell Cottage, Mill Lane, Monkton Combe, Bath, BA2 7HD	Public Nuisance
5	Mr Franks 7 Mill Lane, Monkton Combe, Bath, BA2 7HD	Public Safety and Public Nuisance
6	Mr and Mrs Gray The Stables, Waterhouse Lane, Monkton Combe, Bath, BA2 7JA	Public Safety
7	Mr and Mrs Aldridge Millbrook, 1 Waterhouse Lane, Monkton Combe, Bath, BA2 7JA	Public Safety
8	Monkton Combe Parish Council c/o Des Wighton Dunelm House, Mill Lane, Monkton Combe, Bath, BA2 7HD	Public Safety and Public Nuisance
9	Mrs and Miss Demski 2 Station Cottages, Mill Lane, Monkton Combe, Bath, BA2 7HD	Public Safety
10	Dr Knight and Mr Boden The Barn, 4 Waterhouse Lane, Monkton Combe, Bath, BA2 7JA	Public Safety
11	Mr Wells Waterhouse, Waterhouse Lane, Monkton Combe, Bath, BA2 7JB	
12	Mr Aveling Waterhouse, Waterhouse Lane, Monkton Combe, Bath, BA2 7JB	
13	Mr Sturgess-Durden 1 Mount Pleasant, Monkton Combe, Bath, BA2 7HW	

3.4 The relevant representations against the application are attached as **Appendix 5a**. The relevant representations in support of the application are attached as **Appendix 5b**. Attached as **Appendix 6** is a plan which shows the locations from where representations have been made.

#### 4. Legal Implications

4.1 This hearing is governed by the Licensing Act 2003 (Hearings) Regulations. These provide that hearings should be held in public unless the Licensing Authority considers that the public interest in excluding the public outweighs the public interest in the hearing taking place in public.

4.2 The Applicant and all persons who have made representations have been informed of the date, time and location of the hearing and their right to attend and be represented.

4.3 At the hearing all those who have made representations are entitled to address the Sub Committee and to ask questions of another party, with the consent of the Sub Committee.

## **5. Officer Recommendations**

- 5.1 Officers are not permitted to make a recommendation – the decision is to be reached by the members of the Licensing Sub Committee.

## **6. Right of Appeal**

- 6.1 It should be noted that the Premises Licence Holder) and Interested Parties who have made representations may appeal the decision made by the Licensing Sub Committee to the Magistrates Court. The appeal must be lodged with the Magistrates Court within 21 days of the notification of the decision.
- 6.2 In the event of an appeal being lodged, the decision made by the Licensing Sub Committee remains valid until any appeal is heard and any decision made by the Magistrates Court.
- 6.3 A Responsible Authority or an Interested Party may apply to the Licensing Authority for a Review of a Premises Licence. Whether or not a Review Hearing takes place is in the discretion of the Licensing Authority, but, if requested by an Interested Party will not normally be granted within the first 12 months except for the most compelling circumstances.

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Report Author: Jemma Price, Public Protection Officer - Licensing

Date of report: 28 March 2018

### **Background Papers Used in the Preparation of this Report**

- **The Licensing Act 2003**
- **The Licensing Act (Hearings) Regulations 2005**
- **Guidance issued under Section 182 of the Licensing Act 2003**
- **Wiltshire Council Licensing Policy**

### **Appendices**

- 1 Variation Application**
- 2 Email from Applicant amending application**
- 3 Decision Notice - 2013 Hearing**
- 4 Current Premises Licence**
- 5a Representations against Application**
- 5b Representations for Application**
- 6 Location of Representations**



# Wiltshire Council

Where everybody matters

**Application to vary a premises licence under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

I/We **Simon WILSHER**  
 (Insert name(s) of applicant)  
 being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

<b>Premises licence number</b>	<b>7709</b>
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**Part 1 – Premises Details**

Postal address of premises or, if none, ordnance survey map reference or description			
<b>Waterhouse Hotel</b>			
<b>Waterhouse</b>			
<b>5 Waterhouse Lane</b>			
<b>Monkton Combe</b>			
Post town	<b>Bath</b>	Postcode	<b>BA2 7JB</b>

Telephone number at premises (if any)	<b>01225 721999</b>
Non-domestic rateable value of premises	£ <b>25,000</b>

**Part 2 – Applicant details**

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address			
Post town		Postcode	

**Part 3 - Variation**

Please tick as appropriate

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

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

DD	MM	YYYY

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

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

The purpose of the license change would be to allow the sale of alcohol to non-residents (passing trade) in addition to the current conditions in Annex 3 point 1.  
The proposed change is geared towards allowing the hotel to have afternoon tea on a Saturday and lunch on a Sunday to passing trade. Within the same areas as is currently used.

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

#### **Part 4 Operating Schedule**

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

#### **Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply**

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

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

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

**In all cases complete boxes K, L and M**

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat								
Sun								

C

Indoor sporting events Standard days and timings (please read guidance note 8)			<u>Please give further details</u> (please read guidance note 5)
Day	Start	Finish	
Mon			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 6)
Tue			
Wed			
Thur			<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat								
Sun								

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)  <u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)  <u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					



F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)  <u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)  <u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
Sun					

G

<b>Performances of dance</b> Standard days and timings (please read guidance note 8)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 6)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 7)		
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 8)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 6)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 7)		
Sun					

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 8)			<b><u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b><u>Please give further details here</u></b> (please read guidance note 5)		
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 6)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 7)		
Sat					
Sun					

J

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

K

<p><b>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</b></p> <p>None</p>
--

L

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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

**Annex 3 point 1 to include non-residents. No changes to other conditions.**

Please tick as appropriate

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

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

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

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

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

**b) The prevention of crime and disorder**

**c) Public safety**

**d) The prevention of public nuisance**

**e) The protection of children from harm**

Additional training for all staff on ID



Checklist:

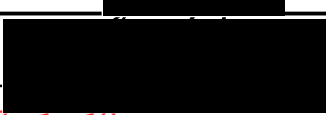
**Please tick to indicate agreement**

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

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

**Part 5 – Signatures** (please read guidance note 12)

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

Signature	 <b>Simon Wilsher</b>
Date	<b>17 - 1 - 18</b>
Capacity	<b>Owner / Licence Holder</b>

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

Signature	
Date	
Capacity	

**Contact name (where not previously given) and address for correspondence associated with this application** (please read guidance note 15)

<b>Post town</b>		<b>Post code</b>	
<b>Telephone number (if any)</b>			

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## Appendix 2

From: Simon Wilsher  
Sent: 08 March 2018 13:26  
To: Bahadoor, Roy; Price, Jemma  
Cc: Sue Wilsher  
Subject: FW: Licensing Amendment Application compromise

Dear Roy and Jemma,

Please see the note of compromise I have sent to the Monkton Combe Parish Council. Hopefully this consession will make them happy.

In summary the hours we are applying for are 12 to 7 pm on Saturdays and Sundays

Hope that helps and thank you so much for your help in this matter.

Kind regards,

Simon Wilsher  
The Wilsher Group

The Wilsher Group, Waterhouse, Waterhouse Lane, Bath, Avon BA2 7JB  
The Wilsher Group Limited Registered in England No. 2808452 VAT No. 602 773  
062;  
Registered Office Waterhouse, Waterhouse Lane, Monkton Combe, Bath, Avon BA2  
7JB

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**Appendix 3**

**DECISION NOTICE**

**Western Area Licensing Sub Committee**

**Decision made on 22 October 2013**

**In respect of an application for a Premises Licence made by Mr and Mrs Wilsher for Waterhouse, 5 Waterhouse Lane, Monkton Combe, Bath**

**Decision:**

The Western Area Licensing Sub Committee has resolved to GRANT the Premises Licence for the following licensable activities:

<b>Licensable Activity</b>	<b>Timings</b>	<b>Days</b>
Supply of Alcohol (On the premises)	11:00 – 23:59	Every day of the week
Hours premises are open to the public	07:00 – 23:59	Every day of the week

Subject to the following additional conditions:

1. That the sale of alcohol shall only be made to persons:
  - a. residing at Waterhouse and their bona fide guests;
  - b. attending pre booked conference/training events at the premises, or
  - c. who are members of any other pre booked groups attending the premises.
2. No alcoholic beverages sold at the premises are to be taken to, or consumed in, any of the outside areas after 21:30 hours.
3. The windows and external doors to all public areas are to be closed and remain closed after 21:30 except for access and egress.
4. Clear and legible notices are to be prominently displayed at all exits from the premises requesting that all persons respect the needs of people living in the area and to leave the area quietly.

In reaching their decision, the Sub Committee considered the written evidence presented in the agenda together with the oral evidence given at the hearing, noting in particular the concerns in respect of noise disturbance.

The Sub Committee also took into account the relevant provisions of the Licensing Act 2003 (in particular Sections 4 and 18); the guidance issued under Section 182 of the Act and the Licensing Policy of Wiltshire Council.

### **Reasons**

The Sub Committee considered the concerns expressed in the representations that it would not be appropriate for the premises to be able effectively to operate as a public house, given its location and the narrowness of the access road. The Sub Committee noted the applicant's comments that he only wanted to be able to sell alcohol to persons residing at the premises or who were part of pre-booked events or groups. The Sub Committee therefore felt it appropriate not to allow the sale of alcohol other than to those detailed in condition 1 in order to prevent public nuisance to local residents that could occur if there were no such restrictions.

Given the setting of the premises within the valley, and the risks of noise from the premises causing a nuisance to nearby residents, the Sub Committee felt it was appropriate to restrict the use of the outside areas after 21:30 and to limit the escape of noise from the premises by requiring doors and windows to be closed to all public areas by 21:30.

The Sub Committee considered the comments that had been made regarding the use of the access road to the premises, but felt that the granting of the licence would not adversely impact on the traffic movement to and from Waterhouse.

The granting of this licence is without prejudice to any other consents or approvals that may be required.

### **Right to Appeal**

All parties have the right to appeal to the Magistrates' Court within 21 days of receipt of this decision.

# Licensing Act 2003 Premises Licence

LN/000007709

ISSUING LOCAL AUTHORITY



## PART 1 – PREMISES & LICENCE HOLDER DETAILS

### POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Waterhouse Hotel, Water House, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB

### NAME, (REGISTERED) ADDRESS AND CONTACT DETAILS OF HOLDER OF PREMISES LICENCE

Mr Simon Wilsher  
Waterhouse Hotel, Water House, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB  
Tel: 01225 721999, 01225 721995, 079749520530 Email: sue.wilsher@wilsher-group.com

### REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER

Not Applicable

### NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Mr Richard Wiltshire  
[REDACTED]

### ISSUING AUTHORITY AND PERSONAL LICENCE NUMBER HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL

South Gloucester Council SGC/076984

### WHERE THE LICENCE IS TIME LIMITED - THE DATES AND TIMES

Not Applicable

### WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

ON Sales

### STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

Where applicable the provisions of Section 145 of the Licensing Act 2003 apply

**PART 2 – LICENSABLE ACTIVITIES & TIMINGS**

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE						
Licensable activities	Location	Day	Time From	Time To	Time From	Time To
Alcohol Sales	ON Sales	Sunday	11:00	00:00		
		Monday	11:00	00:00		
		Tuesday	11:00	00:00		
		Wednesday	11:00	00:00		
		Thursday	11:00	00:00		
		Friday	11:00	00:00		
		Saturday	11:00	00:00		
Non Standard Timings & Seasonal Variations						
Hrs premises open to public	-	Sunday	07:30	00:00		
		Monday	07:30	00:00		
		Tuesday	07:30	00:00		
		Wednesday	07:30	00:00		
		Thursday	07:30	00:00		
		Friday	07:30	00:00		
		Saturday	07:30	00:00		
Non Standard Timings & Seasonal Variations						

**Licence Commencement Date**

22 October 2013

\_\_\_\_\_  
Licensing Officer

**Current Licence Date**

14 October 2016

\_\_\_\_\_  
Licensing Officer



**ANNEX 1 - MANDATORY CONDITIONS**

**Supply of Alcohol**

1. Where this Licence authorises the supply of alcohol:

No supply of alcohol may be made under this licence:

- (a) At a time when there is no Designated Premises Supervisor in respect of the Premises Licence
- (b) At a time when the Designated Premises Supervisor does not hold a Personal Licence or his Personal Licence is suspended

Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a Personal Licence.

**Exhibition of Films**

1. Where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation by that body.
3. Where:-
- (a) The film classification body is not specified in the licence, or
  - (b) The relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,

admission of children must be restricted in accordance with any recommendation made by that licensing authority.

4. In this section “children” means any person aged under 18; and

“film classification body” means the person or persons designated as the authority under Section 4 of the Video Recordings Act 1984(c39) (authority to determine suitability of video works for classification).

**Irresponsible Promotions**

1. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
2. In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
    - i. drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - ii. drink as much alcohol as possible (whether within a time limit or otherwise);

- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
- (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability)

### **Free Tap Water**

1. The responsible person must ensure that free potable tap water is provided on request to customers where it is reasonably available. (*This means that responsible persons at all premises must ensure customers are provided with potable (drinking) water for free if they ask for it.*)

### **Age Verification Policy**

1.
  - (a) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
  - (b) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
  - (c) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
    - i. a holographic mark, or.
    - ii. an ultraviolet feature.

### **Drink Volume Measures**

1. The responsible person shall ensure that:
  - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures:
    - i. beer or cider: ½ pint;
    - ii. gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - iii. still wine in a glass: 125 ml; and
2. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and.
3. where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

## **Permitted Price**

1.
  - (a) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
  - (b) For the purposes of the condition set out in paragraph 1—
    - A. “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
    - B. “permitted price” is the price found by applying the formula—
$$P = D + (D \times V)$$
where—
      - i. P is the permitted price,
      - ii. D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
      - iii. V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
    - C. “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
      - i. the holder of the premises licence,
      - ii. the designated premises supervisor (if any) in respect of such a licence, or
      - iii. the personal licence holder who makes or authorises a supply of alcohol under such a licence;
    - D. “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
    - E. “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
2. Where the permitted price given by Paragraph B of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
3. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph B of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.  
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## **Door Supervision** (except theatres, cinemas, bingo halls and casinos)

1. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each such individual must:
  - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
  - (b) be entitled to carry out that activity by virtue of section 4 of the Act.
2. But nothing in subsection (1) requires such a condition to be imposed:
  - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c12) (premises with premises licences authorising plays or films); or

(b) in respect of premises in relation to:

- i. any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
- ii. any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).

3. For the purposes of this section:

- (a) “security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies, and, which is licensable conduct for the purposes of that Act, (see Section 3(2) of that Act) and
- (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

## **ANNEX 2A – CONVERTED CONDITIONS**

None

## **ANNEX 2B – OPERATING SCHEDULE**

### **PREVENTION OF PUBLIC NUISANCE**

- None

### **PUBLIC SAFETY**

- Fire Fighting equipment, emergency lighting and means of escape in case of fire as detailed in the plan at Annex 4, shall be provided and maintained at all times.

### **PROTECTION OF CHILDREN FROM HARM**

- A recognised proof of age which includes a photograph, such as a passport or driving licence, is to be required for anyone who appears to be under 21 years of age and who wishes to purchase or consume alcohol.
- No Children under the age of 21 years old to stay at the premises unless accompanied by an adult.

### **PREVENTION OF CRIME AND DISORDER**

- CCTV to be installed at the premises, the system shall be installed so as to cover all entrances and exits. The system is to be maintained and in full working order during all licensable hours. The system is to be of sufficient quality so as to enable identification. Images must be retained for a minimum of 28 days and produced to a Police Officer or a Wiltshire Council Licensing Officer on request.
- Maintain an incident log/book for – Incidents, refusals, noise monitoring.

## **ANNEX 3 – CONDITIONS ATTACHED AFTER HEARING**

1. That the sale of alcohol shall only be made to persons:
  - a. Residing at Waterhouse and their bona fide guests;
  - b. Attending pre booked conference/training events at the premises, or
  - c. Who are members of any other pre booked groups attending the premises.
2. No alcoholic beverages sold at the premises are to be taken to, or consumed in, any of the outside areas after 21:30 hours.
3. The windows and external doors to all public areas are to be closed and remain closed after 21:30 except for access and egress.
4. Clear and legible notices are to be prominently displayed at all exits from the premises requesting that all persons respect the needs of people living in the area and to leave the area quietly.

## **ANNEX 4 – PLANS**

Dated: Sept 2013

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## Appendix 5a

### REPRESENTATIONS AGAINST APPLICATION

#### REPRESENTATION 1

To: The Licensing Officer, Licensing Department, Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER.

Dear Sir/Madam,

I am writing in order to object to the terms of the new premises Licence Application

Type of Application    New Premises Licence Application

Applicant's Name     Simon Wilsher

Address of Premises to be Licensed Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, Bath, Wiltshire, BA2 7JB

Licensable Activities: The application is to amend a condition currently on the licence, in order to allow the sale of Alcohol to non residents on any Saturday and Sunday.

My wife and I are neighbours of the premises concerned and, along with more than 50 other members of the local community, we were involved in very significant efforts to limit the terms of the original licence (granted in 2013). The terms that were granted at the time were considered to be fair and to provide the local community with some protection from massive increases in traffic (Waterhouse Lane is a privately adopted, single-track road with very few passing places) and also from potential noise nuisance from planned parties and outdoor social events at Waterhouse.

The terms of this license limited sales of alcohol to residents who were taking a meal or pre- booked event attendees. Any licensed activities taking place outdoors had to be ceased by 9.30pm at the latest.

The licensee now seeks to relax these agreed terms to allow alcohol sales to non-residents who have not booked in advance but 'walk-up' to the premises. We have exchanged letters with the applicant. Mr Simon Wilsher, and he has agreed that he will now only seek a new licence to allow him to sell alcohol to non-residents on Saturday and Sundays between noon and 7pm.

This is acceptable to my wife and I provided that such alcohol sales are only to accompany a meal. Mr Wilsher was clear that his objective was to sell alcohol to those having 'lunches and afternoon teas' at Waterhouse. In other words, only with a meal. We believe that this condition, together with the proposed time limit, will allow him to offer alcohol to 'walk-ups' who have come for lunch or tea, but not to operate as a bar selling alcohol to non-diners who may want to sit outside and drink throughout the afternoon.

I trust that you will take these reasonable objections into account when considering the above application.

Yours faithfully,

Patrick & Helen Donovan

Brook Cottage, Waterhouse Lane, Monkton Combe, Wiltshire BA2 7JA

## Further submission;

Thank you for the clarification, Jemma. Very useful.

We have also completed the pdf form and submitted, but essentially our objections to the 'drinks only' aspect of the application are as follows:-

To prevent harm to children

- by attracting those who want to come for a drink only (passing pub trade) to drive down the single track road to the premises, we believe that traffic will pose a significantly increased danger to walkers (mainly families) using the lane and also those who live on Waterhouse Lane (two families with small children under 5 years old). This is very different to the current situation where residents or pre-booked groups are coming to the premises.
- The licensee's modification to the application to limit hours to noon to 7pm is welcome, but casual visitors, dropping in for a drink, are less likely to be familiar with the lane and more likely to drive faster and be unaware of the limited visibility that occurs at various points. This would certainly increase risk to children

To prevent public nuisance

- By allowing those who have come only to drink and may be seated outside the premises on Saturday and Sunday afternoons, it is quite likely that noise levels for neighbours will increase. The number who could visit are significantly greater if food is not provided - potentially a large number of drinkers could change the character of such a quiet valley

To prevent crime and disorder

- I have no reason to assume that any disorder would be engendered but those coming by car to drink without a meal are perhaps more likely to exceed the permitted alcohol limits for drivers.

To preserve public safety

- For the reasons mentioned above i.e.. the numbers of users, the fact that they are unfamiliar with the road, the fact that they are only drinking and the popularity of this lane (with no footpath) for walkers of all ages, all contributes to our fear that public safety will be compromised further than if only residents and diners are able to drink.

I hope that these points may allow you to consider our representations when the committee makes its decision about that amendment to the previous licence.

Best cards and thanks,

Patrick & Helen Donovan



# Wiltshire Council

Where everybody matters

## REPRESENTATION FORM

This form must be returned within the statutory period, which is 28 days from the date the notice was displayed on the premises or the date specified in the public notice in the newspaper. Please contact the Licensing team to confirm this date.

Any individual, body or business can make a Representation to the Licensing Authority in relation to an application, regardless of their geographic proximity to the premises. Any Representation must be relevant, in that the Representation relates to one or more of the Licensing Objectives.

<b>Premises about which representation is being made</b>	Waterhouse,.Waterhouse.Lane,.Monkton.Combe,.Wilts
<b>Your Name</b>	Patrick.&.Helen.Donovan
<b>Postal Address</b>	Brook.Cottage,.Waterhouse.Lane,.Monkton.Combe,.BA2.7JA
<b>Contact Telephone Number and Email address</b>	
<b>Are you (please tick):</b> <ul style="list-style-type: none"> <li>• An individual? I</li> <li>• A person who operates a business?</li> <li>• A person representing residents or businesses?</li> <li>• A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?</li> </ul>	
<b>If you are representing residents or businesses who have asked you to represent them?</b>	No

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
<b>The protection of children from harm</b>	Waterhouse.is.a.single.track.road.with.few.passing.places. Previous.licence.has.been.limited.to.residents.only.and.those with.events.or.meals.booked.at.Waterhouse. No.licensed.activities.outside.after.9.30pm. The.intention.was.to.limit.traffic.on.the.lane.and.thereby. prevent.potential.harm.to.families.walking.on.the.lane or.to.the.children.of.families.living.on.the.lane.(8.children)

<p><b>The prevention of public nuisance</b></p>	<p>Concerns over excessive traffic on the lane but also fears of 'drop in' users of the proposed bar who are not coming for a meal but groups of adults who are coming simply to drink at the premises.</p>
<p><b>The prevention of crime and disorder</b></p>	
<p><b>Public safety</b></p>	

**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

**We have discussed with the applicant a modification of his application and he has agreed to limit the times when alcohol could be sold to non-residents to noon til 7pm on Saturdays and Sundays only. We have further suggested that alcohol should only be sold to those taking a meal (lunch or tea). The latter limitation seems to us to align with his stated objectives. Alcohol should not be sold without a meal being taken.**

If a hearing needs to be held to determine the Premises Licence Application, the Licensing Sub-committee will generally only be able to consider matters that have previously been disclosed. However, additional information in support of your Representation may be considered if all parties at the Hearing agree. We advise that you detail all matters that you wish to be considered on this initial Representation, attaching additional sheets if necessary.

If you do make a Representation you will be invited to attend the Licensing Sub-Committee Hearings and any subsequent appeal proceedings relevant to your Representation.

**All Representations in their entirety, including your name and address, will be disclosed to the Premises Licence applicant. A copy of Representations will be annexed to the Licensing Officer's report, which is a public document published on the Council's website and circulated to the Licensing Sub-Committee and to all those who have made relevant Representations.**

Signature..... Date.....

Please return this form, along with any additional sheets, to the relevant Wiltshire Council Office listed below or return by email to [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk):

**Salisbury Area** – (Salisbury, Amesbury, Downton, Mere, Hindon and Tilshead as well as the rest of the old Salisbury District Council Area), please send to:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Bourne Hill  
Salisbury  
Wiltshire, SP1 3UZ

**All other areas** please send to the address below:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire, SN15 1ER

## REPRESENTATION 2

The Licensing Officer  
Licensing Department  
Wiltshire Council  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

13/03/2018

Waterhouse Hotel - Premises licence application WK/201804070

Waterhouse Hotel, 5 Waterhouse Lane, Monkton Combe, BA2 7JB

Dear Licensing Officer,

With reference to the above application to amend the current licence conditions, I am writing to express my concern over the amended licensing conditions and the implications for public safety and nuisance resulting from the proposed change.

The current restrictions on the sale of alcohol appear to work well, and balance the amenity of nearby residents, However, the proposal to allow non-residents this facility, albeit that they be in pre-booked parties, and at weekends only, seems to open the door to the potential for large and noisy assemblies in the hotel and grounds.

This would be a significant nuisance to local residents, and in particular to many in Monkton Combe village, which overlooks the hotel and is very much within earshot of the grounds of Waterhouse.

There is in addition an increased risk to public safety on the road junction of Waterhouse Lane with the A36. This is a difficult entrance at the best of times, and any increase in traffic generated by the Hotel, especially at weekends, would make the junction even more dangerous.

Yours sincerely

Frank Dunn  
5 Mill Lane  
Monkton Combe

# Wiltshire Council

Where everybody matters

## REPRESENTATION FORM

This form must be returned within the statutory period, which is 28 days from the date the notice was displayed on the premises or the date specified in the public notice in the newspaper. Please contact the Licensing team to confirm this date.

Any individual, body or business can make a Representation to the Licensing Authority in relation to an application, regardless of their geographic proximity to the premises. Any Representation must be relevant, in that the Representation relates to one or more of the Licensing Objectives.

<b>Premises about which representation is being made</b>	Waterhouse Hotel
<b>Your Name</b>	Edward and Abigail Johnson
<b>Postal Address</b>	
<b>Contact Telephone Number and Email address</b>	
<b>Are you (please tick):</b> <ul style="list-style-type: none"> <li>• An individual? <input checked="" type="checkbox"/></li> <li>• A person who operates a business?</li> <li>• A person representing residents or businesses?</li> <li>• A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?</li> </ul>	
<b>If you are representing residents or businesses who have asked you to represent them?</b>	

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
The protection of children from harm	

<p><b>The prevention of public nuisance</b></p>	<p>The license application is to enable the hotel to offer alcohol at Sunday lunches and afternoon teas at the weekend. Therefore any license granted, should be restricted to people dining at the hotel in the afternoon and should not extend into the evening.</p>
<p><b>The prevention of crime and disorder</b></p>	
<p><b>Public safety</b></p>	<p>The hotel is accessed via a single track lane which also serves private properties. The lane, in its current state of disrepair, is not fit for the traffic demands of a commercial premises and access from the A36 is hazardous. The lane is poorly maintained, can't cope with existing levels of traffic and the passing places are inadequate, particularly if emergency vehicles should ever need access. There are families with young children living along the lane and there is no footpath. It is also used regularly by horse riders, ramblers and dog walkers. Our concern is that, by extending the alcohol license to include non residents at weekends, these problems will be exacerbated.</p>

**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

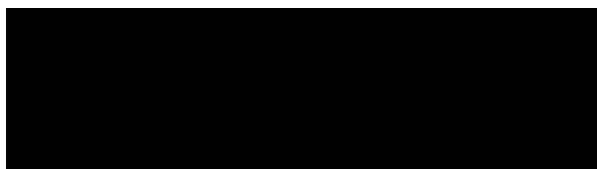
**Resolve the safety issues of the single track lane.**

**If the amendment is granted, then the consumption of alcohol should be restricted to only being served as an accompaniment to food and only during afternoon hours. For example, a 12 pm to 6 pm time slot should be more than adequate for alcohol to be served with weekend lunches and afternoon teas.**

If a hearing needs to be held to determine the Premises Licence Application, the Licensing Sub-committee will generally only be able to consider matters that have previously been disclosed. However, additional information in support of your Representation may be considered if all parties at the Hearing agree. We advise that you detail all matters that you wish to be considered on this initial Representation, attaching additional sheets if necessary.

If you do make a Representation you will be invited to attend the Licensing Sub-Committee Hearings and any subsequent appeal proceedings relevant to your Representation.

**All Representations in their entirety, including your name and address, will be disclosed to the Premises Licence applicant. A copy of Representations will be annexed to the Licensing Officer's report, which is a public document published on the Council's website and circulated to the Licensing Sub-Committee and to all those who have made relevant Representations.**



.....12/03/18..... Date

Please return this form, along with any additional sheets, to the relevant Wiltshire Council Office listed below or return by email to [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk):

**Salisbury Area** – (Salisbury, Amesbury, Downton, Mere, Hindon and Tilshead as well as the rest of the old Salisbury District Council Area), please send to:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Bourne Hill  
Salisbury  
Wiltshire, SP1 3UZ

**All other areas** please send to the address below:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire, SN15 1ER

## **REPRESENTATION 4**

From: Cori Ryan  
Sent: 13 March 2018 16:52  
To: PublicprotectionNorth  
Subject: WK/201804070 Waterhouse Hotel

I wish to register my objection to the proposed amendment to licence conditions for Waterhouse Hotel.

Myself and my husband live directly underneath the hotel and already experience noise disturbance, especially during the summer months, when residents take their drinks outside the hotel.

By changing the licence conditions to allow a full licence, the number of people making noise at this venue will increase dramatically and our quality of life will be further impacted.

I request that the existing conditions are maintained:

### **ANNEX 3 – CONDITIONS ATTACHED AFTER HEARING**

1. That the sale of alcohol shall only be made to persons:
  - a. Residing at Waterhouse and their bona fide guests;
  - b. Attending pre booked conference/training events at the premises, or
  - c. Who are members of any other pre booked groups attending the premises.

Yours faithfully,

Corinna Ryan

Monkswell Cottage by Monkswell House, Mill Lane, Monkton Combe BA2 7HD



RECEIVED

14 MAR 2018

PUBLIC PROTECTION

7, Mill Lane,  
Markton Combe,  
Bath BA2 7HD  
12<sup>th</sup> March 2018

Dear Sirs,

Re. Mr. Simon Wilthire /  
Waterhouse Conference Centre

I understand that the above has made an application to amend the terms of the existing drinks license.

My property is virtually opposite the applicant's property on the other side of the valley and thus very much influenced and affected by both noise and light pollution emanating from such a large property and its surrounds, and you will be aware that I objected to the original application in 2013.

If seems to me that this application seeks to retrieve some of the ground lost when the original application had conditions placed on it and I therefore object to this application as it stands.

If approved the premises would in effect have a full drinks licence on a par with a public house and in my experience soon attract stag parties, hen parties, birthday parties and weddings to name but a few. Notoriously difficult to control it is not difficult to work out that the potential for both increased light and noise pollution is real. I cannot see masses of people not wanting to go out into the gardens and from years of experience I can say that it only takes a few people chatting

away to be heard this side of the valley. The prospects of large groups is worrying.

A further cause for concern is that vehicular access to / egress from the property is along Waterhouse lane. Not only is it already in poor condition but it joins the A36 on a dangerous bend, the scene of a fatality a few years ago. I would strongly urge the Licensing Officer to commission an Engineers Report on the likely increase in traffic on both the A36 and Waterhouse lane. It should also be noted that in the hours of darkness vehicle headlights on Waterhouse lane are clearly visible this side of the valley and any increase would be detrimental and unwelcome.

Had this application sought to supply alcohol to non-residents

only if they were dining there,  
by which I mean a full  
restaurant meal, and if the hours  
permitted had been restricted to  
meal times only, say 1200-1500 or  
a little longer than I might have  
been more sympathetic but as it  
stands I must urge you to reject  
it.

Yours faithfully,



(RAY FRANKS)

# Wiltshire Council

Where everybody matters

## REPRESENTATION FORM

This form must be returned within the statutory period, which is 28 days from the date the notice was displayed on the premises or the date specified in the public notice in the newspaper. Please contact the Licensing team to confirm this date.

Any individual, body or business can make a Representation to the Licensing Authority in relation to an application, regardless of their geographic proximity to the premises. Any Representation must be relevant, in that the Representation relates to one or more of the Licensing Objectives.

<b>Premises about which representation is being made</b>	Waterhouse Hotel
<b>Your Name</b>	Philip and Sara Gray
<b>Postal Address</b>	The Stables, Waterhouse Lane, Monkton Combe Bath BA2 7JA
<b>Contact Telephone Number and Email address</b>	[REDACTED]
<b>Are you (please tick):</b> <ul style="list-style-type: none"> <li>• An individual? * <input checked="" type="checkbox"/></li> <li>• A person who operates a business?</li> <li>• A person representing residents or businesses?</li> <li>• A member of the Relevant Licensing Authority (ie, elected Councillor of the Licensing Authority)?</li> </ul>	
<b>If you are representing residents or businesses who have asked you to represent them?</b>	

Your Representation must relate to one of the four Licensing Objectives, which are detailed below. Please detail the evidence supporting your Representation and the reason for your Representation. If necessary, separate sheets may be used.

LICENSING OBJECTIVES	EVIDENCE
The protection of children from harm	

<p><b>The prevention of public nuisance</b></p>	<p>Any license applications regarding alcohol should be restricted to the guests only, whilst dining at the hotel not to members of the public and not to exceed into the evening hours.</p>
<p><b>The prevention of crime and disorder</b></p>	
<p><b>Public safety</b></p>	<p>As a resident of Waterhouse Lane we have already experienced a great increase of traffic which the lane is unable and currently unsafe to cope with.  There is not enough passing points, the access from the A36 is not sufficient, there is no pathway for walkers especially with children, we have been riding horses along this lane for the past 10years, and now it is becoming very dangerous the traffic going to and from the Hotel do not abide to the speed limit or slow down  An increase of traffic at weekends will make this worse also the maintenance to the lane is very poor ie; pot holes.</p>

**Please list below any suggested actions that you feel the applicant could take to address your concerns:**

If the License is ammended then alcohol should only be served from the hours of 12pm - 6pm which is adequate for Sunday lunches.

If a hearing needs to be held to determine the Premises Licence Application, the Licensing Sub-committee will generally only be able to consider matters that have previously been disclosed. However, additional information in support of your Representation may be considered if all parties at the Hearing agree. We advise that you detail all matters that you wish to be considered on this initial Representation, attaching additional sheets if necessary.

If you do make a Representation you will be invited to attend the Licensing Sub-Committee Hearings and any subsequent appeal proceedings relevant to your Representation.

**All Representations in their entirety, including your name and address, will be disclosed to the Premises Licence applicant. A copy of Representations will be annexed to the Licensing Officer's report, which is a public document published on the Council's website and circulated to the Licensing Sub-Committee and to all those who have made relevant Representations.**

Signature...  ..... Date 13/03/2018 .....

Please return this form, along with any additional sheets, to the relevant Wiltshire Council Office listed below or return by email to [publicprotectionnorth@wiltshire.gov.uk](mailto:publicprotectionnorth@wiltshire.gov.uk):

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The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Bourne Hill  
Salisbury  
Wiltshire, SP1 3UZ

**All other areas** please send to the address below:

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire, SN15 1ER

## REPRESENTATION 7

To whom it may concern

Re: Waterhouse, 5 Waterhouse Lane, Monkton Combe Application ref  
WK/201804070

As residence of Waterhouse Lane we are aware of the above application and wish to make the following representation:

The latest application for a variation of the existing conditions has caused us concern, concern in our capacity as local residents and as a resident of Waterhouse Lane (the single track road that accesses the hotel).

The times requested (all Saturday and Sunday) do not match the applicant's stated intention to merely provide drinks with afternoon teas and lunches and therefore we would like the hours and provision of alcohol to be more strictly defined (and therefore aligned with his intentions) to allow the applicant to do as he requires but not risking the possibility of the venue becoming a late night destination / a pub in all but name.

We therefore suggest the allowed hours to be 12pm to 7pm on Saturdays and Sundays and for alcohol to only be served to those having a meal. We understand the applicant has informally agreed to the former (restricted hours) and will be amending the application accordingly. We strongly request the consideration of the latter re the provision of alcohol. Both these amendments would allow the applicant to meet his stated desire.

### PUBLIC SAFETY

Our concerns lie with the single carriageway, Waterhouse Lane, which is the only access to the hotel. This is also a widely used public footpath with no pavement and therefore the residents (many with Children including our 4), pedestrians, cyclists (including myself) and the occasional equestrian have to use the lane itself. Any increase in traffic along this route will endanger anyone making use of this Lane, the Lane already being a tricky road to navigate along safely.

In addition the increased noise and general disturbance to the residents / general area would be increased, further exaggerated if the allowed hours went into the early evenings of Saturday and Sunday and especially if alcohol was available to sale for those not having a meal.

We suggest that if granted the licence variation, the applicant addresses the concerns of the local residents. We appreciate that this is not a matter the Licensing Committee can rule on but wanted it put on record.

Yours faithfully,

Mr M & Mrs A Aldridge Millbrook  
Waterhouse Lane Monkton Combe BA2 7JA



**Further submission:**

Morning Jemma

Many thanks for your e-mail.

Whilst the concession on the hours is helpful our concerns still remain if the applicant were allowed to amend their applicant to still serve non-residents alcohol – our desire (for all reasons noted below) therefore (and in addition to the restriction on hours) would be for the sale of alcohol to be restricted to those having a meal.

Whilst it is clear that we'd see an increase in traffic and disturbance if this was granted we want to minimize this as much as possible (hence the additional request) and also want to work with the applicant (in the hope he will reciprocate re lane speeding, minimalising noise, litter and any anti-social behaviour etc etc). Anything more than this (i.e. more than restricting the hours to 12-7 and serving of alcohol with a meal) risks exaggerating the impact significantly more – if alcohol were allowed to be served to non-meal trade then it may as well be a pub, not to mention and crucially this goes beyond the stated intentions of the applicant to “merely provide drinks with afternoon teas and lunches”. Therefore along with the restriction to hours if there were a restriction to the serving of alcohol to only those having a meal the applicant also meets his desired objectives.

Please feel free to contact me if I've not made myself clear, appreciate I've rambled a little.

Many thanks in advance

Best

Mike

## REPRESENTATION 8

Dunelm House  
Mill Lane  
Monkton Combe  
BATH  
BA2 7HD

The Licensing Officer  
Wiltshire Council  
Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire SN15 1ER

13 March 2018

Dear Sirs,

**Re: Waterhouse, 5 Waterhouse Lane, Monkton Combe**  
**Application ref WK/201804070**

The Parish Council of Monkton Combe is aware of the above application and wish to make the following representation:

### **PUBLIC NUISANCE**

When the original licence for Waterhouse to supply alcohol was granted back in 2013 it was made with strict conditions to prevent unnecessary nuisance to the rest of the village . These conditions have since been adhered to and had the desired effect.

The latest application for a variation of those conditions has caused concern that the status quo will be disturbed and several residents have asked to Parish Council to consider making a representation.

Having consulted more widely with both villagers and the applicant the Parish Council has come to the following conclusions:

The times requested (all Saturday and Sunday) do not match the applicant's stated intention to merely provide drinks with afternoon teas and lunches and therefore we would like the hours to be more strictly defined to allow the applicant to do as he requires but not risking the possibility of the venue becoming a late night destination.

We therefore suggest the allowed hours to be 12pm to 7pm on Saturdays and Sundays. We understand the applicant has informally agreed to this and will be amending the application accordingly.

### **PUBLIC SAFETY**

A number of residents have expressed concern over the condition of the single carriageway, Waterhouse Lane, which is the only access to the house. This is also

a public footpath with no pavement and therefore pedestrians, cyclists and the occasional equestrian have to use the lane itself. Any increase in traffic along this route will endanger walkers and children who live in the adjoining houses.

We suggest that if granted the licence variation, the applicant addresses the concerns of the local residents and works to make the lane a safer environment. We appreciate that this is not a matter the Licensing Committee can rule on but wanted it put on record.

Yours faithfully,

Cllr Des Wighton  
Chairman, Monkton Combe Parish Council

REPRESENTATION 9

RECEIVED

15 MAR 2018

PUBLIC PROTECTION

2. Station Cottages

Mill Lane.

Marston Combe.

Bath. BA2 7HD.

13/3/2018.

Dear Sir / Madam,

We are writing in response to the application by Mr. Simon Wilsher / Waterhouse to amend the current restrictions on the sale of alcohol at their premises.

We would like to express our objections as follows:

As we have stated before, the unique acoustics of this valley mean that any sound from Waterhouse resounds across the valley - the events held there in the recent past sound as though they are taking place in our living room!

This is a quiet, country village with minimal noise and light pollution (which is why we have chosen to live here for over 60 years!) so any threatened change to that is obviously unwelcome.

And there is also the concern for the safety of those using the public footpaths around Waterhouse, if alcohol is sold to non-residents who may drive in (we are all aware of the dangers of drink-driving yet it still occurs.)

We do not wish to **Page 68** unreasonable and feel

that limited lunch &/or tea-time slots (on Saturdays and Sundays only) for non-residents to purchase alcohol, as long as they are consuming food, would be acceptable.

(More than that and Waterhouse is turning into a Public House - and we already have one in the village, which is sufficient!)

Yours Faithfully,

Mrs. Christa Demski +

Miss Ingrid Demski.

## REPRESENTATION 10

The Barn,  
Waterhouse Lane,  
Bath  
BA2 7JA

The Licensing Officer  
Wiltshire Council Public Protection Services and Licensing  
Monkton Park  
Chippenham  
Wiltshire  
SN15 1ER

Dear Sir,

**Re: Waterhouse, 5 Waterhouse Lane, Monkton Combe Application ref WK/201804070**

We were informed by the owner of Waterhouse that they were wishing to amend their licence so that they could serve tea on Saturday afternoons and lunch on Sundays. We are prepared to accept this limited extension but we would object to anything beyond this for reasons outlined below.

The single track access lane remains in a very poor condition, as it has done throughout our time here. There is no indication that this will improve. Therefore any licence extension which encourages additional vehicular traffic would simply make this situation worse, as well as providing a danger to the walkers, cyclists and horseriders that use this public footpath and bridleway. There is also a lack of adequate passing places (one which is not wide enough for two emergency vehicles to pass each other and the other in a very poor state of repair which has still not been made good) and this, with the condition of the lane, may jeopardise the ability of emergency service vehicles to do the job for which they are intended, should such a situation arise.

We would, therefore, expect any amendment to the licence to be restricted from 12-6pm on these two days and would object to anything beyond this.

We are also concerned that this is another step towards converting what was originally a suite of offices with limited bed and breakfast rooms into a full-scale hotel/pub which would be completely inappropriate for the area.

We look forward to hearing from you.

Yours sincerely,

Jane Knight and Martin Boden

## REPRESENTATIONS FOR APPLICATION

### **REPRESENTATION 11**

Dear Jemma Price

Just writing to you about this with very strong support for what Simon Wilsher is proposing at Waterhouse in terms of weekend licensing for non-residents.

I know that local townsfolk are always concerned about change of any kind in terms of activities associated with any building that serves the public. But Mr Wilsher has in my experience shown great sensitivity to the environment (in every sense) of Waterhouse and done much for the village of Monkton Combe; and what he is requesting is not at all excessive and would be fully in keeping with the spirit and character of this fine old estate.

The house has a great setting and it is cheering to see residents enjoying a quiet drink on the terrace in summer; but restricting admission of non-residents fancying drink at Waterhouse to those who also order a meal seems very unbalanced and unduly restrictive given the nature of Waterhouse. The out of town location and character of Waterhouse mean that it is never going to be a hugely subscribed weekend 'drinking den' for people focussed on extensive drinking. A limited number of walkers, cyclers and day-trippers are likely to benefit from being able to stop by for a drink or two at the weekend before heading on their way refreshed, and I see no logical reason for preventing Mr Wilsher and Waterhouse for offering this welcome and facility.

There is only one tavern in Monkton Combe, The Wheelright's Arms which is more of a mainstream gastropub. The provision of an alternative place and view across the valley would surely only enrich the options and facilities for local residents, once they have brooked the concept of any change!

Kind regards

Michael Wells

Biodiversity by Design Ltd  
Waterhouse  
Waterhouse Lane  
Monkton Combe  
Bath  
BA2 7JB

## REPRESENTATION 12

Dear Jemma Price,

I would just like to express my full support behind the proposal in changing the license in allowing non-residents accessing the facilities Waterhouse provide.

I believe that there are concerns among locals which I fail to comprehend. Waterhouse is set in an idillic location which I know the owner is keen to preserve and enhance. Waterhouse at present caters for various functions and a sort after hotel destination. To my knowledge has never ever presented an antisocial issue to others or anyone cause for complaint. In fact the School within the valley on a weekend generates far more noise and disturbance than any other neighbouring property.

My understanding is the owner just wishes to give villagers and passing walkers, cyclists etc the option to enjoy the grounds of such a lovely premises with a meal and an accompanying drink. It would be nice to have an option within the area of where to have a meal. Currently there is just the one Public House, The Wheelright's Arms, which although pleasant is limited in space, a restricted outside area and on a occasion found to be closed without notice in hosting private events. In allowing Waterhouse this alteration I can only see it enhancing the area, allowing more people to enjoy our beautiful valley and in doing so hopefully invigorating the respective councils to address the poorly kept and dilapidated paths and bridleways in the area.

Kind regards

Mr J Aveling.

Waterhouse  
Waterhouse Lane  
Monkton Combe  
Bath  
BA2 7JB



## REPRESENTATION 13

Dear Ms Price,

I have heard that Waterhouse are looking to extend their alcohol license.

I am a resident of Mount Pleasant in Monkton Combe and have full view of Waterhouse from our garden and house across the valley.

I am able to hear when events take place in Marquees in the Waterhouse garden. In my experience, however those occasions have been very rare and do not go on late.

I have been very impressed by what Waterhouse have managed to do with the property in the time since they took it on. They have created a really useful resource to the community of Monkton.

My wife and I are always keen to be able to go for a drink or eat locally without having to get in the car. Currently the only options available to us are The Wheelwrights and Combe Grove Manor, neither of which have we had consistently positive dining experiences at. Although we will continue to support those 2 local business we would value having another option to eat and drink at.

I wholeheartedly wish to support the application and thing it would improve Waterhouse as it's standing as a real asset to the community of Monkton.

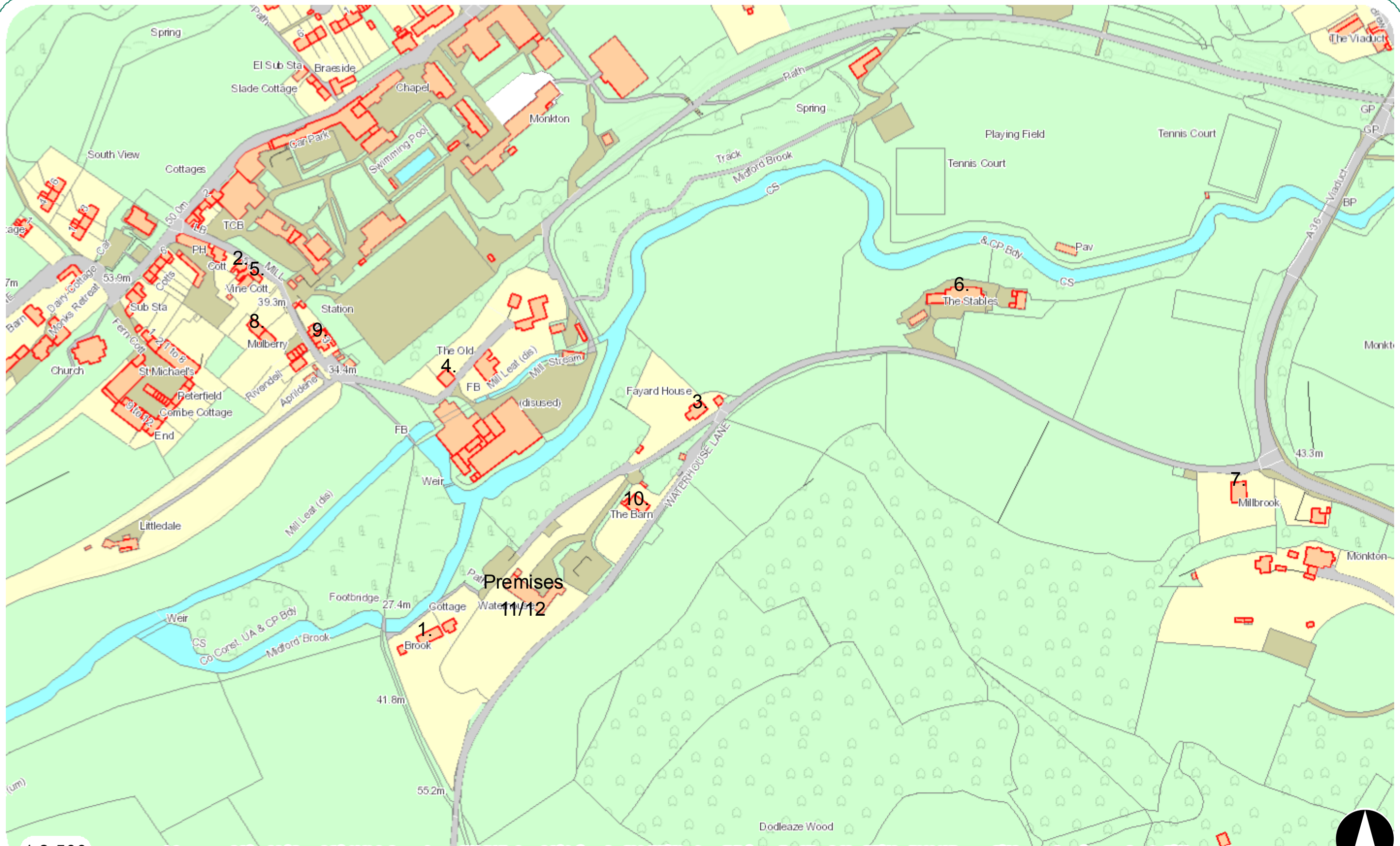
Kind regards

Luke Sturgess-Durden

1 Mount Pleasant  
Monkton Combe  
Bath  
BA2 7HW

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# Appendix 6 - Location of Representations



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