



Agenda for a meeting of the Bradford District Licensing Panel to be held on Wednesday, 3 January 2018 at 1.30 pm in Committee Room 1 - City Hall, Bradford

Members of the Committee – Councillors

CONSERVATIVE	LABOUR	INDEPENDENT
BM Smith	M Slater	Morris

Notes:

- This agenda can be made available in Braille, large print or tape format on request by contacting the Agenda contact shown below.
- The taking of photographs, filming and sound recording of the meeting is allowed except if Councillors vote to exclude the public to discuss confidential matters covered by Schedule 12A of the Local Government Act 1972. Recording activity should be respectful to the conduct of the meeting and behaviour that disrupts the meeting (such as oral commentary) will not be permitted. Anyone attending the meeting who wishes to record or film the meeting's proceedings is advised to liaise with the Agenda Contact who will provide guidance and ensure that any necessary arrangements are in place. Those present who are invited to make spoken contributions to the meeting should be aware that they may be filmed or sound recorded.
- If any further information is required about any item on this agenda, please contact the officer named at the foot of that agenda item.

From:

Parveen Akhtar

City Solicitor

Agenda Contact: Claire Tomenson

Phone: 01274 432457

E-Mail: claire.tomenson@bradford.gov.uk

To:

A. PROCEDURAL ITEMS

1. DISCLOSURES OF INTEREST

(Members Code of Conduct - Part 4A of the Constitution)

To receive disclosures of interests from members and co-opted members on matters to be considered at the meeting. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

Notes:

- (1) Members may remain in the meeting and take part fully in discussion and voting unless the interest is a disclosable pecuniary interest or an interest which the Member feels would call into question their compliance with the wider principles set out in the Code of Conduct. Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.*
- (2) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations, and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.*
- (3) Members are also welcome to disclose interests which are not disclosable pecuniary interests but which they consider should be made in the interest of clarity.*
- (4) Officers must disclose interests in accordance with Council Standing Order 44.*

2. INSPECTION OF REPORTS AND BACKGROUND PAPERS

(Access to Information Procedure Rules – Part 3B of the Constitution)

Reports and background papers for agenda items may be inspected by contacting the person shown after each agenda item. Certain reports and background papers may be restricted.

Any request to remove the restriction on a report or background paper should be made to the relevant Strategic Director or Assistant Director whose name is shown on the front page of the report.

If that request is refused, there is a right of appeal to this meeting.

Please contact the officer shown below in advance of the meeting if you wish to appeal.

(Claire Tomenson - 01274 432457)

B. BUSINESS ITEMS

3. OAKWOOD HALL HOTEL, LADY LANE, BINGLEY

1 - 34

The Assistant Director, Waste, Fleet and Transport Services will present a report, **Document “G”** which outlines an application for review of a Premises Licence authorising the sale of alcohol, the provision of regulated entertainment and the provision of late night refreshment.

Members are invited to consider the information and documents referred to in Document “G” and, after hearing individuals, bodies or businesses, determine the related application.

(Melanie McGurk – 01274 431873)

THIS AGENDA AND ACCOMPANYING DOCUMENTS HAVE BEEN PRODUCED, WHEREVER POSSIBLE, ON RECYCLED PAPER

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Report of the Assistant Director Waste, Fleet & Transport Services to the meeting of Bradford Area Licensing Panel to be held on 3 January 2018.

G

Subject:

Application for a Review of a Premises Licence for Oakwood Hall Hotel, Lady Lane, Bingley, BD16 4AW.

Summary statement:

Application for review of a Premises Licence authorising the sale of alcohol, the provision of regulated entertainment and the provision of late night refreshment.

John Major
Assistant Director
Waste, Fleet & Transport Services

Portfolio:
Neighbourhoods & Community Safety

Report Contact: Melanie McGurk
Senior Licensing Officer
Phone: (01274) 431873
E-mail: melanie.mcgurk@bradford.gov.uk

Overview & Scrutiny Area:
Corporate

1. SUMMARY

The application is for the review of a Premises Licence authorising the sale of alcohol, the provision of regulated entertainment and the provision of late night refreshment.

2. BACKGROUND

2.1 The Premises

Oakwood Hall Hotel, Lady Lane, Bingley, BD16 4AW.

2.2 Premises Licence holder

Wistnoon Ltd.

2.3 Designated Premises Supervisor

Mr Simon Paul Brassington.

A copy of the Licence is attached at Appendix 1.

2.4 Application Received asking for a Review of the Licence

Individual, Body or Business

The applicant's garden is situated on the other side of the hedge which surrounds Oakwood Hall's gardens. The applicant states that the hedge does not provide any barrier to noise and the hotel's guests are probably unaware of the houses behind it. The applicant states that the noise level is awful, with guests shouting, screaming and occasionally swearing and alleges that the noise level is never monitored by staff. Also, the applicant and her family are unable to enjoy their garden any more at the weekend due to the disturbance. The applicant also mentions that the involvement of the Environmental Health Officer has not made any difference at all.

The applicant has suggested that guests should go inside by 7.00 pm and smokers should only be allowed in the garden without a drink, so as not to linger. The applicant also suggests that the hedge is cut down, so that guests are aware of residents living close by.

The application for review is attached at Appendix 2.



2.5 Representations

Responsible Authorities

Environmental Health –

A representation has been received from the Environmental Health Officer who has received seasonal complaints from local residents regarding the premises since 2015.

The officer mentions that the issue is the general noise from wedding parties held at the premises and particularly within the premises grounds on an almost weekly basis throughout the summer months, so that the complainants are unable to enjoy the use of their gardens and properties for prolonged periods at weekends. The use of the garden at Oakwood Hall has been identified as the key source of the problem. The officer advises that the hedge which separates resident's gardens from that of Oakwood Hall, offers negligible acoustic attenuation.

The officer also advises that a resident has audio files demonstrating a typical wedding party, with general noise from guests which, in the officer's opinion, was intrusive and disturbing and would become intolerable after a prolonged period of time.

The officer has suggested that the most practical way of addressing the matter is by limiting the permitted use of the garden area, along the lines proposed by the applicant/complainant.

The representation from Environmental Health is attached at Appendix 3.

Individual, Body or Business

A letter of representation has been received from a local resident regarding noise from guests using the outdoor area and noise from the generators of bouncy castles which are placed in the garden. The noise nuisance can start at lunchtime and continue into the night. The resident no longer feels that she can enjoy her garden and also has concerns about the height of the hedge.

The letter of representation is attached at Appendix 4.

A letter of representation in support of the premises has been received from local residents.

The letter of representation in support is attached at Appendix 5.



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. Paragraphs 11.1 to 11.30 of the Guidance specifically details how applications for review of licences should be determined. Regard must also be taken of the Council's statement of Licensing Policy for the District.

An extract of the Home Office Guidance is attached to this report at Appendix 6.

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.

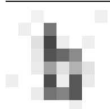
Statement of Policy Issues

3.6 The following parts of the Licensing Policy are of particular importance; Part 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 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) Refuse the application for review of the licence; or
- (b) Decide not to impose any further restrictions on the licence; or
- (c) Decide to impose additional restrictions or remove any licensable activities on the licence, where necessary in order to address the licensing objectives;
or
- (d) Suspend the licence for a period not exceeding 3 months; or
- (e) Revoke the premises licence; or
- (f) Remove the named Designated Premises Supervisor from the 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 interested parties, determine the related application(s).

11. APPENDICES

1. Premises Licence
2. Application for review received 29 August 2017.
3. Representation from Environmental Health
4. Letter of representation.
5. Letter of representation in support.
6. Extract from the Government Guidance.

12. BACKGROUND DOCUMENTS

Application form, plan etc.



Licensing Act 2003
Premises Licence

BD/PRA0102

Date Issued: 11/04/2012

Part 1 - Premises Details

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

Oakwood Hall Hotel

Lady Lane, Bingley, West Yorkshire, BD16 4AW.

Telephone 01274 564123

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable.

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- a performance of live music
- any playing of recorded music
- entertainment facilities for dancing
- provision of late night refreshment
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
E. Performance of live music (Indoors)	Monday to Sunday	11:00am	Midnight
F. Playing of recorded music (Indoors)	Monday to Sunday	11:00am	Midnight
J. Provision of facilities for dancing (Indoors)	Monday to Sunday	7:00pm	Midnight
L. Late night refreshment (Indoors)	Monday to Sunday	11:00pm	1:00am
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Sunday New Years Eve 10:00 hours until the start of permitted hours the following day.	11:00am	2:00am

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
No restrictions.		

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

- M. The sale by retail of alcohol for consumption ON and OFF the premises

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

Wistnoon Ltd
info@oakwoodhall.co.ukOakwood Hall Hotel, Lady Lane, Bingley, West Yorkshire, BD16 4AW.
Telephone 01274 564123

Licensing Act 2003 Premises Licence

BD/PRA0102

Date Issued: 11/04/2012

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

Wistnoon Ltd

1271938

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

Simon Paul BRASSINGTON

7 Oakdale, Bingley, West Yorkshire, BD16 4AN.
Telephone 01274 564123 or 01274 563569

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

Licence No. BD/PER1461

Issued by Bradford

ANNEXES

Annex 1 - Mandatory Conditions

1. No supply of alcohol may be made under the premises licence;-
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children-
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on-

Licensing Act 2003
Premises Licence

BD/PRA0102

Date Issued: 11/04/2012

ANNEXES continued ...

(i) the outcome of a race, competition or other event or process, or

(ii) the likelihood of anything occurring or not occurring;

(e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

4. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

5. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

6. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

7. The responsible person shall ensure that-

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml; and

(b) customers are made aware of the availability of these measures.

Embedded Conditions

8. Alcohol shall not be sold or supplied on the premises beyond 23.00 hours Monday to Saturday and 22.30 hours Sunday, except to persons taking table meals at the premises for the consumption by such a person as ancillary to his meal.

9. None of the restrictions on permitted hours prohibit:

- a. During the first twenty minutes after the permitted hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- b. Consumption of the alcohol on the premises or the taking of the sale or supply of alcohol to any person residing in the licensed premises;
- c. The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- d. The sale of alcohol to a trader or club for the purposes of the trade or club;
- e. The sale or supply of alcohol to any canteen or mess, being a canteen in which the supply or sale of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's Naval, Military or Air Forces;
- f. The taking of alcohol from the premises by a person residing there; or
- g. The supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so

Licensing Act 2003 Premises Licence

BD/PRA0102

Date Issued: 11/04/2012

ANNEXES continued

- supplied; or
- h. The supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

10. None of the restrictions on permitted hours prohibit consumption of alcohol and refreshment on the premises or the taking of the sale or supply of alcohol to any person residing in the licensed premises.

Annex 2 - Conditions Consistent with Operating Schedule

All four Licensing Objectives:

11. Staff shall be trained on the requirements of the Licensing Act 2003 with regard to the licensing objectives when they are recruited.
12. The existing CCTV System installed at the premises shall be maintained in good working order and used at all times the premises remain open to the public for licensable activities. Any CCTV footage shall be kept for at least 28 days and available to the Licensing Authority or a Responsible Authority on request.

The Prevention of Crime & Disorder:

13. All existing external and internal security lighting shall be maintained in good working order and used, where appropriate, at all times the premises remain open to the public.
14. The Licensee shall at all times maintain a "zero tolerance" policy with regard to illegal drugs (including appropriate staff training in detection and prevention); and shall co-operate with the West Yorkshire Police's "Drugs Watch" initiative or any similar scheme.

Public Safety:

15. The emergency lighting at the premises shall be maintained in good working order.
16. All first aid facilities, currently held at the premises, shall be maintained in good working order and all staff (including temporary staff) adequately trained in their use.
17. The Licensee shall take all steps within its control (including establishment of effective staff briefing and other procedures) to ensure that the capacity limits of 200 persons is not exceeded.

The Prevention of Public Nuisance:

18. The Licensee shall ensure that the kitchen extraction system is maintained in good and effective working order in order to avoid nuisance from smells and noise to neighbouring properties.
19. The Licensee will instruct all staff (including temporary staff) are to conduct regular internal and external patrols of the premises in order to monitor and eliminate any noise nuisance during regulated entertainment.

The Protection of Children from Harm:

20. Children under 16 years old shall only be allowed access into the premises when accompanied by an adult.

Annex 3 - Conditions attached after a hearing by the Licensing Authority

Licensing Act 2003
Premises Licence

BD/PRA0102

Date Issued: 11/04/2012

ANNEXES continued ...

Not Applicable.

G:\Legal Services\LLC & Licensing\Licensing\DEV\TEMPLATE\LIC.STD\LICENCE CONDITIONS\OAKWOOD HALL HOTEL - BDPRA0102

Licensing Act 2003
Premises Licence Summary

BD/PRA0102
 Date Issued: 11/04/2012

Premises Details

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

Oakwood Hall Hotel

Lady Lane, Bingley, West Yorkshire, BD16 4AW.

Telephone 01274 564123

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

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

- M. The sale by retail of alcohol for consumption ON and OFF the premises

NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Wistnoon Ltd

Oakwood Hall Hotel, Lady Lane, Bingley, West Yorkshire, BD16 4AW.

Licensing Act 2003

Premises Licence Summary

BD/PRA0102

Date Issued: 11/04/2012

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

Wistnoon Ltd

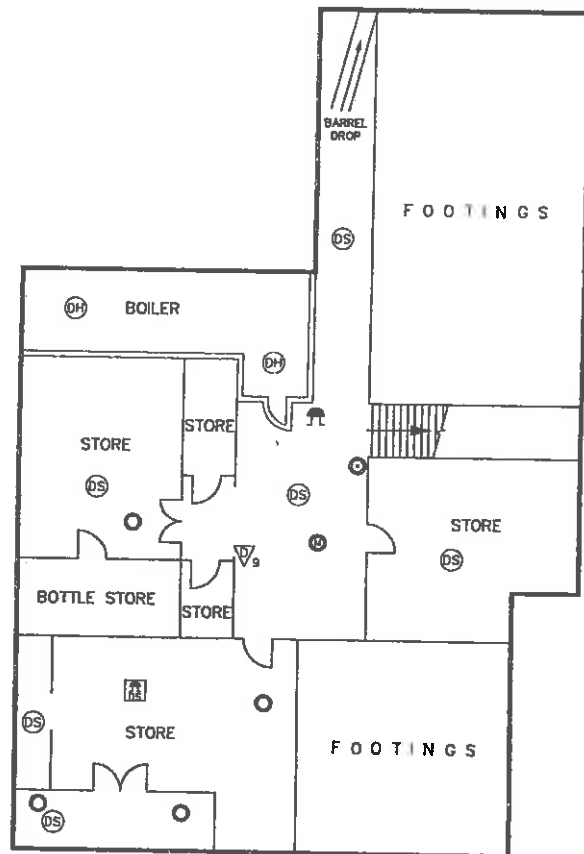
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NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

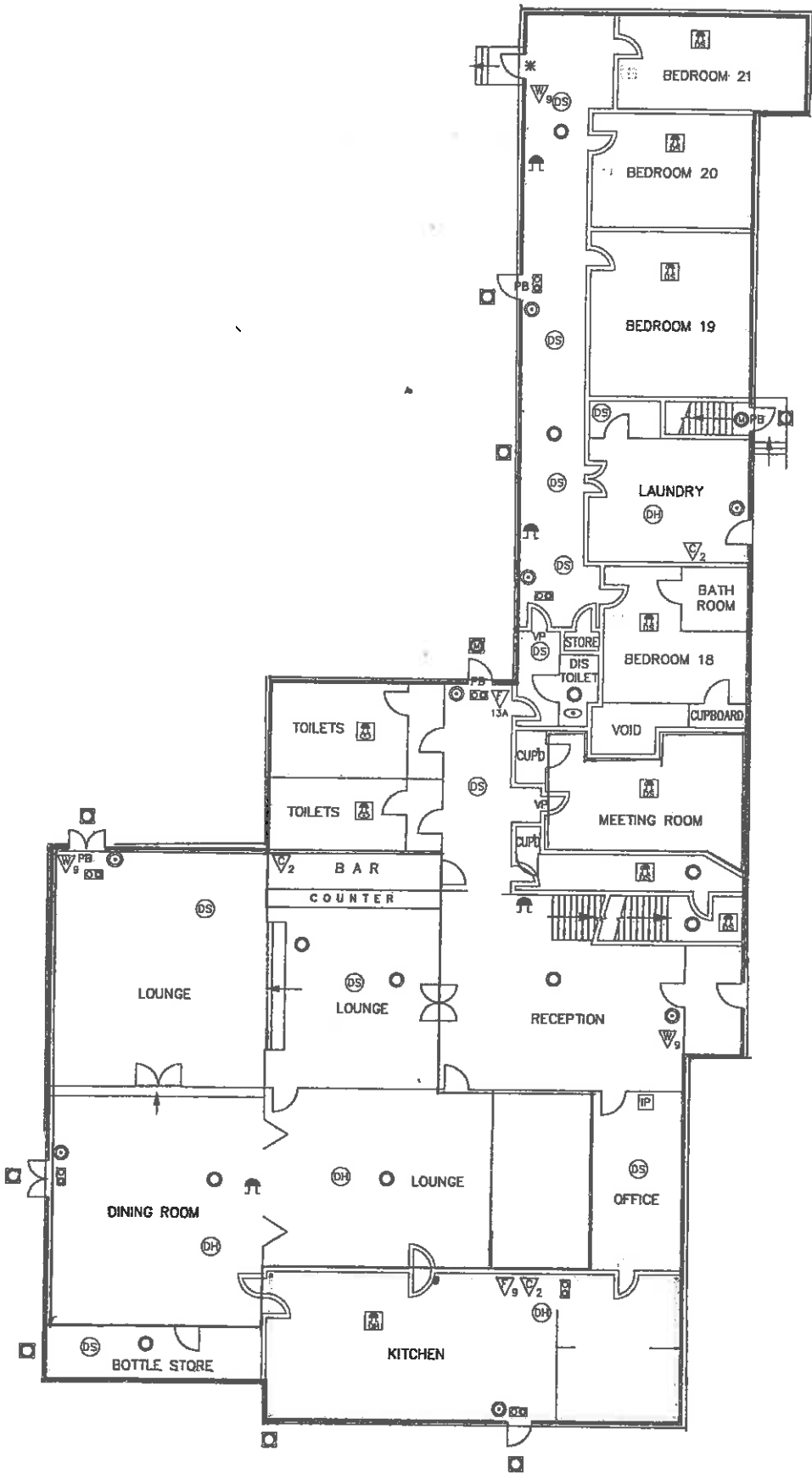
Simon Paul BRASSINGTON

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

Children under 16 years old shall only be allowed access into the premises when accompanied by an adult.

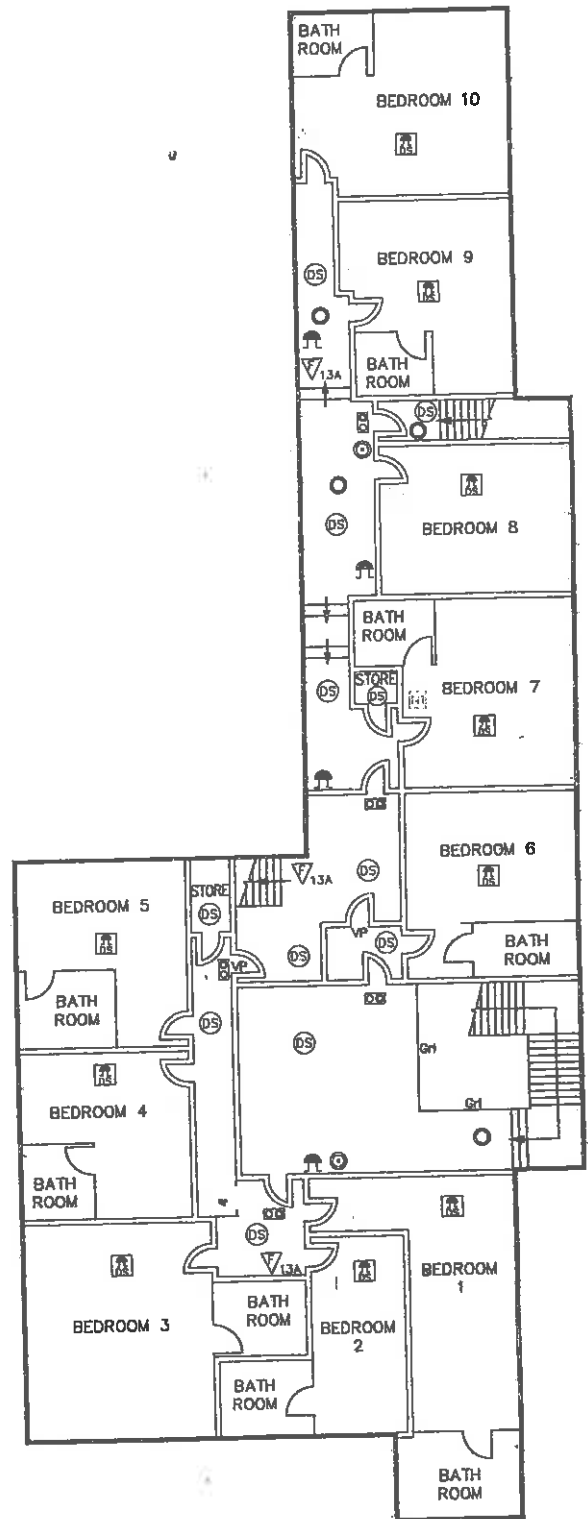


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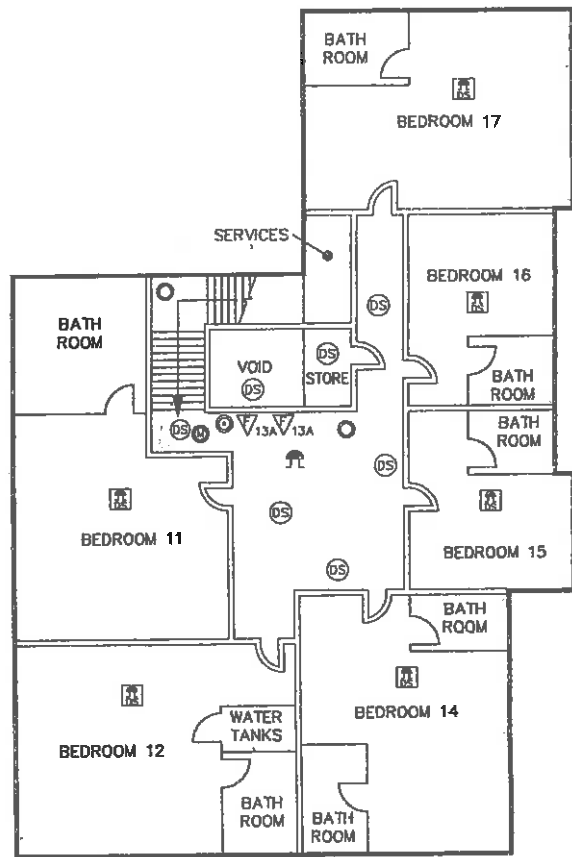


LADY
LANE

GROUND FLOOR



FIRST FLOOR






























SECOND FLOOR

FORMS PART OF SCHEDULE No1 & No2
 OF FIRE CERTIFICATE
 No 3051 DATED 22 OCTOBER 1982

Annex 4

ALL FIRE RESISTING DOORS, WITH THE EXCEPTION OF THOSE DISPLAYING N3 NOTICES, ARE FITTED WITH SELF-CLOSING DEVICES, OTHER THAN RISING BUTT HINGES, WHICH WILL MAINTAIN THE DOOR(S) EFFECTIVELY SELF-CLOSING, AND DISPLAY N7 NOTICES ON BOTH FACES

	FIRE DOOR-KEEP SHUT NOTICE	DOORS ARE PERMANENTLY MARKED 'FIRE DOOR KEEP SHUT'.
	KEEP LOCKED SHUT NOTICE	DOORS ARE PERMANENTLY MARKED 'KEEP LOCKED SHUT WHEN NOT IN USE' OR WORDS TO THE LIKE EFFECT.
	FIRE RESISTING CONSTRUCTION	HAVING REGARD TO THE NEED TO PROVIDE 30 MINUTES FIRE RESISTANCE, THE FIRE AUTHORITY WAS SATISFIED AT THE TIME OF THE INSPECTION, WITH THE STANDARD PROVIDED BY THE CONSTRUCTION SO INDICATED, WHERE THE PERIOD OF FIRE RESISTANCE IS ACCEPTED AS OTHER THAN 30 MINUTES, THAT PERIOD IS AS SHOWN IN MINUTES.
	FIRE RESISTING DOORS	HAVING REGARD TO THE NEED TO PROVIDE 30 MINUTES FIRE RESISTANCE THE FIRE AUTHORITY WAS SATISFIED AT THE TIME OF THE INSPECTION WITH THE STANDARD PROVIDED BY DOORSETS SO INDICATED, WHERE THE PERIOD OF FIRE RESISTANCE IS ACCEPTED AS OTHER THAN 30 MINUTES, THAT PERIOD IS SHOWN IN MINUTES, ASSOCIATED FAN LIGHTS AND TRANSOM LIGHTS OVER THESE DOORS ARE OF FIRE RESISTING GLAZING AND FIXED SHUT.
	FIRE ALARM INDICATOR PANEL	FIRE ALARM INDICATOR PANEL/PANELS SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	FIRE ALARM CALL POINT	FIRE ALARM CALL POINTS SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	AUDIBLE WARNING DEVICE	AUDIBLE WARNING DEVICES SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	COMBINED AUDIBLE/VISUAL WARNING DEVICE	COMBINED AUDIBLE AND VISUAL WARNING DEVICES SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	AUTOMATIC FIRE DETECTION HEAT WITH SOUNDER	INDICATES HEAT DETECTOR HEADS WITH INTEGRAL SOUNDER FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	AUTOMATIC FIRE DETECTION HEAT	INDICATES AUTOMATIC FIRE DETECTOR HEADS FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	AUTOMATIC FIRE DETECTION SMOKE WITH SOUNDER	INDICATES SMOKE DETECTOR HEADS WITH INTEGRAL SOUNDER FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	AUTOMATIC FIRE DETECTION SMOKE	INDICATES AUTOMATIC FIRE DETECTOR HEADS FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.
	EMERGENCY LIGHTING POINTS	LIGHTING POINTS SO INDICATED FORM PART OF THE EMERGENCY LIGHTING SYSTEM DETAILED IN THE 'EMERGENCY LIGHTING' APPENDIX TO SCHEDULE 1.
	EMERGENCY LIGHTING POINTS MAINTAINED	LIGHTING POINTS SO INDICATED ARE KEPT LIT AT ALL MATERIAL TIMES AND FORM PART OF THE EMERGENCY LIGHTING SYSTEM DETAILED IN THE 'EMERGENCY LIGHTING' APPENDIX ATTACHED TO SCHEDULE 1.
	EXTERNAL LIGHT POINT	EXTERNAL LIGHTING POINTS SO INDICATED ARE ILLUMINATED BY BOTH THE MAINS AND EMERGENCY SUPPLIES.
	EXTERNAL LIGHT POINT MAINTAINED	EXTERNAL LIGHTING POINTS SO INDICATED ARE KEPT LIT AT ALL MATERIAL TIMES AND ARE ILLUMINATED BY BOTH THE MAINS AND EMERGENCY SUPPLIES.
	ILLUMINATED EXIT SIGN	SIGNS SO INDICATED HAVE SUITABLE GRAPHIC SYMBOLS OF AN APPROPRIATE SIZE FOR THE MAXIMUM VIEWING DISTANCE INVOLVED THE SIGN IS INTERNALLY ILLUMINATED BY ELECTRICITY FROM BOTH THE MAINS AND EMERGENCY SUPPLIES.
	FIRE EXIT SIGN	SIGNS SO INDICATED HAVE SUITABLE GRAPHIC SYMBOLS OF AN APPROPRIATE SIZE FOR THE MAXIMUM VIEWING DISTANCE INVOLVED
	GENERAL FIRE NOTICE	NOTICES SO INDICATED SET OUT THE PROCEDURE TO BE FOLLOWED BY GUESTS IN THE EVENT OF FIRE.
	FIRE BLANKET	FIRE BLANKETS SO INDICATED ARE IN QUICK RELEASE CONTAINERS WHICH ARE HUNG ON WALL BRACKETS WITH THE BASE OF THE CONTAINER AT ABOUT 1.5M ABOVE FLOOR LEVEL.
	FIRE EXTINGUISHER-CARBON DIOXIDE TYPE	PORTABLE 'CARBON DIOXIDE TYPE' FIRE EXTINGUISHERS, OF THE FIRE TEST RATING OR CAPACITY, IN KILOGRAMS, SHOWN, WHICH ARE HUNG ON WALL BRACKETS WITH THE HANDLE OR CARRYING DEVICE OF THE EXTINGUISHER AT ABOUT 1M ABOVE FLOOR LEVEL.
	FIRE EXTINGUISHER-DRY POWDER TYPE	PORTABLE 'DRY POWDER TYPE' FIRE EXTINGUISHERS, OF THE FIRE TEST RATING OR CAPACITY, IN KILOGRAMS, SHOWN, WHICH ARE HUNG ON WALL BRACKETS WITH THE HANDLE OR CARRYING DEVICE OF THE EXTINGUISHER AT ABOUT 1M ABOVE FLOOR LEVEL.
	FIRE EXTINGUISHER-FOAM TYPE	PORTABLE 'FOAM TYPE' FIRE EXTINGUISHERS, OF THE FIRE TEST RATING OR CAPACITY, IN LITRES, SHOWN, WHICH ARE HUNG ON WALL BRACKETS WITH THE HANDLE OR CARRYING DEVICE OF THE EXTINGUISHER AT ABOUT 1M ABOVE FLOOR LEVEL.
	FIRE EXTINGUISHER-WATER TYPE	PORTABLE 'WATER TYPE' FIRE EXTINGUISHERS, OF THE FIRE TEST RATING OR CAPACITY, IN LITRES, SHOWN, WHICH ARE HUNG ON WALL BRACKETS WITH THE HANDLE OR CARRYING DEVICE OF THE EXTINGUISHER AT ABOUT 1M ABOVE FLOOR LEVEL.
	DOORS FITTED WITH PUSH BARS	DOORS SO INDICATED ARE FITTED WITH PUSH BAR PANIC FASTENINGS WHICH RELEASE BY HORIZONTAL PRESSURE AND ARE MARKED 'PUSH BAR TO OPEN' IN CONSPICUOUS LETTERS, OR A GRAPHIC SYMBOL TO LIKE EFFECT, IMMEDIATELY ABOVE THE BAR.
	VISION PANEL	DOORS OR SCREENS SO INDICATED HAVE A GLAZED VISION PANEL SITED SO THAT PEOPLE CAN SEE THROUGH EASILY.
	DOORS NOT FORMING PART OF MEANS OF ESCAPE	DOORS SO INDICATED ARE NOT PART OF THE SPECIFICATION OF MEANS OF ESCAPE.










West Yorkshire Fire Service

Legislation: Fire Precautions Act 1971
 Address: OAKWOOD HALL HOTEL
 LADY LANE
 BINGLEY
 BD16 4AW

Date of amendment: 21 MARCH 2005
 Approximate Scale: 1:150 Sheet 1 of 2
 File Reference No. 41/224/A1 vb rg

**THIS PLAN (FOURTH AMENDMENT) AND LEGEND
FORMS PART OF SCHEDULE No1 & No2
OF FIRE CERTIFICATE
No 3051 DATED 22 OCTOBER 1982**

ALL FIRE RESISTING DOORS, WITH THE EXCEPTION OF THOSE DISPLAYING N3 NOTICES, ARE FITTED WITH SELF-CLOSING DEVICES, OTHER THAN RISING BUTT HINGES, WHICH WILL MAINTAIN THE DOOR(S) EFFECTIVELY SELF-CLOSING, AND DISPLAY N7 NOTICES ON BOTH FACES

<p>FIRE DOOR-KEEP SHUT NOTICE</p> <p>KEEP LOCKED SHUT NOTICE</p> <p>FIRE RESISTING CONSTRUCTION</p> <p> FIRE RESISTING DOORS</p> <p> FIRE ALARM CALL POINT</p> <p> AUDIBLE WARNING DEVICE</p> <p> AUTOMATIC FIRE DETECTION SMOKE-WITH SOUNDER</p> <p> AUTOMATIC FIRE DETECTION SMOKE</p> <p> EMERGENCY LIGHTING POINTS</p> <p> EMERGENCY LIGHTING POINTS MAINTAINED</p> <p> ILLUMINATED EXIT SIGN</p> <p>EXIT DIRECTIONAL SIGN</p> <p>GENERAL FIRE NOTICE</p> <p> FIRE EXTINGUISHER-FOAM TYPE</p> <p>VP VISION PANEL</p> <p>G1 GUARDRAIL/BALUSTRADE</p>	<p>DOORS ARE PERMANENTLY MARKED 'FIRE DOOR KEEP SHUT'.</p> <p>DOORS ARE PERMANENTLY MARKED 'KEEP LOCKED SHUT WHEN NOT IN USE' OR WORDS TO THE LIKE EFFECT.</p> <p>HAVING REGARD TO THE NEED TO PROVIDE 30 MINUTES FIRE RESISTANCE, THE FIRE AUTHORITY WAS SATISFIED AT THE TIME OF THE INSPECTION WITH THE STANDARD PROVIDED BY THE CONSTRUCTION SO INDICATED, WHERE THE PERIOD OF FIRE RESISTANCE IS ACCEPTED AS OTHER THAN 30 MINUTES, THAT PERIOD IS AS SHOWN IN MINUTES.</p> <p>HAVING REGARD TO THE NEED TO PROVIDE 30 MINUTES FIRE RESISTANCE THE FIRE AUTHORITY WAS SATISFIED AT THE TIME OF THE INSPECTION WITH THE STANDARD PROVIDED BY DOORSETS SO INDICATED, WHERE THE PERIOD OF FIRE RESISTANCE IS ACCEPTED AS OTHER THAN 30 MINUTES, THAT PERIOD IS SHOWN IN MINUTES. ASSOCIATED FAN LIGHTS AND TRANSOM LIGHTS OVER THESE DOORS ARE OF FIRE RESISTING GLAZING AND FIXED SHUT.</p> <p>FIRE ALARM CALL POINTS SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.</p> <p>AUDIBLE WARNING DEVICES SO INDICATED ARE AS DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.</p> <p>INDICATES SMOKE DETECTOR HEADS WITH INTEGRAL SOUNDER FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.</p> <p>INDICATES AUTOMATIC FIRE DETECTOR HEADS FORMING PART OF THE FIRE WARNING SYSTEM DETAILED IN THE 'FIRE ALARM' APPENDIX ATTACHED TO SCHEDULE 1.</p> <p>LIGHTING POINTS SO INDICATED FORM PART OF THE EMERGENCY LIGHTING SYSTEM DETAILED IN THE 'EMERGENCY LIGHTING' APPENDIX TO SCHEDULE 1.</p> <p>LIGHTING POINTS SO INDICATED ARE KEPT LIT AT ALL MATERIAL TIMES AND FORM PART OF THE EMERGENCY LIGHTING SYSTEM DETAILED IN THE 'EMERGENCY LIGHTING' APPENDIX ATTACHED TO SCHEDULE 1.</p> <p>SIGNS SO INDICATED HAVE SUITABLE GRAPHIC SYMBOLS OF AN APPROPRIATE SIZE FOR THE MAXIMUM VIEWING DISTANCE INVOLVED THE SIGN IS INTERNALLY ILLUMINATED BY ELECTRICITY FROM BOTH THE MAINS AND EMERGENCY SUPPLIES.</p> <p>SIGNS SO INDICATED HAVE SUITABLE GRAPHIC SYMBOLS OF AN APPROPRIATE SIZE FOR THE MAXIMUM VIEWING DISTANCE INVOLVED TOGETHER WITH AN ARROW INDICATING THE DIRECTION OF TRAVEL.</p> <p>NOTICES SO INDICATED SET OUT THE PROCEDURE TO BE FOLLOWED BY GUESTS IN THE EVENT OF FIRE.</p> <p>PORTABLE 'FOAM TYPE' FIRE EXTINGUISHERS, OF THE FIRE TEST RATING OR CAPACITY, IN LITRES, SHOWN, WHICH ARE HUNG ON WALL BRACKETS WITH THE HANDLE OR CARRYING DEVICE OF THE EXTINGUISHER AT ABOUT 1M ABOVE FLOOR LEVEL.</p> <p>DOORS OR SCREENS SO INDICATED HAVE A GLAZED VISION PANEL SIZED SO THAT PEOPLE CAN SEE THROUGH EASILY.</p> <p>GUARDRAILS, BALUSTRADES OR WALLS SO INDICATED ARE FIXED AT OR RISE TO A HEIGHT OF NOT LESS THAN 1100MM MEASURED VERTICALLY ABOVE THE PITCH LINE OR THE TRAVEL SURFACE. THE SPACE BETWEEN THE PITCH LINE OR THE TRAVEL SURFACE AND THE UNDERSIDE OF THE GUARDRAIL OR BALUSTRADE IS INFILLED IN SUCH A MANNER AS TO PREVENT ANY PERSON FROM FALLING THROUGH THE SIDE.</p>
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West Yorkshire Fire Service

Legislation: Fire Precautions Act 1971
Address: OAKWOOD HALL HOTEL
LADY LANE
BINGLEY
BD16 4AW

Date of amendment: 21 MARCH 2005
Approximate Scale: 1:150 Sheet 2 of 2
File Reference No. 41/224/A1

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Licensing Team, Argus Chambers, Hall Ings, Bradford, BD1 1HX

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

I SUSAN HARDAKER

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description
Oakwood Hall Hotel

Post town	Post code (if known)
Bingley	BD16 4AW

Name of premises licence holder or club holding club premises certificate (if known)
Wistron Ltd

Number of premises licence or club premises certificate (if known)
071978

MAIL PRINT
29 AUG 2017
SCAN STORE

Part 2 - Applicant details

- I am
- Please tick ✓ yes
- 1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)
 - 2) a responsible authority (please complete (C) below)
 - 3) a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ✓ yes

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

Surname

First names

HARDAKER

SUSAN ELIZABETH

I am 18 years old or over

Please tick ✓ yes



Current postal
address if
different from
premises
address

THE ORCHARDS, BINGHAM, RD16 4AZ

Post town

BINGHAM

Post Code

RD16 4AZ

Daytime contact telephone number

E-mail address
(optional)

@outlook.com

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

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

Please state the ground(s) for review (please read guidance note 2)

I would like to request a review of the license for Oakwood Hall who are causing a public nuisance to me and my family.

The reasons for this request are:

weddings and similar functions are causing a disturbance to me and my family almost every weekend.

My garden is literally situated on the other side of the hedge that surrounds Oakwood Hall gardens. It is only separated by a 20 foot conifer hedge which is far too high and is unkempt. The hedge does not provide any barrier to the noise in fact it makes it worse as guests are unaware of the houses directly behind them.

The guests arrive anytime after 1.00 pm onwards and always sit in the garden where tables and chairs are laid out for them. Most guests stay in the garden from start to finish making it hours and hours for us to hear the noise.

The noise level is awful and gets louder as the day goes on, shouting, screaming and sometimes swearing. The noise level is never monitored by the staff at Oakwood Hall.

I have been speaking to Ian Farmer from Environmental Health. After several calls he has been to see me

Please provide as much information as possible to support the application (please read guidance note 3)

and was very concerned how close my garden is to Oakwood Hall gardens

He has also listened to several video's that I recorded of the weddings and was shocked at the level of noise

Ian made an appointment with manager of Oakwood Hall, Simon Brassington and on his visit the manager said it was only smokers that were in the garden and seemed non phased at the complaint.

The noise level has been every much as bad even after Ian's visit. Not made any difference at all.

Oakwood Hall is ~~still~~ situated in a very quiet residential area and not in acres of gardens where most wedding venues are held.

My family and I are not able to enjoy our garden any more at the weekend due to this disturbance

Mr Farmer suggested that the way forward was to request a review of the licence as the level of noise is unacceptable for the residents.

We would like to request that the licence be reviewed by

Guests to go inside by 7pm and smokers only be allowed in the garden without a drink so as not to linger and that the hedge be cut down in order that guests

Have you made an application for review relating to the premises before

Please tick ✓ yes

If yes please state the date of that application

Day	Month	Year
+	+	+

If you have made representations before relating to the premises please state what they were and when you made them

are aware there are residents living close by.

We understand that the Pottery Shed in Bingley had their licence reviewed due to complaints by the local residents.

Thank you. hope you will be able to help us.

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

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

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 5). If signing on behalf of the applicant please state in what capacity.

Signature

.....

Date 25/8/2017

.....

Capacity Resident

.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)	
Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

Senior Licensing Officer
Licensing Team
3rd Floor
Argus Chambers
Bradford

Department of Health and Wellbeing

Environmental Health
5th Floor, Britannia House,
Broadway, Bradford, BD1 1HX

Tel: (01274) 434366
Fax: (01274) 740839
Email eh.admin@bradford.gov.uk

Our Ref: 440395/IDF

Date: 21 September 2017

**Environmental Protection Act 1990
Licensing Act 2003**

**Application for the review of premises licence
Oakwood Hall Hotel, Lady Lane, Bingley, BD16 4AW.**

The Environmental Health Department have received seasonal complaints from local residents regarding the above premises since 2015. The complaints relate to noise and disturbance generated at wedding receptions held at the premises.

The issue is the general noise from wedding parties held at the premises and particularly within the premises grounds on an almost weekly basis throughout the summer months, such that complainants are unable to enjoy the use of their gardens and properties for prolonged periods at weekends. The use of the garden at Oakwood Hall has been identified as the key source of the problem.

This matter has been brought to the attention of the proprietor of the business in previous years and, more recently, during my visit to Oakwood Hall on 10th July 2017.

I visited a local resident's home on 20th June 2017 and note that a large hedge is all that separates resident's gardens from that of Oakwood Hall. This hedge, which offers negligible acoustic attenuation, serves only to make a customer unaware that there are residential dwellings in close proximity.

The resident has audio files from Saturday 8th July 2017, demonstrating a typical wedding party. It was general noise from customers, as expected from such an event, but was nevertheless, intrusive and disturbing. In my opinion this noise would become intolerable after a prolonged period of time.

As there is a different group of clientele every weekend for these events, and given the inherent problems of 'policing' individuals, I would suggest that the most practical way of addressing the matter is to restrict the nuisance by limiting the permitted use of the garden area, along the lines proposed by the complainant/applicant.

Regards

Ian Farmer
Technical Officer
Environmental Health
5th Floor, Britannia House
Bradford,
BD1 1HX

Appendix 4

MAIL PRINT
25 SEP 2017
SCAN STORE

The Orchards
off Lady Lane
Bingley
BD18 4AZ

21st September.

Department of Place
licensing Team.
3rd Floor.
Angus Chambers
Bradford
BD1 1HX

Dear Sir/Madam,

I am writing in regard to License Renewal, of Oakwood Hall Hotel Lady Lane, Bingley. In relation to the complaint of Public Nuisance; noise nuisance from guests using the outdoor area.

I have lived at this address for the last 16 years. I have concluded that the noise levels have got increasingly louder over this time with the last 2-3 years particularly dreadful. On a Saturday we often experience guests noise, and children shouting, but laughter, generators from ^{Jard noise} blow up bouncy castles, from large groups of people standing literally 3ft from my garden. The noise can go on from lunch time, all afternoon and continue into the evening and

night - getting louder as people consume more alcohol. Noise from disco music then adds to all this as the doors to the 'new extension' are left open. This goes on until midnight.

I no longer feel I can have quiet enjoyment of my garden space.

I no longer feel I can ask friends round to be able to sit out on a summers evening and enjoy my outdoor space.

I am now starting to have concerns about the height of the hedge as it now towers above my house height and nobody has cut it this year and no reduction to the height has been made for years. This means that guests in the Oakwood Hall garden have no concept whatsoever of the fact that they are in a residential area. The noise can be on a Friday, Saturday and Sunday. The noise can be for 12 hours continually. I have rung to ask if something can be done and this has been to no avail, and now later on a night the phone doesn't even get answered.

Thanking you, and hoping for quiet.

Appendix 5

Mrs & Mrs
The Orchards
Bingley
BD16 4AZ
24 September 2017

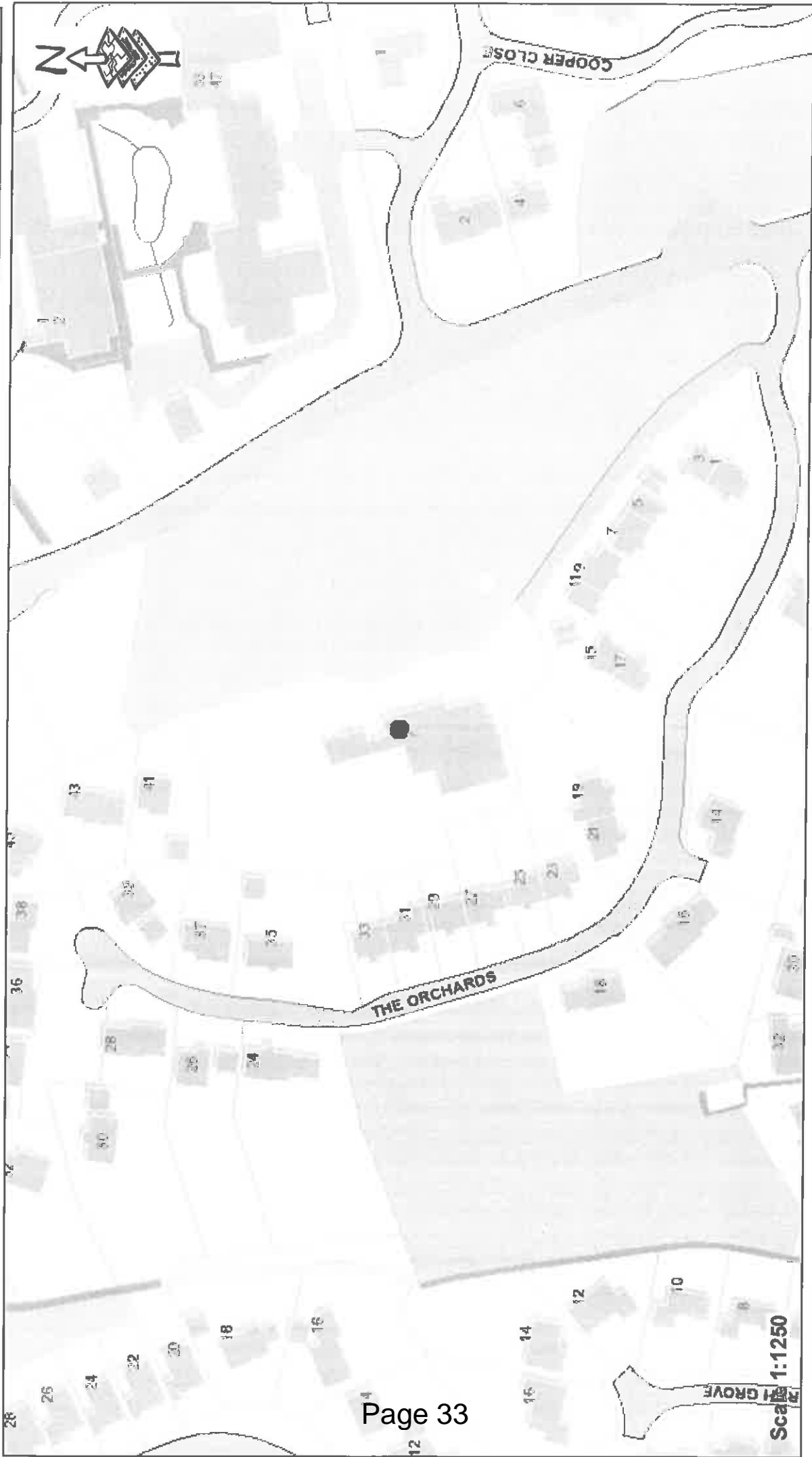
Reference: Oakwood Hall Hotel, Lady Lane Bingley.
Review of premises Licence.

Dear Sir,

We would just like to make a short comment that "Oakwood Hall" should be granted the Licence as requested we have no problems with the activities of Oakwood Hall in fact we feel it adds to the community spirit.

Thank You
and

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