

Report of the Assistant Director Environmental & Regulatory Services to the meeting of the Licensing Committee to be held on 3 July 2015.

C

Subject:

Application for a Premises Licence for the Field adjacent to 3 Acres, Bingley Road, Keighley.

Summary statement:

Application for a new premises licence for the sale of alcohol, provision of regulated entertainment and the provision of late night refreshment.

John Major
Assistant Director
Environmental & Regulatory Services
Report Contact: Melanie McGurk
Senior Licensing Officer
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Portfolio:

**Neighbourhoods & Community Safety
Overview & Scrutiny Area:**

Environment & Waste Management



1. SUMMARY

The application is for the grant of a Premises Licence for the sale of alcohol for consumption on and off the premises, the provision of regulated entertainment and the provision of late night refreshment.

2. BACKGROUND

2.1 The applicants

The Quarry House (Haworth) Limited. A copy of the application is attached at Appendix 1.

2.2 The Premises

Field adjacent to 3 Acres, Bingley Road, Keighley, BD21 5QE.

2.3 Proposed Designated Premises Supervisor

Mark Richard Hudson.

2.4 Application

The application is for the grant of a Premises Licence. The operating schedule describes the following as the relevant licensable activities applied for:-

- Sale of alcohol for consumption on & off the premises
- Provision of regulated entertainment
- Provision of late night refreshment

Hours of licensable activities:

Sale of alcohol, provision of late night refreshment (from 23.00) & Boxing or Wrestling Entertainment

Friday & Saturday: 12.00 to 00.30
Sunday: 12.00 to 22.30

Seasonal variations: Late Spring through to Autumn

Provision of regulated entertainment (live music, recorded music, performance of dance)

Monday to Saturday: 12.00 to 00.30
Sunday: 12.00 to 22.30

Seasonal variations: Late Spring through to Autumn



2.5 Steps proposed by the applicant to address the Licensing Objectives

- a) Prevention of crime and disorder will be achieved by;

We intend to utilise the security company to keep an eye open for drugs, notices will be displayed all around the site, we intend to join pubwatch if required but we are in a very rural location, outside lighting is adequate but temporary lighting is proposed for the event, we have telephone numbers for local licensed premises should we need to contact them and the security company have a search policy.

- b) Public safety will be achieved by;

We do not intend to provide emergency lighting in the field and the event is planned for summer, escape routes will be provided with the use of barriers, we are also going to keep attendance numbers to a sensible level, we are currently negotiating with St Johns Ambulance to provide first aid for our proposed event and will be booking them, seating is to be provided near all food and drink outlets and SNA security are providing attendants.

- c) Prevention of public nuisance will be achieved by;

We are situated in a rural area so public nuisance should be kept to a minimum. We are holding the event in a field so sound proofing is not possible unfortunately. However we would keep the music to a reasonable level. Litter patrols and bins are to be deployed. Loading arrangements are in place, cooking smells will be kept to a minimum in the open air (no noxious smells) last bands are due to finish at 22.15 on Saturday and 22.00 on Sunday. Windows and doors are not applicable, lighting is already in place and takes into account light pollution, signs asking patrons to leave quietly will be visible.

- d) Protection of children from harm will be achieved by;

To protect all children attending we will not be having adult entertainment whatsoever, we are providing a children's area where CRB checked staff will be present, we already operate a challenge 25 system and there will be no gaming machines on site, the last band is due to finish on Saturday at 22.15 and Sunday at 22.00 so therefore would expect parents to be responsible for the time their children would be here, all children must be accompanied by an adult and attendants will be present during all children's activities.

- e) General – all four licensing objectives

We have already spoken to and pencilled in SNA security for the proposed event, I as personal licence holder intend to be at the event from start to finish on both days, all bar staff are trained on licensing issues and we already have a full CCTV system in place which we are proposing to extend to cover the field.



2.6 Relevant Representations Received

Individual, Body or Business

A representation has been submitted by a local resident. The representation raises concerns of anticipated noise and disturbance from regulated entertainment and patrons accessing and leaving the site until late at night. Concerns are also raised regarding vandalism, trespass, litter and damage to property.

The letter of representation is attached at Appendix 2.

3. OTHER CONSIDERATIONS

Legal Appraisal

3.1 The Licensing Act 2003 requires the Council to carry out its various licensing functions so as to promote the following four licensing objectives:

- a) the prevention of crime and disorder
- b) public safety
- c) the prevention of public nuisance
- d) the protection of children from harm

3.2 The Council must also have regard to the guidance issued by the Home Office under Section 182 of the Licensing Act 2003. Regard must also be taken of the Council's statement of Licensing Policy for the District.

3.3 Where it is decided it is necessary to depart from the statutory guidance or the Licensing Policy on the merits of a particular case; then special reasons justifying this must be given that can be sustained.

3.4 Only "relevant representations" can be taken into account. In order to be "relevant" a representation must fairly relate to achieving a licensing objective. If it does not, it must be discounted.

3.5 Any licensing conditions that Members may propose attaching must also relate to achieving one of the licensing objectives; be tailored to the actual premises and style of licensable activity; must be reasonably achievable by the applicant and in his/her control.

Statement of Policy Issues

3.6 The following parts of the Licensing Policy are of particular importance; Part 4 (prevention of crime and disorder) and Part 6 (prevention of public nuisance).

3.7 The Annexes to the Policy sets out various types of model condition that could be considered.



4. FINANCIAL & RESOURCE APPRAISAL

There are no apparent finance or resource implications.

5. RISK MANAGEMENT AND GOVERNANCE ISSUES

There are no apparent risk management and governance implications.

6. LEGAL APPRAISAL

Referred to in part 3 of this report.

7. OTHER IMPLICATIONS

7.1 EQUALITY & DIVERSITY

The Council has to comply with the public sector equality duty in S.149 Equality Act 2010.

7.2 SUSTAINABILITY IMPLICATIONS

There are no apparent sustainability implications.

7.3 GREENHOUSE GAS EMISSIONS IMPACTS

There are no apparent implications.

7.4 COMMUNITY SAFETY IMPLICATIONS

When determining the application the Licensing Authority is required to pay due regard to the licensing objectives referred to in 3.1 of this report.

7.5 HUMAN RIGHTS ACT

The following rights are applicable:

Article 1 First Protocol to the Convention – Right to peaceful enjoyment of possessions subject to the state's right to control the use of property in accordance

with the general interest. The Council's powers set out in the recommendations fall within the states right. A fair balance must be struck between public safety and the applicant's rights.

Article 6 – A procedural right to a fair hearing. As refusal of the application is an option, adherence to the Panels' usual procedure of affording a hearing to the applicant is very important. The applicant should also be able to examine the requirements of the fire authority. If the decision is to refuse then reasons should



be given.

7.6 TRADE UNION

Not applicable.

7.7 WARD IMPLICATIONS

Ward Councillors have been notified of receipt of the application.

8. NOT FOR PUBLICATION DOCUMENTS

None.

9. OPTIONS

9.1 Members may:

- (a) Grant a premises licence as applied for subject to any mandatory conditions and the precautions specified in the operating schedule submitted.
- (b) Grant a premises licence subject to such additional conditions relating to achievement of the licensing objectives as members think fit; or
- (c) Refuse the application for a premises licence.

9.2 Should the applicant or any other party to the hearing feel aggrieved at any decision with regard to the licence or to any conditions or restrictions attached by Members they may appeal to the Magistrates Court.

10. RECOMMENDATIONS

Members are invited to consider the information and documents referred to in this report and, after hearing individuals, bodies or businesses, determine the related application(s).

11. APPENDICES

- 1. Application form received 13 May 2015.
- 2. Letter of Representation.

12. BACKGROUND DOCUMENTS

Application form, plan etc.



APP1

END 28 DAYS
15 JUNE 2015

£100.00

199598

Licensing Team, Environmental & Regulatory Services, Jacobs Well, Bradford, BD1 5RW

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

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure 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 (MARK HUDSON) - THE QUARRY HOUSE (HALFERTH) LIMITED

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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description
THE 3 ACRES, BINGLEY ROAD

Post town KEIGHLEY Post code BD21 5QE

Telephone number at premises (if any) 01535 644895

Non domestic rateable value of premises £

Part 2 – Applicant Details

Please state whether you are applying for a Premises Licence as:

Please tick as appropriate

- a) an individual or individuals* please complete section (A)
- b) a person other than an individual*
 - i. as a limited company please complete section (B)
 - ii. as a partnership please complete section (B)
 - iii. as an unincorporated association or please complete section (B)
 - iv. Other (for example a statutory corporation) please complete section (B)
- c) a recognised club please complete section (B)
- d) a charity please complete section (B)
- e) the proprietor of an educational establishment please complete section (B)
- f) a health service body please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital please complete section (B)

g) a person who is registered under Chapter 2 of part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England

please complete section (B)

h) the chief officer of police of a police force in England and Wales

please complete section (B)

Please tick yes

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

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or

I am making the application pursuant to a

- Statutory function; or
- A function discharged by virtue of Her Majesty's prerogative

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr

Mrs

Miss

Ms

Other title (for example, Rev)

Surname

First names

Please tick yes

I am 18 years old or over

Current postal address if different from premises address

Post Town

Postcode

Daytime contact telephone number

Email address (optional)

SECOND INDIVIDUAL APPLICANT (if applicable)

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

Surname First names

I am 18 years old or over **Please tick yes**

Current postal address if different from premises address

Post Town Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS

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

Name	THE QUARRY HOUSE (HAWORTH) LIMITED
Address	THE 3 ACRES BINGLEY ROAD LEGS MOOR KEIGHLEY WEST YORKSHIRE BD21 5QE
Registered number (where applicable)	
Description of applicant (for example, partnership, company, unincorporated association etc.)	LIMITED COMPANY
Telephone number (if any)	01535 644895
E-mail address (optional)	the3acres@btinternet.com

*

Part 3 - Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
01	05	2015

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

DD	MM	YYYY

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

WE ARE A FAMILY PUB/RESTAURANT IN A RURAL LOCATION ABOVE CROSSROADS, KEIGHLEY, WE ALREADY HAVE A BARN FUNCTION ROOM IN WHICH WE HOLD, WEDDINGS, CHRISTENINGS AND MANY OTHER FUNCTIONS, WE ARE LOOKING TO EXTEND OUTSIDE INTO OUR FIELD ADJACENT, PREDOMINANTLY TO HOLD A FAMILY MUSIC FESTIVAL TO RAISE SOME MONEY FOR CHARITY, BUT POSSIBLE FURTHER EVENTS IN THE FUTURE.

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

N/A.

What licensable activities do you intend to carry on from the premises?
(Please see sections 1 and 14 of the Licensing Act 2003 and Schedule 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

Please tick any 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) performance of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

✓
✓
✓

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

✓

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

✓

In all cases complete boxes K, L and M

A

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

B

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

C

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

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Both		Please give further details here (please read guidance note 3) WRESTLING ENTERTAINMENT FOR ALL THE FAMILY DURING A PROPOSED MUSIC FESTIVAL TO RAISE MONEY FOR CHARITY State any seasonal variations for the boxing or wrestling entertainment (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN
Tue				✓	
Wed					
Thur					
Fri	12-00	00-30			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. (please read guidance note 5) N/A.
Sat	12-00	00-30			
Sun	12-00	22-30			

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
				Both	<input checked="" type="checkbox"/>	
Mon	12-00	00-30	Please give further details here (please read guidance note 3) LIVE MUSIC FOR FAMILY ENTERTAINMENT DURING A PROPOSED MUSIC FESTIVAL TO RAISE MONEY FOR CHARITY			
Tue	12-00	00-30				
Wed	12-00	00-30		State any seasonal variations for the performance of live music (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Thur	12-00	00-30				
Fri	12-00	00-30		Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list. (Please read guidance note 5) N/A		
Sat	12-00	00-30				
Sun	12-00	19-30				

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors		
Day	Start	Finish		Outdoors		
				Both	<input checked="" type="checkbox"/>	
Mon	12-00	00-30	Please give further details here (please read guidance note 3) PROVISION OF DS TO ALLOW DISPERSION OF PEOPLE AND ALSO FOR POSSIBLE MARQUEE WEDDINGS			
Tue	12-00	00-30				
Wed	12-00	00-30		State any seasonal variations for the playing of recorded music (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Thur	12-00	00-30				
Fri	12-00	00-30		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. (please read guidance note 5) N/A		
Sat	12-00	00-30				
Sun	12-00	19-30				

G

Performance of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
				Both	✓
Day	Start	Finish			
Mon	12-00	00-30	Please give further details here (please read guidance note 3) GYMNASTIC STYLE DANCING, NO LAP DANCERS OR STRIPPERS OF ANY KIND.		
Tue	12-00	00-30			
Wed	12-00	00-30	State any seasonal variations for the performance of dance (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Thur	12-00	00-30			
Fri	12-00	00-30	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. (please read guidance note 5)		
Sat	12-00	00-30			
Sun	12-00	20-30			

H

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

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
				Both	✓
Day	Start	Finish			
Mon			Please give further details here (please read guidance note 3) OUTSIDE CATERING OUTLETS FOR PROPOSED MUSIC FESTIVAL		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Thur					
Fri	12-00	00-30	Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times to those listed in the column on the left, please list. (please read guidance note 5) N/A		
Sat	12-00	00-30			
Sun	12-00	12-30			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	
				Off the premises	
				Both	✓
Day	Start	Finish			
Mon			State any seasonal variations for the sale of alcohol (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Tue					
Wed			Non standard timings. Where you intend to use the premises for the sale of alcohol at different times to those listed in the column on the left, please list. (please read guidance note 5) N/A		
Thur					
Fri	12-00	00-30			
Sat	12-00	00-30			
Sun	12-00	12-30			

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

Name MARK RICHARD HUDSON

Address 11 DENDRUM CLOSE
OAKWORTH
KEIGHLEY
WEST YORKSHIRE

Postcode BD22 7JQ

Personal licence number (if known) BD/PER 3526

Issuing licensing authority (if known) CITY OF BRADFORD METROPOLITAN
DISTRICT COUNCIL

K

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

THERE ARE TO BE NO! ADULT ENTERTAINMENT ISSUES
WE ARE PROMOTING THE EVENT AS A 'FAMILY'
EVENT.

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4) LATE SPRING THROUGH TO AUTUMN		
Day	Start	Finish	Non standard timings. Where you intend to open the premises to be open to the public at different times from those listed in the column on the left, please list. (please read guidance note 5) N/A		
Mon	12-00	00-30			
Tue	12-00	00-30			
Wed	12-00	00-30			
Thur	12-00	00-30			
Fri	12-00	00-30			
Sat	12-00	00-30			
Sun	12-00	22-30			

M

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

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

WE HAVE ALREADY SPOKEN TO AND PENCILLED IN SNA SECURITY FOR THE PROPOSED EVENT, I AS PERSONAL LICENCE HOLDER INTEND TO BE AT THE EVENT FROM START TO FINISH ON BOTH DAYS, ALL BAR STAFF ARE TRAINED ON LICENSING ISSUES AND WE ALREADY HAVE A FULL CCTV SYSTEM IN PLACE WHICH WE ARE PROPOSING TO EXTEND TO COVER THE FIELD

b) The prevention of crime and disorder

WE INTEND TO UTILISE THE SECURITY COMPANY TO KEEP AN EYE OPEN FOR DRUGS, NOTICES WILL BE DISPLAYED ALL AROUND THE SITE WE INTEND TO JOIN PUBWATCH IF REQUIRED BUT WE ARE IN A VERY RURAL LOCATION, OUTSIDE LIGHTING IS ADEQUATE BUT TEMPORARY LIGHTING IS PROPOSED FOR THE EVENT, WE HAVE TELEPHONE NUMBERS FOR LOCAL LICENCED PREMISES SHOULD WE NEED TO CONTACT THEM AND THE SECURITY COMPANY HAVE A SEARCH POLICY

c) Public safety

WE DO NOT INTEND TO PROVIDE EMERGENCY LIGHTING IN THE FIELD AND THE EVENT IS PLANNED FOR SUMMER, ESCAPE ROUTES WILL BE PROVIDED WITH THE USE OF BARRIERS, WE ARE ALSO GOING TO KEEP ATTENDANCE NUMBERS TO A SENSIBLE LEVEL WE ARE CURRENTLY NEGOTIATING WITH ST JOHNS AMBULANCE TO PROVIDE FIRST AID FOR OUR PROPOSED EVENT AND WILL BE BOOKING THEM, SEATING IS TO BE PROVIDED NEAR ALL FOOD AND DRINK OUTLETS AND SNA SECURITY ARE PROVIDING ATTENDANTS

d) The prevention of public nuisance

WE ARE SITUATED IN A RURAL AREA SO PUBLIC NUISANCE SHOULD BE KEPT TO A MINIMUM WE ARE HOLDING THE EVENT IN A FIELD SO SOUND PROOFING IS NOT POSSIBLE UNFORTUNATELY HOWEVER WE WOULD KEEP THE MUSIC TO A REASONABLE LEVEL, LITTER PATROLS AND BINS ARE TO BE DEPLOYED LOADING ARRANGEMENTS ARE IN PLACE, COOKING SMELLS WILL BE KEPT TO A MINIMUM IN THE OPEN AIR (NO NOXIOUS SMELLS) LAST BANDS ARE DUE TO FINISH AT 22-15 ON SATURDAY AND 22-00 ON SUNDAY, WINDOWS AND DOORS ARE N/A, LIGHTING IS ALREADY IN PLACE AND TAKES INTO ACCOUNT LIGHT POLLUTION, SIGNS ASKING PATRONS TO LEAVE QUIETLY WILL BE VISIBLE

e) The protection of children from harm

TO PROTECT ALL CHILDREN ATTENDING WE WILL NOT BE HAVING AND ADULT ENTERTAINMENT WHATSOEVER WE ARE PROVIDING A CHILDRENS AREA WHERE CRB CHECKED STAFF WILL BE PRESENT, WE ALREADY OPERATE A CHALLENGE 25 SYSTEM AND THERE WILL BE NO GAMING MACHINES ON SITE, THE LAST BAND IS DUE TO FINISH ON SATURDAY AT 22-15 AND SUNDAY AT 22-00 SO THEREFORE WOULD EXPECT PARENTS TO BE RESPONSIBLE FOR THE TIME THEIR CHILDREN WOULD BE HERE, ALL CHILDREN MUST BE ACCOMPANIED BY AN ADULT AND ATTENDANTS WILL BE PRESENT DURING ALL CHILDRENS ACTIVITIES

Please tick to indicate agreement

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

<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 4 – Signatures (please read guidance note 10)

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

Signature	
Date	17/3/15
Capacity	BUSINESS OWNER

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

Signature	
Date	
Capacity	

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

*

BACK TO PREMISES: 3 ACRES - BINGLEY ROAD

Post town KEIGHLEY	Post code BD21 5QE
Telephone number (if any)	01535 644895 / 07429 354247
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)	
the3acres@btinternet.com	

APP 2

Mr & Mrs

Lees Moor
Keighley
BD21 5QF

23 May 2015

Environment & Regulatory Services
Licensing Team
Bradford Metropolitan Council
3rd Floor North
Jacobs Well
Bradford
BD1 5RW



Dear Sir

Application for Grant of Premises Licence

Name - Mark Richard Hudson - Field adjacent to The 3 Acres Bingley Road Lees Moor Keighley BD21 5QE. The Quarry House (Haworth) Limited

Application - Provision of regulated entertainment Mon - Sat 12.00 - 00.30, Sun 12.00 - 22.30, Late night refreshment & Sale of alcohol Fri & Sat 12.00 00.30 Sun 12.00 - 22.30

We write with regard to the above. Firstly, after reviewing the on-line application and the blue public notice we would like to point out some discrepancies in the application:

1. The blue public notice refers to the address being The 3 Acres, Bingley Road. The details of your website however, refer to "field" adjacent to the 3 Acres.
2. The timings on the blue notice are different from those on-line.

Secondly, we are very disappointed that Mr Hudson has not approached us about his application, as he will be fully aware of its impact on us and as his closest neighbours, it would seem to be the appropriate and decent action to take.

We have several concerns about this application as follows:

- The field is very close to our home, separated only by a dirt track, with a drystone wall around its perimeter and a low fence on our property so any entertainment held on the field will be highly visible to us and vis a versa, be very intrusive and have a negative impact on our daily lives.
- The extended trading hours are also unacceptable, as we will have to endure noise disturbance every evening till very late, resulting in disturbed and loss of sleep.
- We have concerns around lighting, this is a very dark location, there is no street lighting or private lighting and any additional lights at any events on the field again will be a

nuisance to us.

- We have very real concerns around vandalism, trespass, litter and damage to our property.
- A major concern is around loss of privacy as our house directly faces the field and is approximately 1.5 metres from our boundary. It will be like living in a gold fish bowl.
- We won't be able to use our garden as any event will be very intrusive and ruin our privacy.
- Any events will cause disturbance to our dogs and will result in them barking and being unsettled with the constant comings and goings from noon till after midnight.
- Bingley Road is a country lane and is not suitable for such events and the resulting extra traffic; there are no road markings, pavements or road lighting.
- Previous events, such as the bonfire in November have caused traffic problems, and our driveway was blocked by parked cars. Part of the pub car park was used for catering and spectators not parking.
- The pub has parking but we feel this would be inadequate for a large event, causing vehicles to park on the road as mentioned above.
- The two previous bonfires held at the pub, have been an issue which we discussed with Mr Hudson. He was not particularly receptive to our concerns regarding the location of the bonfire and the positioning of the fireworks which mostly fell onto our property, resulting in the windows being covered in ash, firework remnants including pellets and plastic casing and 4ft stakes littering our house, garden and field. Footage is available if you wish to view it. Luckily there wasn't any serious damage but that was pure luck and due to the change in wind direction. Mr Hudson came to look at the aftermath, and was surprised by the amount of debris which had scattered on and around our property. We were going to raise our concerns again in advance of this year's Bonfire with Mr Hudson, and if we were not satisfied that he was taking our concerns seriously we would have no option but to contact the relevant authorities to take matters further.
- Highcliffe Farm has held the summer "Woodfest" in aid of Manorlands for several years, however due to problems with youths drinking (even though alcohol was banned), damage and theft they decided not to continue holding this event. We know that Mr Hudson is picking up the mantle on this and an article to this effect was published in the Keighley News earlier this year advertising it (see attached). We contacted Bradford Council regarding this to express our concerns as he already had bands lined up, was selling tickets for the event and hoping for 1000 plus people attending, when he has not got permission to hold it. He seems to be under the impression it is a foregone conclusion and has not consulted us in any way. Mr Hudson did mention it to us very briefly last November, saying he would talk to us about arrangements and suggested he would pay for us to go away for the weekend of the event. We declined, if the event did go ahead we would prefer to be home to keep an eye on things. Obviously, by making this offer, Mr Hudson is fully aware that the event will have an intrusive and detrimental effect on us. He is classing it as a "family fun" event but he will be selling alcohol and bearing in mind the problems the previous organisers had, we have grave concerns about its impact.
- If the application is approved, who do we hold liable for any damages we may suffer as a result; Mr Hudson or the Council for granting this licence.

We are in no way "party poopers" but this is a rural location and we do not feel that the extended trading hours or possible events on the field next to our house are appropriate for

such a location. We purchased this house due to its rural, quiet and private location; we were obviously aware of the pub next door, but it was a "rural" quiet pub with limited trading hours and we were comfortable with that. To date we have had no issues with the pub when events have been held inside, the only problem has been the bonfire which was held in the field.

Our main concern is that Mr Hudson is not interested in our reservations or fears and his opinion is "we are not his pub customers and we moved next to a pub so what do we expect". We expect to have our privacy and quality of life protected but if this application is approved we will have no say in anything that happens at the pub, and the results will have a very negative and detrimental effect on us. Our lives should not be made a misery just because the pub wants to increase its profits.

We are more than happy to discuss our concerns with yourselves and Mr Hudson in more detail if necessary.

Yours faithfully

Mr & Mrs

Encs:

- Various news articles published in the Keighley News & T&A relating problems at the Woodfest event held at Highcliffe Farm and the proposed event at the 3 Acres pub.
- Map showing the 3 Acres pub and our boundary.

Extract from Keighley News & Telegraph & Argus

First published Wednesday 4 March 2015

A FIRST-ever music festival is to be staged at a moorland pub above Keighley.

Nearly 40 acts are lined up for the inaugural Moorfest 15, which will take place in a field at The Three Acres.

Mark Hudson – who runs the pub and restaurant, formerly Quarry House, in Bingley Road, Lees Moor – says the event, on July 11 and 12, is aimed at families.

"We have a wide range of acts booked covering all types of music – we'll be catering for every taste," he said.

"There will be everything from cover bands and reggae to ska and rock, playing on main and acoustic stages. And a lot of the acts are local.

"We are hoping there will be upwards of one thousand people come along."

Other attractions over the weekend will include an 'inflatable pub' and bars provided by Keighley-based Bridgehouse Brewery, wrestling, body art and children's entertainment, plus

food.

Proceeds will be split between Oxenhope Sue Ryder hospice Manorlands and the Ovarian Cancer Trust.

Organising the acts is John Bell, whose own band We Are Atlas will be among those appearing.

Tickets for the event are now available to pre-book, priced £10 for one day or £15 for the weekend. Family tickets and concessions will be on offer.

There will no camping.

Extract from T&A

First issued on Wednesday 4 March 2015

A FIRST-ever music festival is to be staged at a moorland pub above Keighley.

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There will no camping.

Extract from Keighley News

First published Thursday 21 May 2015

TICKETS are now on sale for a music festival being staged at a moorland pub above Keighley.

Nearly 40 acts are already lined up for the inaugural Moorfest 15, which will take place in a field at The Three Acres.

Mark Hudson – who runs the pub and restaurant, formerly Quarry House, in Bingley Road, Lees Moor – says plans for the family event, on July 11 and 12, are going well.

"Everything is progressing nicely – we have about 38 acts appearing covering all types of music," he said.

Other attractions over the weekend will include an 'inflatable pub' and bars provided by Keighley-based Bridgehouse Brewery, wrestling, body art and children's entertainment, plus food.

Proceeds will be split between Oxenhope Sue Ryder hospice Manorlands and the Ovarian Cancer Trust.

Tickets are £10 per day or £15 for the weekend

For ten-to-16-year-olds, the cost is £5 a day.

Family tickets – admitting two adults and three U10s – are also on offer, at £25 per day or £40 for the weekend.

Keighley News

Article First published Thursday 25 July 2013 highlighting problems at Woodfest held at Highcliffe Farm, Cross Roads

Keighley's Woodfest event under threat after drunken violence

The hugely-popular Woodfest open air rock festival could be scrapped due to drunken violence at this year's event.

Crisis talks will be held by organisers of the Manorlands hospice fundraiser to decide whether to go ahead next year.

Volunteers at the event on a Cross Roads farm were left devastated by the behaviour of a small number of festival-goers at the weekend.

Youths, who had taken in their own alcohol, ran riot in the camping area, starting fires, stealing property and encouraging fights.

"We've never come across idiots like these," said Manorlands regional fundraiser, Andrew Wood. "They were just animals. "It was a small element of undesirables we've never had before. We meant Woodfest to be family-friendly, but in some parts it wasn't.

"There were serious issues in the camping section. A lot of the idiots never even went in the

performance area." About 20 of the troublemakers were ejected on Saturday evening by volunteer marshals, and two were later arrested by police.

But some of the youths remained, and trouble continued into the night.

Woodfest is named after Andrew Wood's cousin Richard, who with wife, Yvonne, hosts the festival at Highcliffe Farm on Lees Moor.

This year's event attracted about 1,000 people, doubling last year's proceeds to about £16,000 to support the Oxenhope Sue Ryder centre.

Andrew Wood said the majority of festival-goers had a great time listening to the music.

He added: "Ninety per cent of people there didn't know there were the problems going on. "It was just these few who spoiled it. They were legally old enough to drink so they brought their own beer in."

He added: "If we do decide to go ahead, we'll sort out these issues. And if Woodfest doesn't go ahead, it will be a shame because of the amount of money it makes and the good feeling it generates."

A Neighbourhood Policing Team spokesman confirmed a man and a woman had been given fixed penalties for being drunk and disorderly at the event.

Extract from T&A

Article first published Thursday 7 May 2015

A POPULAR annual music festival which raised thousands of pounds for a hospice has been axed due to drunken yobs.

Organisers of Woodfest say the event, which has coined-in £34,000 for Manorlands since it started seven years ago, is no longer viable.

Volunteers were forced to hire security staff and install fencing last year to prevent a recurrence of 2013 when booze-fuelled rowdies ran riot, starting fires and stealing property.

"Attendances were down last year and we feel this is because some people were deterred from going because of what had happened," said Andrew Wood, a senior fundraiser at the Oxenhope Sue Ryder hospice.

"Unfortunately a minority of troublemakers spoiled the event for our long-term supporters and caused security costs to rise dramatically.

"The security team did a fantastic job but people rightfully wanted their entry fees to provide care for our patients, not be spent on hiring SIA staff and fences.

"Therefore it is with regret that the Woodfest committee has decided not to continue with

the event.

"I'd like to thank the committee for its support and the £34,000 raised towards our vital care in the past seven years."

At its peak, the festival – held at Cross Roads near Keighley – attracted 2,000 visitors and was a popular venue for bands.

Despite the axing of the event, landowner Richard Wood, on whose farm the festival took place, has vowed to continue supporting Manorlands.

He has taken part in the hospice's Starlight Hike and Mascot Gold Cup, raising nearly £600 in sponsorship from the two activities.

And he and many other Woodfest committee members have pledged to back new musical ventures planned in aid of the hospice.

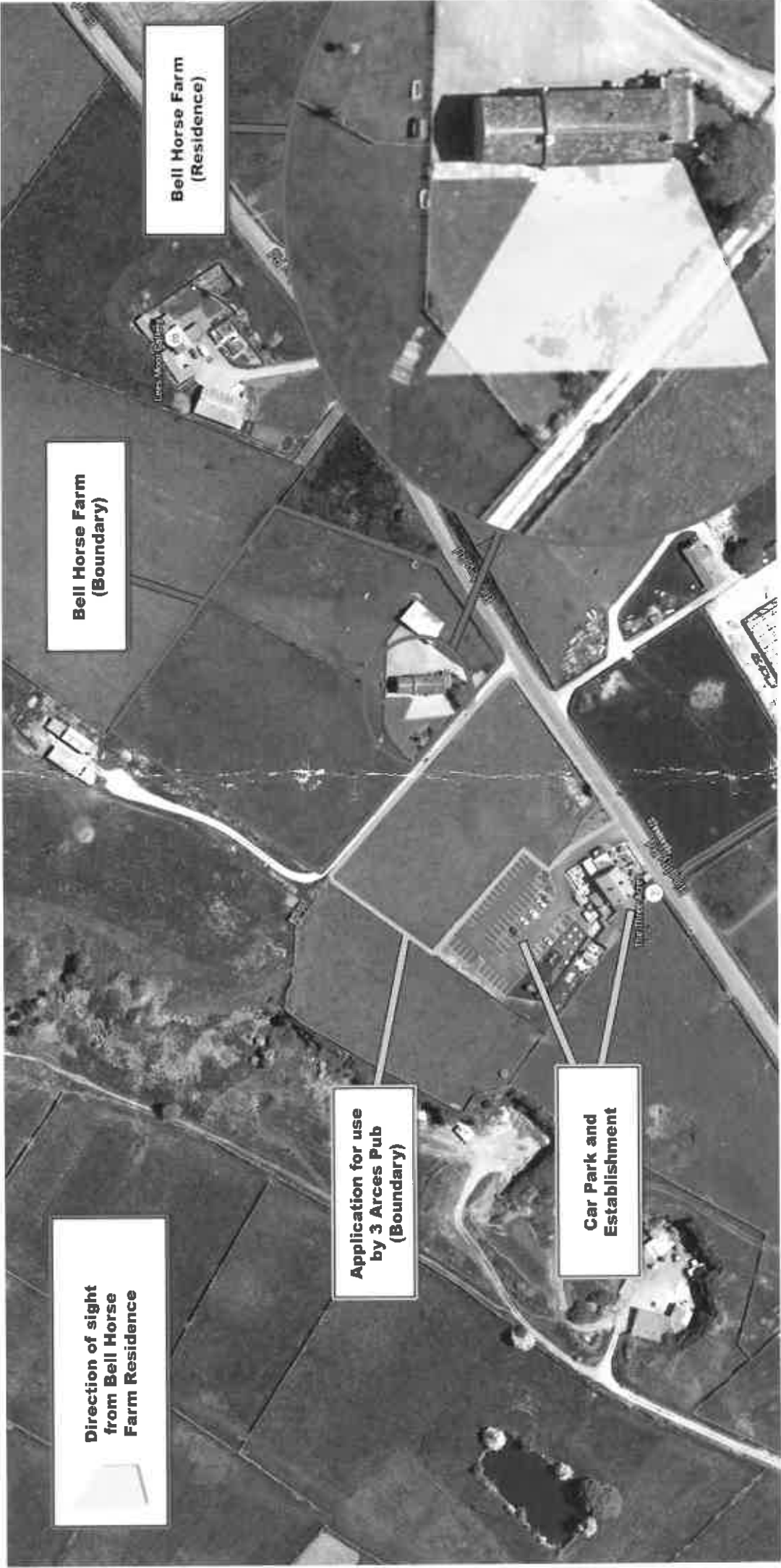
One such event is Moorfest, being held at the Three Acres restaurant, Lees Moor, on July 11 and 12.

Andrew said: "We are delighted to have been chosen as a beneficiary of the event.

"We will be promoting that to our supporters in addition to other well-established musical fundraising events such as Proms on the Farm at Silsden and Groovy Happenings in Haworth."

Hospice fundraisers are also teaming-up with a newly-formed Music Helps Manorlands group to stage an event at the Octagon, Sandbeds, on July 3, and a new venture at Bolton Abbey in September.

Last month it was revealed that Manorlands will this year have to find an extra £200,000 to meet its running costs.



**Bell Horse Farm
(Residence)**

**Bell Horse Farm
(Boundary)**

**Direction of sight
from Bell Horse
Farm Residence**

**Application for use
by 3 Arces Pub
(Boundary)**

**Car Park and
Establishment**

Moorfest Festival Event Summary

The Moorfest Music festival is a Two day music festival to be held at the 3 Acres Pub in Keighley on the weekend of 11th & 12 of July 2015. The event is a family friendly ticketed event with music throughout the day, with proceeds going to charities and local good causes.

This will be the first time an event like this has been held at this venue; we hope this will become an annual event.

Objectives

The aim of this Site Layout Plan (SLP) is to:

- Identify the event areas
- Identify safety zones
- Highlight event facilities
- Identify exits
- Show no go or private areas
- Outline a model that can be utilised at future events

Breakdown

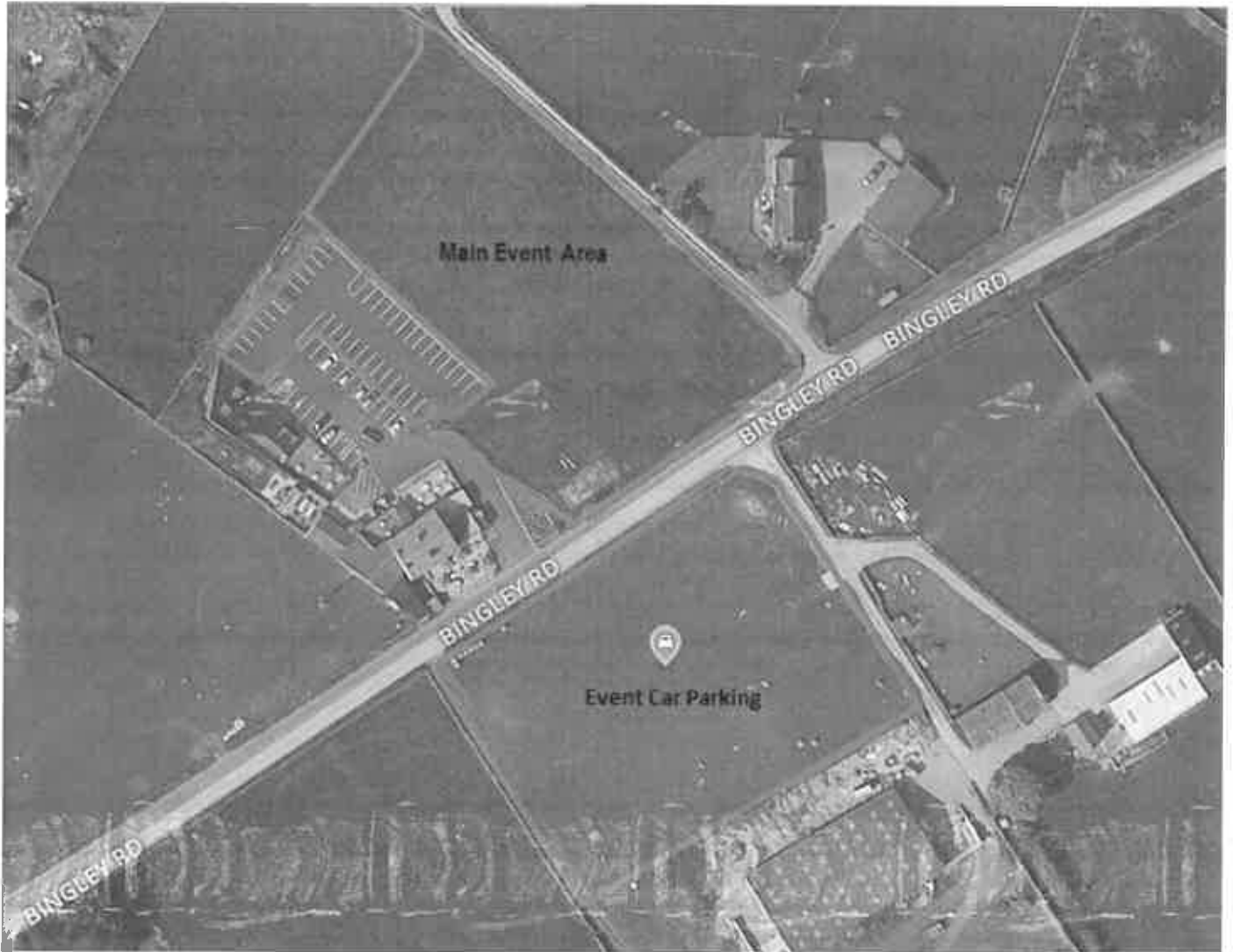
Site Map

This OS map shows the border of our Premises License. Grid Reference SE 05414 38080



Main Event Areas

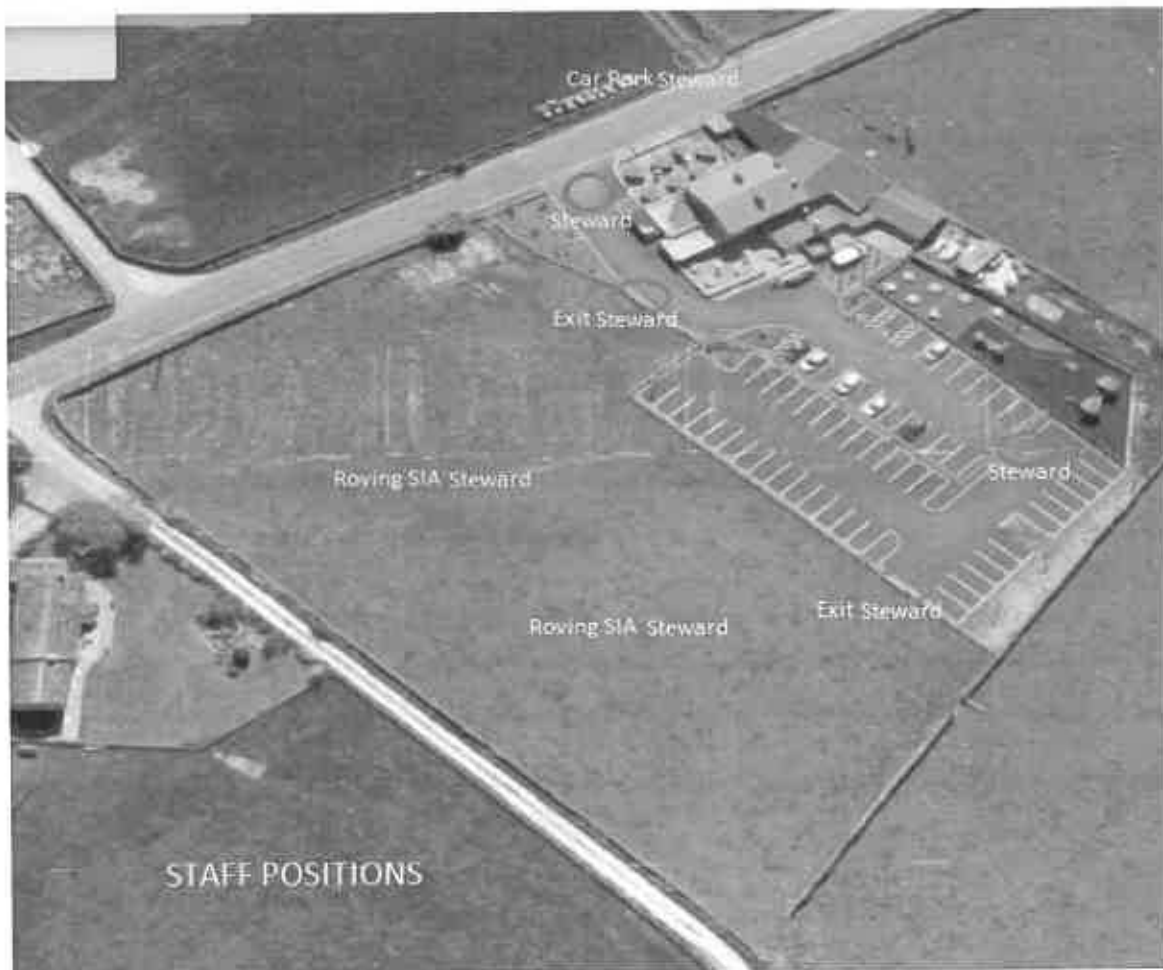
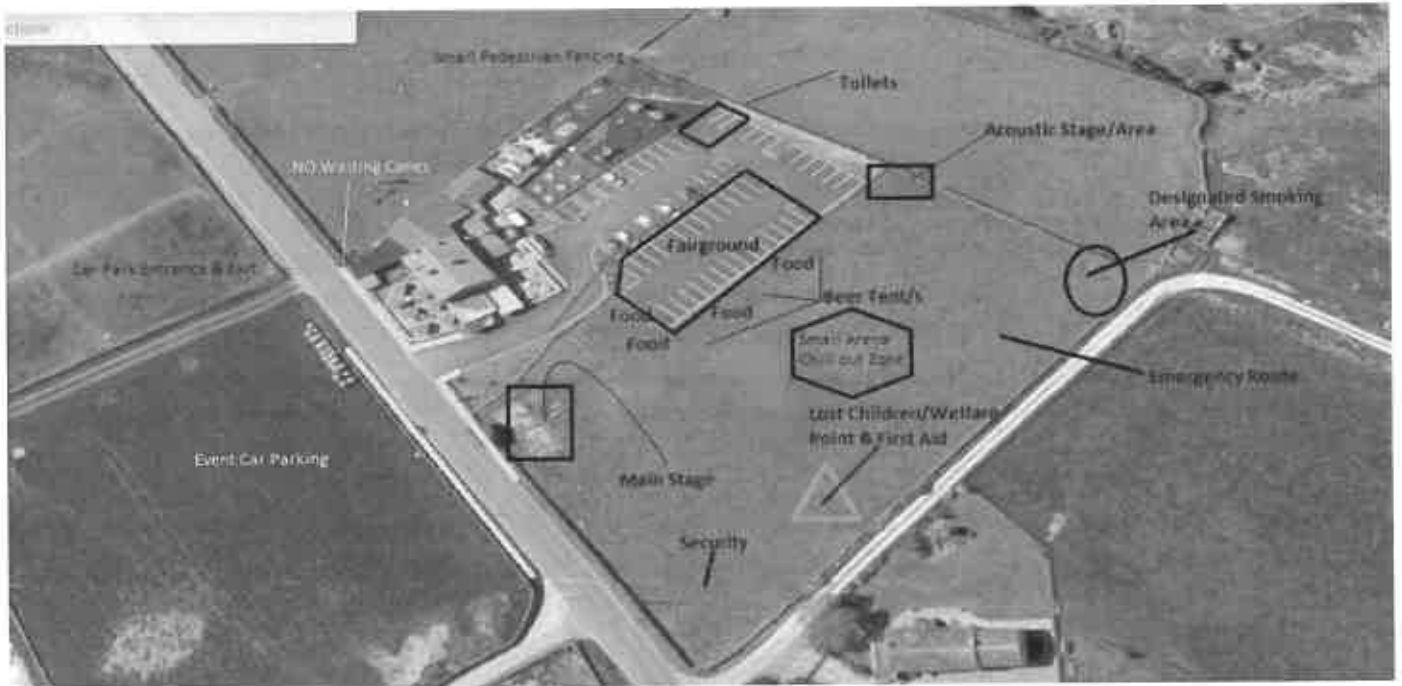
This image highlights the main event areas used during the event.

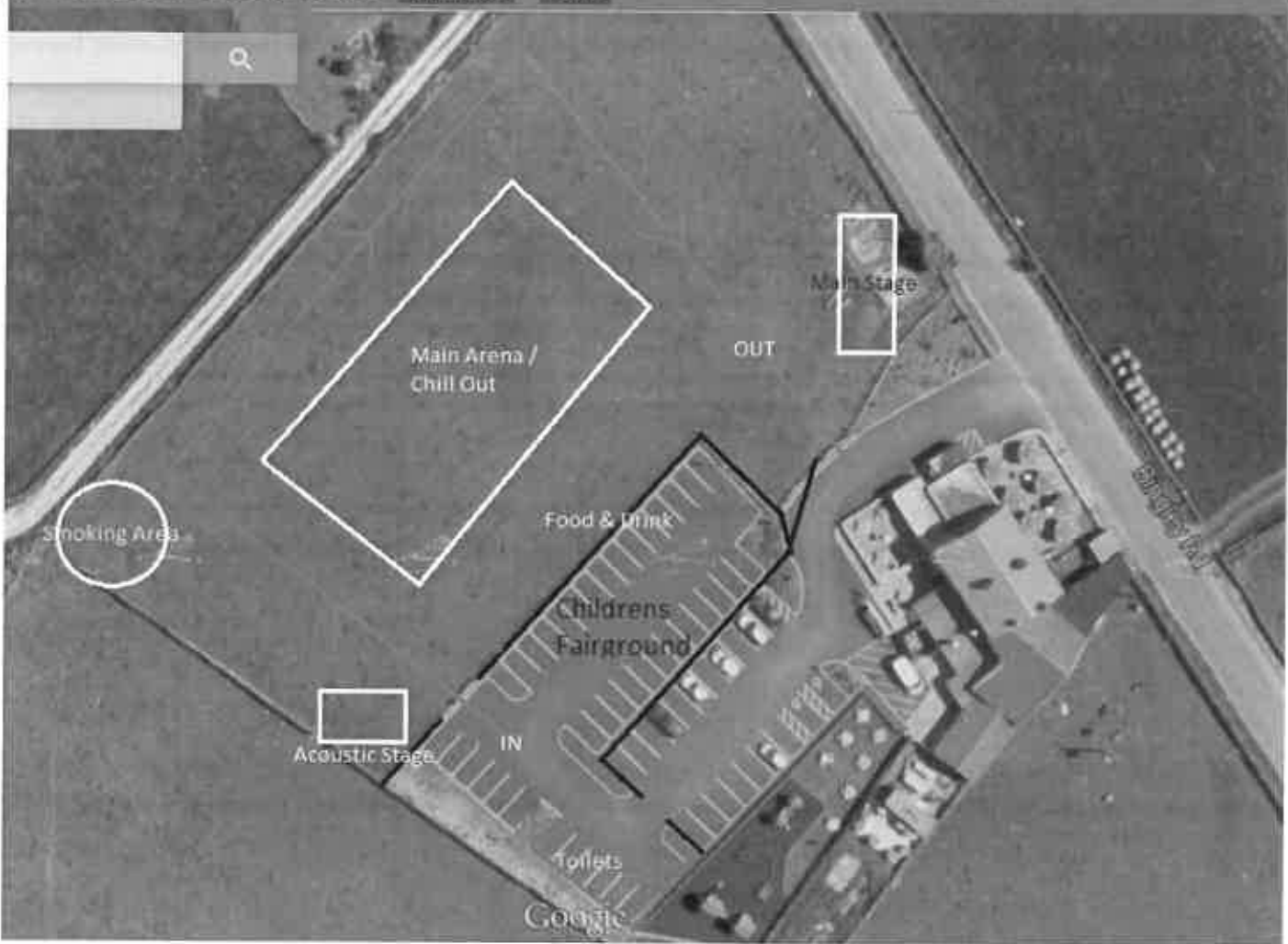


LICENSING
13 MAY 2015

Facilities Layout

This image shows the general area and position of the main event facilities.





Emergency Route

This image shows the Emergency Route to be used in the eventuality of the Emergency Services needing to enter the Event Ground. The mandatory Exits will be manned by Crowd Safety Stewards to allow the Safe Ingres & Egress during the event.

