

Report

Licensing Sub-Committee

Part 1

Date: 15th September 2023

Item No:

Subject Licensing Variation Application

Purpose The consideration and decision in respect of an application by Benjamin Hourahine under Section 34 Licensing Act 2003 for the variation of a Premises Licence in respect of Ruperra Arms, 73 Caerphilly Road, Newport. NP10 8LJ.

Author Steve Pontin

Ward All Wards

Summary The Licensing Committee have statutory and delegated powers to take decisions in relation to licensing applications. The Licensing Committee will make the decision on the application pursuant to the Licensing Act 2003.

Proposal To make a decision on the application as detailed within this report.

Contact Licensing Officer

Action by Head of Law and Regulation

Timetable Statutory Consultation Period

Signed Steve Pontin

1. Application

An application made by Benjamin Hourahine under section 34 of the Licensing Act 2003 for the Variation of a Premises Licence was served on the Licensing Authority of Newport City Council on 20th July 2023. (A copy of the application can be found in Appendix 1 of this report).

In accordance with statutory provisions, copies of the application were served on each of the Responsible Authorities and details of the application were advertised on the premises and in the South Wales Argus, giving the Responsible Authorities and any Other Persons until midnight on 17th August 2023 to make written representations regarding the application.

Mr Benjamin Hourahine seeks a variation of a Premises Licence on Ruperra Arms , 73 Caerphilly Road, Newport, South Wales NP10 8LJ. The variation being sought by the applicant so as to extend the licence area of the current Premises Licence to include an external area of the site and to permit the installation of an external bar for sale of alcohol by retail. With the outside bar operating from 13:00hrs till 21:30hrs, with the external seating area will remain open till 23:20hrs on a Monday to Saturday inclusive and 22:50 on Sunday, in line with the current premises licensing hours for outside area but clearly the area has now been extended by the applicant.

The variation of the application also looks to remove the following conditions from the current premises Licence:

Remove condition 1A07, which states

:

“This Licence shall be subject to the restrictions pursuant to Section 59, 68(3), 166, 168, and 201 and the exceptions pursuant to Section 63 and 171 of the Licensing Act 1964.”

Remove condition 5S020, which states:

“Accompanied children shall be permitted within the dining area of the premises only.”

Remove condition 5S004, which states:

“There shall be no admission to the premises of unaccompanied children at any time”.

Condition 5S004 is to be replaced by the following condition (and which is also cited in section 16(e) as a further condition in relation to the Protection of Children From Harm):

"There shall be no admission to the premises of unaccompanied children (persons under the age of 16 years old) at anytime. Such persons must be accompanied by persons who are aged 18 years old and above."

The Premises is located in a semi rural area of Bassaleg, the premises is surrounded by a number of residential properties and the premises has historically been a Public House/“Gastro Pub”. The Premises Licence holder has determined to convert part of the existing car park to allow both seating and vertical drinking alongside a provision of an outside bar.

(Location and photographs can be found in Appendix 2 of the report.)

2. Licensable Activities

The variation does not seek to extend Licensing Activities that are currently on the existing Premises Licence, these being :

Supply of Alcohol: Monday till Saturday 11:00 till 00:00hrs
Sunday 12:00 till 23:30hrs
Christmas Eve 11:00till 00:30
Christmas Day 12:00 till 23:30
Boxing Day 11:00 till 23:30
Good Friday 12:00 till 23:30

Late Night Refereshment Monday till Saturday 23:00hrs till 00:00hrs
Sunday 23:00hrs till 23:30hrs

Christmas Eve 11:00till 00:30
Christmas Day 12:00 till 23:30
Boxing Day 11:00 till 23:30
Good Friday 12:00 till 23:30

If the Licensing Committee were to grant the variation to the outside area, the premises would also be entitled to:

- Live or recorded music between between 8am and 11pm
- If the music is amplified live music or recorded music (e.g. DJs or a disco for example), the audience consists of no more than 500 people

This provision is automatically made under the provisions of the Live Music Act 2015.

3. Promotion of the Licensing Objectives

The applicant has described in an Operating Schedule, the steps that will be taken to promote the four licensing objectives if the application is granted. These are contained in section 16 of the application form which is found within Appendix 1 of this report.

4. Representations

Responsible Authority Representations

On 2nd August 2023 a formal representation was received from Heddlu Gwent Police acting in their capacity as a Responsible Authority, objecting to the application on the basis that the application could undermine the licensing objectives of prevention of crime and disorder. The representation was withdrawn by the Police as the applicant agreed to attach the proposed conditions proposed in the Police representation.

On 15th August 2023 a formal representation was received from Newport City Council Licensing Authority in their capacity as a Responsible Authority, objecting to the

application on the basis that the application could undermine the licensing objectives of prevention of public nuisance.

On 15th August 2023 a formal representation was received from Newport City Council Environmental Health Noise team in their capacity as a Responsible Authority, objecting to the application on the basis that the application could undermine the licensing objective of prevention of public nuisance.

No other representations were received from any further Responsible Authorities.

(Full details of the representations can be found as Appendix 3 of this report.)

Other Person Representations

Four formal representations opposing the variation were received from other persons:

1. Mr Mike Price, 1a Cowshed Lane, Bassaleg, Newport, NP10 8HZ
2. Mr Jon Philips, unknown
3. Mr Russell Scaplehorn and Dr Amanda Woodward, The Barn, Pentrepoeth Road, Bassaleg, Newport, NP10 8LL
4. Mr Stephen Thomas, 1 Pentrepoeth Road, Bassaleg, Newport, NP10 8LN

(Full details of the representations can be found within Appendix 3a of this report).

5. Licensing History

The Premises has historically been a licenced premise pre the Licensing Act 2003 and since 2005 the premises has generally operated as what could be described as a local pub / Gastro pub.

The current Licence holder Benjamin Hourahine took over the licence premises on the 08.03.2018, Mr Hourahine also is the named Designated Premises Supervisor (DPS) and remains as the DPS.

The Licensing Authority has received complaints from Local Residents regarding the objective of public nuisance. Though these have not been established by the Licensing Authority or Environmental Health Noise team of Newport City Council, this does not prove or disprove if the premises is causing a public nuisance. The Authority has recently received a number of recording / complaints from local residents that have brought about their representations to the variation. The evidence is exhibited in Appendix 4 of this report and the Licensing Authority have been informed that the Responsible Authorities (excluding the Police) have used the evidence to formulate their representations and this evidence will also be relied upon by a number of Other Persons who have made representations.

6. Policy Considerations

Relevant extracts of the Statement of Licensing Policy as regards this application include:

11. Prevention of Public nuisance

- 11.1 Licensed premises have significant potential to impact adversely on persons living and working (including those carrying on business) in the area around the premises, and also further afield through public nuisances that arise from their operation. It is therefore important that in considering the promotion of this licensing objective, Licensing Authorities and Responsible Authorities focus on the effect of the licensable activities at the specific premises on these parties which may be disproportionate and unreasonable
- 11.2 The definition of what may be considered as a potential or actual 'public nuisance' is to be interpreted in line with its broad common law meaning established through relevant case law. This is the interpretation which the Licensing Authority will apply when considering such matters. Matters giving rise to 'public nuisance' are mainly accepted to include issues relating to noise, light pollution, odour and litter. It may also arise as a result of the adverse effects of dust, insects, accumulations or any other matter which is determined to have an adverse impact on the living and working environment of other persons living and working in the area of the licenced premises. Clearly licenced premises have a responsibility under the Public Nuisance objective to clear up litter/rubbish caused by customers in the near vicinity of the licence premises. Premises are advised to undertake regular litter picks and provide adequate bins for their customers. Applicants will be encouraged to demonstrate in their Operating Schedule what suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance including litter
- 11.3 The Licensing Authority recognise that limiting the public nuisance that may be associated with licensed premises and their operation is an important factor for health and well-being. The Licensing Authority recognise the key links to health and well-being from public nuisance in terms of disturbed sleep, stress caused by nuisance and pollution. Disturbed sleep and stress can add to residents' mental and physical health issues, and their wider wellbeing. Lack of sleep can have an impact on the immune system and can contribute to heart disease and diabetes. Lack of sleep can also contribute to anxiety and depression. Stress can contribute to anxiety and depression, and cardiovascular diseases. Applicants should consider the potential impact their premise may have on public nuisance particularly from noise and put in place mitigating measures.
- 11.4 The Licensing Authority expects applicants for premises licences and club premises certificates to have made relevant enquiries and considerations about the local area before submitting their application. The purpose of this is to enable the applicant to consider the most appropriate controls for potential inclusion in the operating schedule with a view to ensuring their activities do not undermine the licensing objective with regard to the prevention of public nuisance. It is important to recognise that the impacts of licensed activity are not contained within a building. Inevitably there is a wider impact as people travel to and from the premises or congregate outside whilst it is in operation. Nuisance is best managed by careful consideration of the suitability of the selected site and any necessary mitigation at an early stage.
- 11.5 Applicants will be encouraged to demonstrate in their Operating Schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance. When a suitable site

is identified, operating schedules should be prepared on the basis of a risk assessment of the potential sources of nuisance posed by the premises operation to those who may be impacted by their activities. The operating schedule should demonstrate an understanding of the level of risk of nuisance and include positive measures to manage any potential risks.

11.6 The Licensing Authority recommends that licensees apply a high standard of control to minimise the potential for any public nuisance that may arise from their operation of the premises, particularly where: • they are situated in a residential or noise sensitive area; or • extended opening hours are proposed

11.7 The Licensing Authority recognises that beyond the immediate area surrounding the licensed premises the control that a licence-holder can exert over its patrons diminishes and individuals who engage in anti-social behaviour are accountable in their own right. However, applicants are encouraged to consider the actions they may take as a responsible licence-holder to mitigate the potential adverse impact of patrons. The operating schedule should again be used to demonstrate an understanding of the potential risks and the positive measures that may be implemented to manage such issues. Applicants are also encouraged to engage with “other persons” for example local residents, local Business and local community groups at an early stage prior to a submission of an application. It is recommended that if a licence is granted that the premises continues to engage with Newport City Council Environment Teams for example PINT (Pride In Newport Team) and the local Community and to ensure a good level communication between the premises and local community

11.8 Applicants are encouraged to engage with the Licensing Authority and other relevant Responsible Authorities (such as Environmental Health) at an early stage and prior to the submission of an application, wherever reasonably practicable. These Authorities will be able to provide advice in respect of appropriate control measures that may be put in place, and included in the operating schedule, to mitigate the potential risks of public nuisance occurring

11.9 The Well-being of Future Generations (Wales) Act 2015, Noise & Soundscape Management The Well-being of Future Generations (Wales) Act 2015 (hereinafter referred to as the WFG Act 2015) places a duty on Local Authorities including the Licensing Authority to embody sustainable development principles aimed at achieving seven prescribed well-being goals as part of its fundamental operation; this includes the delivery of its Licensing function. One of the cornerstone areas of consideration is the management of noise and its impact on health and well-being.

11.10 The Statutory Licensing guidance issued under Section 182 of the Licensing Act 2003 does not currently provide any reference to how operationally Licensing Authorities are to have regard to the requirements of the WFG Act 2015 specifically as it may relate to the promotion of the Licensing Objective, the Prevention of Public Nuisance. It is clear however in the Welsh Government’s ‘Noise and Soundscape Action Plan 2018-2023’ that there is recognition of the impact of noise. The Licensing Authority will have regard to this action plan when determining applications (please refer to section 17 Integrating strategies below).

7. Legal Considerations

The decision must be taken following consideration of the representations received with a view to promoting the licensing objectives which are:

- a. Prevention of crime and disorder
- b. Public Safety
- c. Prevention of Public Nuisance
- d. Protection of Children from Harm

In each case the Sub-Committee may make the following determination:

- a. To grant the variation application as applied
- b. To grant the variation application and modify what is requested by the application in respect of activities, times and conditions, by altering, omitting or adding to them, where relevant.
- c. Reject the whole or part of the application.

All decisions taken by the Sub-Committee must

- a. be within the legal powers of the Council and its Committees;
- b. comply with any procedural requirement imposed by law;
- c. be undertaken in accordance with the procedural requirements imposed by the Council eg. standing orders and financial regulations;
- d. be fully and properly informed;
- e. be properly motivated;
- f. be taken having regard to the Council's fiduciary duty to its taxpayers; and
- g. be reasonable and proper in all the circumstances.

8. Issues for discussion

- a) The proposed variation application to extend the Licence area into the premises car park and also remove conditions attached to the existing Premises Licence.
- b) The content of the operating schedule in promoting the four licensing objectives.
- c) The representations made in respect of the application.
- d) Newport City Council's Statement of Licensing Policy (<https://www.newport.gov.uk/documents/Policies/Licensing-Act-2003-Statement-of-Policy-2021.pdf>)
- e) Revised Guidance issued under section 182 of the Licensing Act 2003. (<https://www.gov.uk/government/publications/explanatory-memorandum-revised-guidance-issued-under-s-182-of-licensing-act-2003>)

9. List of Appendices

1. Application for variation of a Premises Licence
2. Location pics of application site
3. Representation from Responsible Authority(s)
- 3(a). Representation from Other Persons
4. Photo and video evidence provided by Mr Price And Mr Thomas

10. Financial Summary

- The costs and financial implications: You must discuss financial implications with the Head of Finance and the report must identify from where your proposals will be funded, together with any impact on budgets or any opportunity costs

	Year 1 (Current) £	Year 2 £	Year 3 £	Ongoing £	Notes including budgets heads affected
Costs (Income)					
Net Costs (Savings)					
Net Impact on Budget					

Risks

It is important to identify and manage any project or scheme's exposure to risk and have in place controls to deal with those risks.

In this section, you should consider the key risks facing the proposals in your report, particularly those which would impact on delivery or sustainability of the project or projected outcomes. You will need to include details of how risks will be managed. If your proposals rely on short or medium term grant aid or funding streams you will need to outline your exit or continuation policy here.

You will need to complete the following Risk table

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
Making a unlawful decision	High	Low	The Committee will consult with the Legal Officer and Licensing Officer to determine if any decision is lawful and proportionate. Members training.	Chairperson. Legal Officer.
The licensing committee departing from the licensing policy.	Medium	Low	If the Committee wishes to depart from the Councils policy they must give good reason for this and obtain advice from the Legal Officer when departing from the Policies to ensure the decision is lawful.	Chairperson. Legal Officer.

			Members training.	
The applicant does not have a fair hearing	High	Low	<p>A Licensing Committee procedure should be followed by the committee.</p> <p>The Legal Officer alongside the Democratic Service Officer will advise the committee if at any stage an unfair hearing is taking place.</p> <p>Members training.</p>	<p>Democratic Service Officer.</p> <p>Chairperson.</p> <p>Legal Officer.</p>

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

This report has been prepared in accordance with The Licensing Act 2003 and with regard to Newport City Council Statement of Licensing Policies.

APPENDIX 1

**Copy of application for Variation of a Premises Licence at Ruperra Arms , 73
Caerphilly Road, Newport, South Wales.**



* required information

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

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

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

Are you an agent acting on behalf of the applicant? Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Yes No

Applicant Details

* First name

* Family name

* E-mail

Main telephone number Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

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

Continued from previous page...

Address

* Building number or name	<input type="text" value="Koh Tao"/>
* Street	<input type="text" value="310 Wilmslow Road"/>
District	<input type="text" value="Fallowfield"/>
* City or town	<input type="text" value="Manchester"/>
County or administrative area	<input type="text"/>
* Postcode	<input type="text" value="M14 6XQ"/>
* Country	<input type="text" value="United Kingdom"/>

Agent Details

* First name	<input type="text" value="Kult Steinhart Levy LLP"/>	
* Family name	<input type="text" value="n/a"/>	
* E-mail	<input type="text" value="cjalre.morris@kults.com"/>	
Main telephone number	<input type="text" value="0161 838 7888"/>	Include country code.
Other telephone number	<input type="text"/>	

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

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

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

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

Registration number	<input type="text" value="OC334768"/>	
Business name	<input type="text" value="Kult Steinhart Levy LLP"/>	If your business is registered, use its registered name.
VAT number	<input type="text" value="-"/>	Put "none" if you are not registered for VAT.
Legal status	<input type="text" value="Limited Liability Partnership"/>	
Your position in the business	<input type="text" value="Limited Liability Partnership"/>	
Home country	<input type="text" value="United Kingdom"/>	The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

Building number or name	<input type="text" value="3"/>
Street	<input type="text" value="St Mary's Parsonage"/>
District	<input type="text"/>
City or town	<input type="text" value="Manchester"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text" value="M3 2RD"/>
Country	<input type="text" value="United Kingdom"/>

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APPLICATION DETAILS

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

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

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

- Address OS map reference Description

Postal Address Of Premises

Building number or name	<input type="text" value="Ruperra Arms"/>
Street	<input type="text" value="73 Caerphilly Road"/>
District	<input type="text"/>
City or town	<input type="text" value="Newport"/>
County or administrative area	<input type="text" value="South Wales"/>
Postcode	<input type="text" value="NP10 8LJ"/>
Country	<input type="text" value="United Kingdom"/>

Premises Contact Details

Telephone number	<input type="text" value="01633 376167"/>
Non-domestic rateable value of premises (£)	<input type="text" value="21,000"/>

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VARIATION

Continued from previous page...

Do you want the proposed variation to have effect as soon as possible?

Yes No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

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

Describe Briefly The Nature Of The Proposed Variation

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

Ruperra Arms is a local pub with extensive food offering.

The variation has two key aims:

1. To license part of the external area of the site and to permit the installation of an external bar for sale of alcohol by retail. Sales from the external bar to take place between 13.00 and 21.30 only.
2. To provide an updated operating schedule that:
 - a) Removes condition 1A07 on the premises licenced, as the statutory provisions cited within it have been superseded by the Licensing Act 2003.
 - b) Strengthens the conditioning on the premises licence, particularly in relation to the licensing of the external area and the introduction of policies to manage the newly licenced external area.
 - c) Removes condition 5S020, which restricts the presence of accompanied children to the dining room.
 - d) Strengthens condition 5S004 to reflect the requirements of s145 of the Licensing Act 2003 in relation to accompanied children on the premises.

Accordingly, section 16 of this application form confirms the additional conditioning being offered to support the variation to the nature and extent of the licensed area. Section 15 of this application form confirms the conditions that the applicant seeks to remove.

The purpose of the application is to provide a bar outside to ease congestion at the small inside bar offering, particularly during the warmer days. Accordingly, the application does not seek to increase the current capacity limit of the premises (see condition 4S001).

No changes are being sought in relation to the overall hours of operation of the premises or its closing times (including the beer garden).

Service from the external bar will take place between 13:00 and 21.30 only. The external seating area will remain open

Continued from previous page...

around this time frame as per condition 3H07, which states "The beer garden shall close at 23:20 on Monday to Saturday Inclusive and at 22:50 on Sunday".

The operating schedule has been reviewed and revised generally, but also to reflect the licensing of the external area and how all four licensing objectives will be supported when it is in use. This application is accompanied by a revised and complete operating schedule (in Word) for clarity and to assist the responsible authorities' review of the application. It is coded to confirm which conditions are existing and those that are newly proposed by the premises.

This application has had due regard to Newport City Council's Licensing Act 2003 - Code of Good Practice for Licensed Premises'.

For the avoidance of doubt, the currently licensed area is to remain licensed. The application seeks to extend the licensed area overall to include the external area as per the plans lodged with the application (which include the existing and proposed plans). No other part of the premises is being 'de-licensed'."

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PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will the schedule to provide films be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

Yes

No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Continued from previous page...

Will the schedule to provide live music be subject to change if this application to vary is successful?

Yes No

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PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

Yes No

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PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

Yes No

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

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

Yes No

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PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

Yes No

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SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

Yes No

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ADULT ENTERTAINMENT

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

Continued from previous page...

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

Not applicable

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

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

Start

End

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations.

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

Continued from previous page...

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

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

Where non standard timings are authorised, the opening times shall be as those authorised for licensable activities with an additional 30 minutes on the terminal hour.

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

Remove condition 1A07, which states:

"This Licence shall be subject to the restrictions pursuant to Section 59, 68(3), 166, 168, and 201 and the exceptions pursuant to Section 63 and 171 of the Licensing Act 1964."

Remove condition 55020, which states:

"Accompanied children shall be permitted within the dining area of the premises only."

Remove condition 55004, which states:

"There shall be no admission to the premises of unaccompanied children at any time".

Condition 55004 is to be replaced by the following condition (and which is also cited in section 16(e) as a further condition in relation to the Protection of Children From Harm):

"There shall be no admission to the premises of unaccompanied children (persons under the age of 16 years old) at any time. Such persons must be accompanied by persons who are aged 18 years old and above."

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

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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LICENSING OBJECTIVES

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

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

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

See conditions on existing operating schedule

b) The prevention of crime and disorder

Continued from previous page...

1. The premises shall operate a CCTV system that complies with the minimum requirements of the Newport Police Licensing Team.
2. In relation to the CCTV system, the premises licence holder must ensure that:
 - 2.1. Cameras are located within the premises to cover all public areas (not including the toilets) and all entrances and exits;
 - 2.2. The external area used by customers is covered by CCTV
 - 2.3. The system records clear images enabling the identification of individuals;
 - 2.4. All recorded footage is securely retained for a minimum period of twenty-eight days;
 - 2.5. The CCTV system operates at all times the premises are open for licensable activities;
 - 2.6. All equipment must have constant and accurate time and date generation;
 - 2.7. The CCTV system is fitted with security functions to prevent recordings being tampered with;
 - 2.8. There is at least one member of trained staff at the premises during opening hours able to provide viewable copies on request to police or authorised local authority officers as soon as is reasonably practicable in accordance with all relevant data protection legislation.

External bar

3. A member of staff shall be present whenever the external bar is in operation.
4. The external bar shall be secured at all times it is not in use.
5. Service from the external bar shall take place between 13:00 and 21:30pm only.
6. All alcohol shall be held in locked containers (such as cupboards, fridges) when the bar is closed to the public.

c) Public safety

1. There will be a First Aid box on site.
2. Regular safety checks shall be carried out by staff.
3. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
4. The premises shall maintain public liability insurance.

d) The prevention of public nuisance

1. An 'External Bar and Outside Area Policy' will be implemented and adhered to (see attached).
2. The exterior of the building shall be cleared of litter at regular intervals.
3. Notices will be positioned at the exits to the building requesting customers to keep noise to a minimum and to leave the premises in a quiet manner.

e) The protection of children from harm

1. There shall be no admission to the premises of unaccompanied children (persons under the age of 16 years old) at any time. Such persons must be accompanied by persons who are aged 18 years old and above.
2. The Challenge 25 scheme must be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA national ID card or similar document, an HM Forces warrant card, a card bearing the PASS hologram, or any electronic or biometric age verification technology approved by the licensing authority.

Continued from previous page...

3. The premises shall display prominent signage indicating that the Challenge 25 scheme is in operation.

4. The premises shall display prominent signage indicating that it is an offence to buy or attempt to buy alcohol for a person who is under 18 and for a person under the age of 18 to buy or attempt to buy alcohol.

5. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.

Section 17 of 18

NOTES ON REGULATED ENTERTAINMENT

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18

PAYMENT DETAILS

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

Band A (No RV to £4300) the fee is £100.00
Band B (£4301 to £33000) the fee is £190.00
Band C (£33001 to £87000) the fee is £315.00
Band D (£87001 to £125000) the fee is £450.00*
Band E (£125001 and over) the fee is £635.00*

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

Band D (£87001 to £125000) the fee is £900.00
Band E (£125001 and over) the fee is £1,905.00

If you own a large premises, the application is subject to an additional fee based upon the maximum number of persons in attendance at any one time as follows:

Capacity 5000-9999	£1,000.00
Capacity 10000-14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

* Fee amount (£)

DECLARATION

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

Continued from previous page...



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

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

* Full name
* Capacity
* Date / /
dd mm yyyy

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

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

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

IT IS AN OFFENCE, 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.

OFFICE USE ONLY

Applicant reference number
Fee paid
Payment provider reference
ELMS Payment Reference
Payment status
Payment authorisation code
Payment authorisation date
Date and time submitted
Approval deadline
Error message
Is Digitally signed

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)

REVISED OPERATING SCHEDULE (EXISTING¹ AND PROPOSED CONDITIONS²)

Prevention of Crime and Disorder

1. The premises shall operate a CCTV system that complies with the minimum requirements of the Newport Police Licensing Team.
2. In relation to the CCTV system, the premises licence holder must ensure that:
 - 2.1. Cameras are located within the premises to cover all public areas (not including the toilets) and all entrances and exits;
 - 2.2. The external area used by customers is covered by CCTV
 - 2.3. The system records clear images enabling the identification of individuals;
 - 2.4. All recorded footage is securely retained for a minimum period of twenty-eight days;
 - 2.5. The CCTV system operates at all times the premises are open for licensable activities;
 - 2.6. All equipment must have constant and accurate time and date generation;
 - 2.7. The CCTV system is fitted with security functions to prevent recordings being tampered with;
 - 2.8. There is at least one member of trained staff at the premises during opening hours able to provide viewable copies on request to police or authorised local authority officers as soon as is reasonably practicable in accordance with all relevant data protection legislation.

External bar

1. A member of staff shall be present whenever the external bar is in operation.
2. The external bar shall be secured at all times it is not in use.
3. Service from the external bar shall take place between 13:00 and 21.30pm only.
4. All alcohol shall be held in locked containers (such as cupboards, fridges) when the bar is closed to the public.

Public Safety

1. 4SO01: There shall be no more than 110 persons permitted on the licensed premises at any one time.
2. 2SO34: Lighting shall be provided to all external areas of the premises and car park.
3. 4SO20: All emergency lighting shall be provided and maintained in good working order and shall be checked on a monthly basis. The results of such a test shall be recorded in a log book which shall be made available for inspection by an Authorised Officer on request.
4. There will be a First Aid box on site.
5. Regular safety checks shall be carried out by staff.

¹ The existing conditions consistent with the Operating Schedule on the current premises licence are in blue font.

² The proposed conditions offered in this application are in standard black font.

6. Management shall liaise with the Fire Authority as necessary to ensure compliance with all necessary fire regulations.
7. The premises shall maintain public liability insurance.

Public Nuisance

1. 3SO51: All windows within the dining area of the premises shall be double glazed.
2. 3SO76: All rubbish shall be kept in lidded and sealed bins.
3. An 'External Bar and Outside Area Policy' will be implemented and adhered to (see attached).
4. The exterior of the building shall be cleared of litter at regular intervals.
5. Notices will be positioned at the exits to the building requesting customers to keep noise to a minimum and to leave the premises in a quiet manner.

Conditions attached after a hearing by the licensing authority

6. 3H07: The beer garden shall close at 23:20 on Monday to Saturday inclusive and at 22:50 on Sunday.





The Protection of Children From Harm

5. There shall be no admission to the premises of unaccompanied children (persons under the age of 16 years old) at any time. Such persons must be accompanied by persons who are aged 18 years old and above.
6. The Challenge 25 scheme must be operated to ensure that any person who appears to be under the age of 25 shall provide documented proof that he/she is over 18 years of age. Proof of age shall only comprise a passport, photo card driving licence, an EU/EEA national ID card or similar document, an HM Forces warrant card, a card bearing the PASS hologram, or any electronic or biometric age verification technology approved by the licensing authority.
7. The premises shall display prominent signage indicating that the Challenge 25 scheme is in operation.
8. The premises shall display prominent signage indicating that it is an offence to buy or attempt to buy alcohol for a person who is under 18 and for a person under the age of 18 to buy or attempt to buy alcohol.
9. Staff training will include the Challenge 25 Policy and its operation. In particular, staff shall be trained to take such action as is necessary to prevent the sale of alcohol to persons over the age of 18 where those customers are engaged in the distribution of alcohol to persons under the age of 18. The training must be given to a new member of staff before they commence employment and all staff must receive refresher training every 6 months.

OUTDOOR BAR DIMENSIONS

Length 370.60 cm
 Depth 190.80 cm
 Height 202.80 cm

KEY

-  Fire extinguisher
-  Ingress / egress from external bar
-  New external licensed area
-  Ground floor of existing licensed premises



Site Plan
 1:200 @ A3



12 Oak Court,
 Riverside Business Park,
 Boreham, Essex, SS7 6JF
 Tel: 01706 875544
 Fax: 01706 875545
 www.hurleyanddaves.co.uk

18 High Street,
 Boreham, Essex, SS7 6JF
 Tel: 01706 875544
 Fax: 01706 875545

We hereby certify that the content of this drawing is correct and that it has been prepared in accordance with the provisions of the Building Act 1984.

File Number: 0-1076627

CLIENT
 Information

Client: H2O Group
 Project: Ruggs Arms, Camphill Rd, Bessing, Newport
 File: Existing Site Plan

Drawing No:
 HD 2024/AR/01/00/102

Date: 1:200 @ A3
 Print: June 2024
 Drawn: SG
 Checked: WP
 Approved:



EXISTING GROUND FLOOR PLAN

KEY

- ⊙ WALL CENTERLINE
- ⊗ COLUMN CENTERLINE
- ⊞ COLUMN TO TOP AND INDICATES HEIGHT

Address Number *165, 166, 167*

ROMANS
Surveyors

100A BROADWAY SOUTH, WINDSOR, SUSSEX, BN1 1TA
 TEL: 01323 810000 FAX: 01323 810001
 WWW.ROMANSURVEYORS.CO.UK

PUNCH TAVERNS

Rupperts Arms, Caerphilly Rd,
Newport, NP24 6AG

Existing Floor Plans		No. of	
1:500	1:100	1:500	1:100
1:500	1:100	1:500	1:100
Prepared by		Checked by	
ROMANS		ROMANS	
DRAWN BY		DATE	
SUFFLEY AID.		088498	

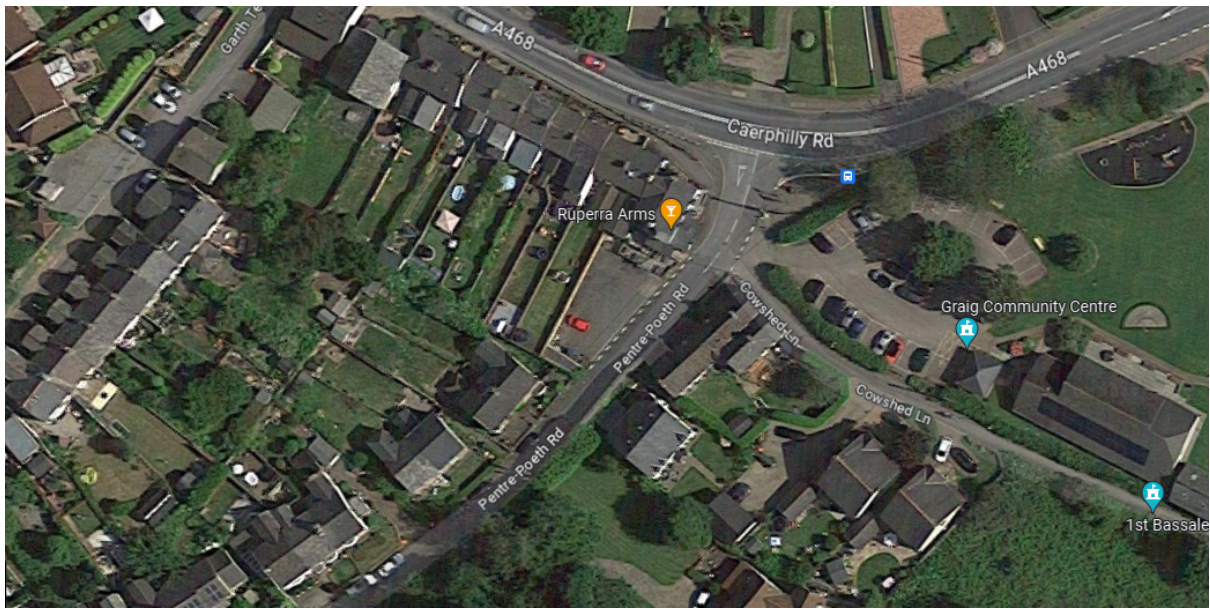


LOCATION PLAN
SCALE 1:500

**RUPERRA ARMS
EXTERNAL BAR AND OUTSIDE AREA POLICY**

1. Any outside area used by customers will be covered by the CCTV system which will be installed at the premises.
2. Routine access to the outside area shall be via the main building to the premises or via the disabled access ramps.
3. A member of staff shall be present whenever the external bar is in operation.
4. The outside area shall be monitored by staff or door staff (when employed) regularly when it is in use.
5. The outside area will be cleaned regularly.
6. Drinking receptacles shall be regularly removed from the external area.
7. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
8. Signs will be displayed in the outside area requesting customers keep noise to a minimum.
9. Signs will be displayed in the outside area request customers to leave the Ruperra Arms in a quiet manner.
10. Patrons who disregard signage and verbal instructions regarding noise will be asked to move inside and/or leave the premises.
11. The external bar shall be secured and alarmed when it is closed to the public. All alcohol shall be held in locked containers (cupboards, fridges) when the bar is closed to the public.
12. All cash and any other items of value shall be removed from the external bar when it is closed to the public.

Appendix 2
Location photographs of Ruperra Arms







Appendix 3
Representation From Responsible Authorities



RESPONSIBLE AUTHORITY RESPONSE TO LICENSING APPLICATIONS

RESPONSIBLE AUTHORITY – Gwent Police

Name of Applicant	Benjamin Hourahine
Premises	Ruperra Arms, 73 Caerphilly Road, Newport, NP10 8LJ

Your Name	PC MARK WILLIAMS 1689
Job Title	Police Constable
email Address	Mark.antony.williams@gwent.police.uk
Contact Telephone Number	07870912407
Date	02/08/2023

Which of the four Licensing Objectives does your representation relate to?	
The Prevention of Crime and Disorder	x
Public Safety	x
The Prevention of Public Nuisance	
The Protection of Children from Harm	

Please outline the reasons for your Representations

The Ruperra Arms has requested a full variation to the license.

Due to the full variation of the current license, Gwent Police would advocate adding further conditions and rewording of a condition to support the applicant in the promotion of the licensing objectives and bringing the premises licence up to modern standards expected by the responsible authorities.

What conditions could be added to the licence to remedy your representation that the Licensing Sub-Committee could take into account

The suggested conditions and variations to the license are as follows:

The applicant has suggested in the *external* area policy: Any outside area used by customers will be covered by the CCTV system which will be installed at the premises.

Gwent police would like this reworded to:

CCTV shall be in use at the premises.

(i) Where a CCTV system is to be installed, extended or replaced, it shall be to an appropriate standard as agreed with the Licensing Authority in consultation with the Police.

Where a CCTV system is to be installed, it shall be fully operational by the day the licence is granted.

(ii) The CCTV equipment shall be maintained in good working order and continually record when licensable activity takes place and for a period of two hours afterwards;

(iii) The premises licence holder shall ensure images from the CCTV are retained for a period of 28 days. This image retention period may be reviewed as appropriate by the Licensing Authority;

(iv) The correct time and date will be generated onto both the recording and the real time image screen;

(v) If the CCTV equipment (including any mobile units in use at the premises) breaks down the Premises Licence Holder shall ensure the designated premises supervisor, or in his/her absence other responsible person, verbally informs the Licensing Authority and the Police as soon as is reasonably practicable. This information shall be contemporaneously recorded in the incident report register and shall include the time, date and means this was done and to whom the information was reported. Equipment failures shall be repaired or replaced as soon as is reasonably practicable and without undue delay. The Licensing Authority and the Police shall be informed when faults are rectified;

(vi) The premise licence holder shall ensure that there are trained members of staff available during licensable hours to be able to reproduce and download CCTV images into a removable format at the request of any authorised officer of

	<p>the Licensing Authority or a constable;</p> <p>(vii) The system shall also record clear images permitting the identification of individuals.</p> <p>(viii) There shall be clear signage indicating that CCTV equipment is in use and recording at the premises during operating hours.</p> <p>The premises licence holder shall require the designated premises supervisor, or in his / her absence other responsible person, to keep an 'incident / refusals' logbook in a bound book in which full details of all incidents are recorded. This shall include details of any refused sales and shall give details of the persons involved, incident description, time and date, actions taken and final outcome of the situation. This shall be completed as soon as possible and, in any case, no later than the close of business on the day of the incident. The time and date when the report was completed, and by whom, is to form part of the entry. The logbook is to be kept on the premises at all times and shall be produced to an authorised officer of the Licensing Authority or a constable when required. These records shall be kept for a minimum of 12 months.</p>
<p>Are you prepared to discuss these representations with the applicant by way of mediation?</p>	<p>Yes. The representations made are reasonable and appropriate. If the applicant agrees to the conditions as proposed, Gwent Police will withdraw their representations.</p>

DATE: 15 August 2023

TO: Environmental Licensing Team

FROM: Noise and Neighbourhood Team

Objection Notice issued under Section 34 Licensing Act 2003

APPLICATE: Mr Benjamin Hourahine

ADDRESS: Koh Tao
310 Wilmslow Road
Fallowfield
Manchester
M14 6XQ

VENUE: Ruperra Arms
73 Caerphilly Road
Newport
South Wales
NP10 8LJ

DETAILS: S34 application to vary present conditions on licensed premises to include use of extended external areas of public areas and external bar area

I can confirm that the above-mentioned Section 34 variation of premises license was received by the Noise and Neighbourhood Team on the 20th July 2023 and allocated to the undersigned on the 14th August 2023.

I wish to object against this Section 34 premises application, Reference Number 23/12359/ABRLV by virtue of Section 182 Licensing Act 2003 (amended guidance).

Should the above application be granted, there are concerns that residents will be effected/disturbed and that therefore the licensing objective "prevention of public nuisance" will be undermined, in that;

The authority has received complaints from residents previously about noise from patrons using the external garden area so generating excessive noise that could materially interfere with the use and enjoyment of the residents' properties.

Locality

The Ruperra arms is a semi-rural local public house with a main a road at the front and a small road to the side with residential housing surrounding the building and adjacent external

patio/beer garden. This area has been extended to include an external bar area in a lockable container type store.

Continued

Sound sensitive receptors (Local residences or facilities)

The nearest noise sensitive receptor (Home) is adjacent to the rear of the external garden and bar area (**30 ft**) and opposite is less than **60ft** from the nearest resident's property.

There has been issues with residents being effected by noise from patrons leaving the premises and also allegations of statutory noise that has not as yet been proven but should be mentioned.

On this basis an **Objection** on the grounds of prevention of public nuisance is hereby lodged in respect to this application.

Should the applicants be willing to accept the recommended Prevention of Public Nuisance licensing conditions as outlined below in Appendix A; the Noise & Neighbourhood Team has no further objection and will withdraw this Representation.

Appendix A:

Beer garden shall be closed to patrons after 21.00hrs (All days)

No amplified music or speakers (Including speakers used in live entertainment) within beer garden at any time.

Maximum capacity of the beer garden at any time shall not exceed 25 persons

Regards

**Michael Coughlan
Pollution Control Officer**

DATE: 15th August 2023

TO: Licensing Authority

FROM: Licensing Authority Acting as a Responsible Authority

Application for a premises licence variation to be granted under the Licensing Act 2003

PREMISE DETAILS: RUPERRA ARMS, CAERPHILLY RD, BASSALEG, NEWPORT NP10 8LJ

I refer to the above-mentioned variation application for a premises licence, which was received by Licensing Authority on the 20th July 2023 for comment. I wish to make representation under the following Licensing Objectives:

- Public Nuisance

The applicant is seeking to vary its premises licence to include significant large outside areas including an outside bar. The Licensing Authority considers the proposals will have a detrimental impact on local residents who live within the vicinity of the premises under the grounds of Public Nuisance

The large outside area proposed was previously the public house car park thus meaning the variation has basically doubled the size of the premises and it will very much become a focal point for customers to use.

Clearly the Licensing Authority understands the premises intentions of the variation, as outside areas have increasingly become more and more popular due to the smoking ban and Covid. In many cases the Licensing Authority has very much supported outside drinking area as this can bring significant benefits for Licence premises. The use of outside areas (beer gardens) are no longer reserved for just the summer months and outside areas are utilised all year round.

Even with the proposal of very strong management control in the proposed outside area, unfortunately due to location of the outside area the variation as it stands if granted would likely have a significant impact on neighbouring properties.

Unfortunately the operating schedule found within the variation application in the opinion of the Licensing Authority acting as a Responsible Authority is not sufficient to prevent Public Nuisance to local residents. The proposed notices to remind customers to keep the noise to a minimum and leave the premises in a quiet manner sadly will have little impact on preventing public nuisance as outlined in the applicants operating schedule.

As the premises has already made changes to the outside area before seeking a licensing variation or planning consent (though the premises has not been operating the outside bar) local residents have already provided evidence that the proposed variation has potential to have a significant impact on the licensing objective of public nuisance. The evidence provided by local residents via recordings demonstrates that it is very likely if the outside area variation was granted those neighbours closest to the premises will have to endure what could be described as "Wetherspoon's" environment both clearly within both their gardens and also within their properties. Meaning it is very likely they will have to endure constant noise of people chatting, talking and at points shouting loudly. For this reason it is felt that the application should be refused in its current format. It is important to consider the Council own policy especially regarding the impact of noise can have on a person's Life.

11. Prevention of Public nuisance

16 11.1 Licensed premises have significant potential to impact adversely on persons living and working (including those carrying on business) in the area around the premises, and also further afield through public nuisances that arise from their operation. It is therefore important that in considering the promotion of this licensing objective, Licensing Authorities and Responsible Authorities focus on the effect of the licensable activities at the specific premises on these parties which may be disproportionate and unreasonable

11.2 The definition of what may be considered as a potential or actual 'public nuisance' is to be interpreted in line with its broad common law meaning established through relevant case law. This is the interpretation which the Licensing Authority will apply when considering such matters. Matters giving rise to 'public nuisance' are mainly accepted to include issues relating to noise, light pollution, odour and litter. It may also arise as a result of the adverse effects of dust, insects, accumulations or any other matter which is determined to have an adverse impact on the living and working environment of other persons living and working in the area of the licenced premises. Clearly licenced premises have a responsibility under the Public Nuisance objective to clear up litter/rubbish caused by customers in the near vicinity of the licence premises. Premises are advised to undertake regular litter picks and provide adequate bins for their customers. Applicants will be encouraged to demonstrate in their Operating Schedule what suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance including litter

11.3 The Licensing Authority recognise that limiting the public nuisance that may be associated with licensed premises and their operation is an important factor for health and well-being. The Licensing Authority recognise the key links to health and well-being from public nuisance in terms of disturbed sleep, stress caused by nuisance and pollution. Disturbed sleep and stress can add to residents' mental and physical health issues, and their wider wellbeing. Lack of sleep can have an impact on the immune system and can contribute to heart disease and diabetes. Lack of sleep can also contribute to anxiety and depression. Stress can contribute to anxiety and depression, and cardio-vascular diseases. Applicants should consider the potential impact their premise may have on public nuisance particularly from noise and put in place mitigating measures.

11.4 The Licensing Authority expects applicants for premises licences and club premises certificates to have made relevant enquiries and considerations about the local area before submitting their application. The purpose of this is to enable the applicant to consider the most appropriate controls for potential inclusion in the operating schedule with a view to ensuring their activities do not undermine the licensing objective with regard to the prevention of public nuisance. It is important to recognise that the impacts of licensed activity are not contained within a building. Inevitably there is a wider impact as people travel to and from the premises or congregate outside whilst it is in operation. Nuisance is best managed by careful consideration of the suitability of the selected site and any necessary mitigation at an early stage.

11.5 Applicants will be encouraged to demonstrate in their Operating Schedule that suitable and sufficient measures have been identified and will be implemented and maintained to prevent public nuisance. When a suitable site is identified, operating schedules should be prepared on the basis of a risk assessment of the potential sources of nuisance posed by the premises operation to those who may be impacted by their activities. The operating schedule should demonstrate an understanding of the level of risk of nuisance and include positive measures to manage any potential risks.

11.6 The Licensing Authority recommends that licensees apply a high standard of control to minimise the potential for any public nuisance that may arise from their operation of the premises, particularly where

: • they are situated in a residential or noise sensitive area; or

• extended opening hours are proposed

11.7 The Licensing Authority recognises that beyond the immediate area surrounding the licensed premises the control that a licence-holder can exert over its patrons diminishes and individuals who engage in anti-social behaviour are accountable in their own right. However, applicants are encouraged to consider the actions they may take as a responsible licence-holder to mitigate the potential adverse impact of patrons. The operating schedule should again be used to demonstrate an understanding of the potential risks and the positive measures that may be implemented to manage such issues. Applicants are also encouraged to engage with “other persons” for example local residents, local Business and local community groups at an early stage prior to a submission of an application. It is recommended that if a licence is granted that the premises continues to engage with Newport City Council Environment Teams for example PINT (Pride In Newport Team) and the local Community and to ensure a good level communication between the premises and local community 11.8 Applicants are encouraged to engage with the Licensing Authority and other relevant Responsible Authorities (such as Environmental Health) at an early stage and prior to the submission of an application, wherever reasonably practicable. These Authorities will be able to provide advice in respect of appropriate control measures that may be put in place, and included in the operating schedule, to mitigate the potential risks of public nuisance occurring

Unlike recorded music, patrons of the premises volume can not be controlled by management as such is very difficult to mitigate the noise from the garden area. The Premises is in a highly residential area and as such the proposed variation of the License should be refused due to the potential impact on local residents.

It could also be considered that removing the vast majority of the car park area has also caused public nuisance with patrons no longer parking in the car park but parking vehicles right outside residents homes entrances once again causing a potential public nuisance to local residents. Clearly any person living next to a public house will have to endure noise from the premises but the variation is felt that noise from the old car park area will amount to clear public nuisance

If you have any questions or queries please don't hesitate to contact myself directly.

Yours Sincerely,

Alastair Dearling
Prif Swyddog Trwyddedu / Principal Licensing Officer
Y Gyfraith a Rheoleiddio / Law & Regulation
Cyngor Dinas Casnewydd / Newport City Council
01633656656 / 01633851328
Alastair.Dearling@newport.gov.uk

Appendix 3 a
Representation From Other Persons.

Dear Alistair and Steve,

Objection to vary license: - Ruperra Arms, Caerphilly Road, Bassaleg

As you are aware there are problems with the unlicensed beer garden at the above address which lies opposite our house. No1 Pentre-Poeth Road is a listed building situated next door to us, so we are in a conservation area, this restricts or should restrict what happens around these settings. The restrictions on windows and insulation makes a huge difference to noise that penetrates our homes, this just seems to be totally ignored, along with the steadily increasing size of the beer garden with no respect for those living around it.

We moved into our house in January 2007 when there was no beer garden and we were living an enjoyable life until Ben took over in 2017. From day one his attitude to neighbours has been terrible. He really does have a "I can do what I want when I want" attitude. As stated the now ever-expanding beer garden can now has SEVENTEEN tables with seats for six on each (102 people), there's a further seating for 4 (used for smoking) and a further 6 seats on the first parking space nearest the pub and 4 more by the front door to the pub on the pavement.

As you will be aware the amount of seating outside alone is more than his current license allows never mind the seating inside, this is supposed to be a small village pub that serves meals and not somewhere where nearly 200 people could gather with no ability of control.

We have all endured high levels of noise from the day the beer garden was created and have complained to both licensing and planning consistently. Since Ben took over the original four tables have increased quite rapidly with no intervention to stop the expansion and so the noise levels and poor behaviour have also increased.

The complete lack of control over the patrons has been on-going since day one and I am aware my neighbour has sent footage to licensing to prove this, I will send some footage of 2nd June this year when a family were in the first table next to the first parking space. The footage shows the noise levels which were over-powering my television on a Sunday evening, you can also see the little boy on his scooter back and fore actually going on the road, you can see Gail Evans the manger sat on the next table taking no notice and then goes back into the pub.

We have complained directly to the pub on a number of occasions only to be meet with hostility and bad attitude, on one occasion we were told "we have a beer garden, hard luck" hardly a neighbourly sentiment. On another occasion I sent a text to Ben asking him to stop the noise from outside, on this occasion his staff were outside, again there was no attempt to ask people to be quieter. Ben's reply to this reasonable request was to stop harassing him and his staff and phone the police or licensing. We are aware that Ben himself might only be at the premises one every two or three months and Gail is left to her own devices so it seems, she doesn't work many evenings and they only seem to have very young staff who obviously will not have the ability to control any situation that arises.

Last week I had a visit from the Police because Ben had complained that I was continuously ringing the Pub and his mobile and of course the truth was greatly embellished to suit his purpose. Once the situation was explained to the police officer and proof provided from my phone, as well as footage details, she was going back to speak to the Pub to make them aware of their responsibility to curtail the noise situation. This again proves that there is a complete lack of respect from Ben and Gail regarding the surrounding neighbours and their ability to run an establishment in a correct and proper manner.

We feel that the application should be refused on the following grounds:-

1. Uncontrolled levels of noise nuisance from the beer garden.
2. The noise will be nuisance to the residents of the area.
3. The licence variation will increase the nuisance of noise and the spoil the character of the area.
4. No attempt has ever been made by the pub owners or management to reduce the level of noise.

In this regard, I believe the following statutes are relevant:

- The Licensing Act 2003, which sets out the four licensing objectives:
 - o Preventing crime and disorder
 - o Protecting public safety
 - o Preventing public nuisance
 - o Protecting children from harm
- The Environmental Protection Act 1990, which regulates noise pollution.
- The Noise Act 1996, which also regulates noise pollution.
- The Planning (Listed Buildings and Conservation Areas) Act 1990, which protects listed buildings.

On another note Ben's inability to run an establishment with complete disregard to the licensing rules along with no respect for neighbours, this can be seen in this article from the Manchester area.

<https://www.manchestereveningnews.co.uk/whats-on/whats-on-news/antwerp-mansion-council-closed-rushulme-14342397>.

Finally, we fully appreciate Ben has a business to run and employs a few members of staff, under normal situations an application should be made before any works are carried out and not after.

We are also entitled to the enjoyment of our home and this expansion is detrimental to this totally, the beer garden has and does cause a lot of un-needed stress and lack of sleep.

Regards,

Mike Price

Dear Steve,

I am objecting strongly to the licence variation of the grounds that there's no control over the beer garden since Ben purchased the business and people are not controlled by the management, the noise is far too much and makes my life a nightmare and they just do not seem not to care about any of their neighbours at all.

I feel that the area has become a total nightmare even without the new bar along with unlicensed beer garden that has no planning either the parking situation is now already spilling over into the surrounding areas, this alone should be enough to refuse the application along with the increase levels of noise will become too much to bear.

Regards Jon

Dear Alastair and Steve

Please take this email as our own objection to the current application received from the Rupperra Arms public house.

We are also in full support of the further details set out in the email you have received from our neighbour Mr Stephen Thomas of Fair Oaks, 1 Pentre-poeth Road dated 15th August 2023. Summarised below:-

In this matter, we believe the Council's main obligations are to consider the following factors:

- The extent of the noise nuisance from the existing beer garden
- The likelihood that the proposed licence variation would increase the noise nuisance
- The impact of the noise nuisance on the residents of the area
- The impact of the noise nuisance on the character of the area
- The steps that the pub owners have taken to reduce the noise nuisance

In this regard, we believe the following statutes are relevant:

- The Licensing Act 2003, which sets out the four licensing objectives:
 - Preventing crime and disorder
 - Protecting public safety
 - Preventing public nuisance
 - Protecting children from harm
- The Environmental Protection Act 1990, which regulates noise pollution
- The Noise Act 1996, which also regulates noise pollution
- The Planning (Listed Buildings and Conservation Areas) Act 1990, which protects listed buildings

When we moved into The Barn, Pentre-poeth Road some 25 years ago the Rupperra Arms was an unassuming public house with adequate parking and small outside smoking area (we enjoy using the pub indoors). As you are aware this is not now the case and the growth of the beer garden and current application is of grave concern to us.

Concerns are:-

- Totally inappropriate road and carpark layout for increased use on an already busy road junction.
- We regularly see near miss incidents with:-
 - Customers inadvertently walking into the road or congregating in the road.
 - Customers children playing games or running out into the road from the pub premises.
 - Local public and customers put at increased risk due to increased congestion adjacent to carpark and further up Pentre-poeth Road due to customers parking (sometimes inappropriately)
 - Customers pulling out inadvertently with their vehicles onto the road from the pub carpark.
- There really is a situation where there is a serious accident waiting to happen!
- Increased noise for longer and later periods.
- Inappropriate behaviour.
- Reduction in local residents quality of life.
- Negative impact on local surroundings.

We look forward to hearing from you.

If you could please acknowledge receipt of this email it would be appreciated.

Regards

Mr Russell Scaplehorn & Dr Amanda Woodward

Dear Alistar and Steve

Application to vary licence; Ruperra Arms pub, Caerphilly Road, Bassaleg

Thank you for your time this morning. I would say at the outset that I have also copied the generic planning email address. We have sent many mails on this topic inviting Planning to respond but they have yet to do so. If no response is received on this occasion, we would welcome a copy of the Council's complaint procedure.

In this matter, I believe the Council's main obligations are to consider the following factors:

- The extent of the noise nuisance from the existing beer garden
- The likelihood that the proposed licence variation would increase the noise nuisance
- The impact of the noise nuisance on the residents of the area
- The impact of the noise nuisance on the character of the area
- The steps that the pub owners have taken to reduce the noise nuisance

In this regard, I believe the following statutes are relevant:

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- The Planning (Listed Buildings and Conservation Areas) Act 1990, which protects listed buildings

In considering these points, I think it's fair and measured to consider the various problems we have reported with the pub previously, and the fact that our own house, being listed means that additional weight should be given to the increased propensity for noise problems, since these can only be combated by disregard for its listed status or at very significant expense.

I think it is also reasonable to consider the conduct of management and measures (or lack thereof) that have previously been put in place to address the concerns that have been reported in the past. It is our contention, there has been lack of regard for the neighbours of the pub in recent years and that, we believe, belies the rhetoric of the application.

As you are aware, I live directly opposite the pub at Fairoaks, 1 Pentre-poeth Road. The building is grade 2 listed and has single glazed windows, and the wooden front door that doesn't possess the same sound insulating property of modern, flush-fitting materials.

As you are also aware, I have, on many previous occasions raised concerns with you regarding noise nuisance and potential after-hours serving of alcohol at the pub. In regard to the later, such incidents are now thankfully rarer than when I raised concerns during 2018 and 2019. I have my own views as to why this is so.

It is still the case that the licence holder, Ben Hourahine, is largely absent from the premises and the pub appears to be run by Gail Evans. Gail doesn't appear to work many evening shifts and the pub is then mainly staffed by a young team. I believe this to be an important point, since the relative age

and experience of the team makes it less likely that they can help control noise and environmental issues that occur at the pub. That being said, Gail herself doesn't appear to have much in the way of consideration for her neighbours or sympathy for the pub's residential setting when it comes to controlling noise problems. I can evidence this point.

When we moved into our house in December 2017, the pub was a quiet village inn with no significant beer garden – just three tables located to the immediate rear of the pub. During the course of last year, the beer garden has encroached significantly into an area that was previously used exclusively as a car park.

We are surprised that that this change of use has not previously drawn the attention of either the Council's planning department or licensing department. Aside from the effects on traffic congestion caused through double parking – and our own front gate being frequently blocked by inconsiderate parking – the potential for noise nuisance through the use of the much-enlarged beer garden has grown considerably to the extent that the current outdoor licence barely seems fitting.

That Ben has decided to sanction the significant expansion of the beer garden – and now the construction of an outside bar area – without consultation of residents or before attaining the necessary licence comes as little surprise. Ben has previously been asked to remove outdoor constructions that he erected without the requisite consent. He also appears to have been involved in other ventures that have apparently contravened local regulations;

<https://www.manchestereveningnews.co.uk/whats-on/whats-on-news/antwerp-mansion-council-closed-rushulme-14342397>

Whilst our previous problems with pub are documented, we in no way are personalising our concerns detailed in this letter. Indeed, we have made numerous attempts in the past to be neighbourly to Ben and his staff; offering to provide footage from our security cameras when the pub was broken into and Gail's tyres slashed. We have also frequented the pub from time to time for family meals. Whilst we are frustrated that such consideration has not been reciprocated, our objections to the proposed licence variation are objective rather than emotive, and are set-out below but with implicit reference to the criteria set-out at the start of this note.

Since there is no functional reason for the bar (the distance between the outside bar and the bar area inside is probably less than 40 metres – and walking to and from the inside bar to the outside seating area is hardly an inconvenience to either staff or clientele), we can only assume the purpose of the outside bar is to attract more people to the outside area. This will inevitably give rise to an escalation of noise and profanity, both of which are audible to us currently. In addition to the general noise, shouting and singing we have experienced during the better weather and longer evenings in the summer, profanity is frequently audible to us from our lounge even with the TV turned up to the maximum. Opening windows in the summer is impossible as the noise would be even less bearable. The beer garden's setting and high wall fence along the perimeter of its terraced neighbour means that sound is naturally amplified. There have been times when my wife and I have tried to get an early night (we run our own accountancy, tax and business advisor firm and frequently work twelve hour days), but have had difficulty sleeping because of the noise emanating from the beer garden. Because of this amplification effect and the poor sound insulation qualities of our older building, this is true even when the clients are not particularly rowdy.

We have spoken with planning regarding the possibility of the Conservation Officer permitting the installation of double-glazed windows. We have been told, that whilst such an application may be considered, double-glazed windows would have to be of the heritage style. We have had tentative quotes for the same and a complete installation is likely to be around £70k. Why should we have to

make such investment just because it is deemed that Ben's commercial interests trump our right to quite enjoyment of our own home?

We have taken time to read and consider the mitigation proposals included the application to vary the licence and in our view this are unlikely to be effective. We have attempted to raise in writing to Ben our previous concerns in regard to the noise issues we have experienced. Our emails and letters have gone unanswered which we aver reflects a lack of any real desire on Ben's part to take into account the environmental consequences of his business. Indeed, I'm aware that another neighbour has contacted the pub on occasions when the noise is particularly excessive and those complaints have been met with indifference and hostility. Upon previous intervention of the Council, Ben agreed to place some signs asking patrons to respect neighbours but these have been wholly ineffective. Just four weeks ago, I left my house at 10pm to collect my daughter from a party. They were three older male customers leaving the pub, two of whom set-off towards Ffos-fran and the other in the opposite direction towards the TA. In what obviously passes for older middle-aged male humour, one the pub's clients dropped his trousers and under apparel and bent over and urged his drinking companion to "kiss his man cunt". The gent inviting his companion to undertake what looked like an unsavoury pastime was standing on the corner of Pentre-poeth Road and Caerphilly Road outside of the pub's front windows. I'm not a prude and enjoy drinking socially, and understand that some behaviour is born out of excess. I also understand that pub management cannot always mandate client behaviour. However, in the years that we have witnessed behaviour at the pub, we have never seen proactive management of noise nuisance; indeed we contend quite the opposite. In light of this, it is difficult to imagine that the proposed licence variation will make it less likely that we will have to witness such scenes, as the primary purpose of the outside bar appears to be to encourage greater consumption of alcohol without having the inconvenience of being served at the regular indoor bar.

Regardless of whether there is any alcohol left in the outside bar, we also believe it will warrant the attention of potential thieves and therefore give rise to anti-social behaviour, quite separate from the noise issue. The distance from the bar any my house is probably less than 20 metres and is only separate from the end terrace house on Pentre-poeth Road by the width of the bin store. Notwithstanding the potential for break-ins, since the carpark is open and cannot be secured, the bar itself is likely to give rise to the increased concretion of young people in the early hours of the morning when the pub is closed.

Since we have lived in our house, the pub has been the subject to an actual break-even which we witnessed and reported to the police, and what Ben described on social media as another break-even. I reviewed the footage from our security camera and could see that the doors had, in fact, been left unlocked and the thieves simply walked in and helped themselves to stock.

We in no way wish to deprive Ben of making legitimate living, nor to provide employment opportunities to locals. Nor do we wish to surrender the quite enjoyment of our own home, and for that reason, we have collated evidence that we believe supports our position, despite the covert nature of this evidence gathering being counter to our instincts.

In closing, I would like to summarise our objections, viz:

- We don't understand why the massive extension to the beer garden and associated change of use of the car park has not been considered by the Council's Planning department. We have sent many emails on the subject and haven't even received the courtesy of acknowledgement of email. We believe if this issue was properly considered, we may not be in the position we currently are; and

- The proposed variation will, self-evidently lead to a significant increase in noise pollution; and
- That the proposed mitigation measures put forward by management are very likely to prove ineffective for the reasons set out in this note; and
- That it is impossible for us to mitigate the increase in noise levels due to the age and protected status of our home;
- That granting the variation would be to allow Ben's commercial interests to trump our right to quiet enjoyment of our own home; and
- That the outside bar will lead to an increase in anti-social behaviour that is not related to noise, including the potential for increased theft and break-ins; and
- The fact that the bar garden cannot ever be "closed" and secured exacerbates greatly all of the issues noted above.

I look forward to hearing from you. In the meantime, I have, as requested, made available a small selection of video and photographic evidence that supports the contentions noted above. These can be found by Dropbox, I have sent invites to you both.

If you could please acknowledge receipt of this email it would be appreciated.

Kind regards

Steve

APPENDIX 4

Photo and Video Evidence of Mr Price and Mr Thomas