

Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 2 March 2021

Committee:
Licensing Act Sub-Committee

Date: Wednesday, 10 March 2021
Time: 10.00 am
Venue: THIS IS A VIRTUAL MEETING

Members of the public will be able to listen to this meeting by clicking on this link:
<http://shropshire.gov.uk/LicensingActSubCommittee10March2021>

Please note that this meeting will be made available through Microsoft Teams Live Events - your device will need to meet the minimum specification as detailed on the Microsoft website at this link: [Device Specification](#)

- You will need to download MS Teams (free) and click on the link to listen to the meeting if you are using a PC
- If using a mobile device, you will need to download the MS Teams app (free) before clicking the link
- Use the link at 2.00 pm on the day of the meeting and click on 'Join as Guest'
- You may receive an error message or a request for login details if you try to gain access before 10.00 am

Claire Porter
Director of Legal and Democratic Services (Monitoring Officer)

Members of Licensing Act Sub-Committee

Roy Aldcroft
Vivienne Parry
Dave Tremellen

Your Committee Officer is:

Shelley Davies Committee Officer
Tel: 01743 257718
Email: shelley.davies@shropshire.gov.uk

AGENDA

1 Election of Chairman

To elect a Chairman for the duration of the meeting.

2 Disclosable Pecuniary Interests

Members are reminded that they must not participate in the discussion or voting on any matter in which they have a Disclosable Pecuniary Interest and should leave the room prior to the commencement of the debate.

3 Application for a Variation of a Premises Licence - Riverside Inn, Cound, Shrewsbury (Pages 1 - 54)

Report of the Public Protection Officer (Specialist) is attached, marked 3.

Contact Ross O'Neil on 0345 6789026



Licensing Act Sub-Committee
Wednesday 10th March 2021
Online via Teams Live

Item
Public

LICENSING ACT 2003

APPLICATION FOR A VARIATION OF A PREMISES LICENCE

Responsible Officer Ross O'Neil, Public Protection Officer (Specialist)
e-mail: licensing@shropshire.gov.uk Tel: 0345 6789026

1. Summary

Shropshire Council being the authorised licensing authority for:

- Riverside Inn, Cound, Shrewsbury, Shropshire, SY5 6AF

has received an application for a variation of the premises licence at the premises. (A location plan and location photographs are attached to the report as **Appendix A and B**).

The application has been accepted as a valid application and during the statutory consultation period relevant representations were made. The application is therefore required to be determined by way of a hearing of the Licensing Act Sub-Committee.

In determining the application, the Licensing Authority must give appropriate weight to:

- the steps that are necessary to promote the licensing objectives;
- the representations (including supporting information) presented by all parties;
- Guidance issued under Section 182 of the Licensing Act 2003;
- Shropshire Council's Statement of Licensing Policy 2019 - 2024.

After considering all the relevant issues the Licensing Authority may grant the application in full or in part, subject to such conditions that are deemed necessary and appropriate. Any conditions imposed must be appropriate for the promotion of the licensing objectives.

Alternatively, the application can be refused if it is considered appropriate for the promotion of the licensing objectives.

Following a hearing, the Licensing Authority should give its decision and provide reasons to support it. This will be important if there is an appeal by any of the parties.

All parties are required to be notified of a decision and that decision should be accompanied by information on the right of the party to appeal.

2. Recommendations

That the Sub-Committee determines the application in accordance with the Statutory Guidance issued under s182 of the Licensing Act 2003, the Council's Statement of Licensing Policy 2019 - 2024, the information contained within this report, supporting documentation and having had due regard to the applicant and the parties/authorised bodies making relevant representations.

That the Sub-Committee determines the application in accordance with the options in paragraph 9.

That the Sub-Committee provides the reasons for its decision.

REPORT

3. Human Rights Act Appraisal

The Committee is required to consider the consequences of refusal or approval on the applicant's human rights.

4. Financial Implications

None.

5. Purpose of Report

To consider an application for a variation of the premises licence at Riverside Inn, Cound, Shrewsbury, Shropshire, SY5 6AF.

6. Background

- 6.1 Greene King Brewing and Retailing Limited have made an application for a variation of the premises licence, with the assistant of John Gaunt & Partners.
- 6.2 Greene King has had held the current premises licence since March 2020 when they transferred the licence from the previous holder, which dated back to pre-2005. The premises are situated in a rural setting on the A458 between the villages of Cross Houses and Cressage, surrounded by open countryside to the front, the River Severn to the rear and a few residential properties either side.

6.3 The existing Premises Licence (**Appendix C**) permits the following:

Opening hours

No opening hours

Supply of Alcohol (on and off premises)

Monday to Saturday 10:00 - 23:00

Sunday 12:00 – 22:30

Non-Standard Timings

Good Friday 12:00 – 22:30. Christmas day 12:00 – 15:00 and 19:00 – 22:30

New Year's Eve end time is start time on New Year's Day

(One additional hour if ancillary to a meal. Unrestricted hours for hotel residents only)

Recorded Music (Indoors)

Monday to Sunday 00:00 – 23:59

Late Night Refreshment (Indoors)

Monday to Saturday 23:00 – 00:00

Sunday 23:00 – 23:30

Non-Standard Timings

Good Friday and Christmas day 23:00 – 23:30

New Year's Eve 23:00 – 05:00

The existing plan of the premises (**Appendix D**) shows the entire ground floor is licensed, with the 'off sales' allowing consumption in external areas.

6.4 The variation application (**Appendix E**) seeks to amend the following:

Opening hours

Monday to Sunday 06:00 – 01:00

Non-Standard Timings

24 Hours for hotel residents

Supply of Alcohol (on and off premises)

Monday to Sunday 09:00 – 00:30

Non-Standard Timings

24 Hours for bona fide guests (as existing)

New Year's Eve 09:00 – 01:00 on 2nd January

Recorded Music (Both)

Monday to Sunday 00:00 – 23:59

Non-Standard Timings

New Year's Eve 09:00 – 01:00 on 2nd January

Late Night Refreshment (Both)

Monday to Sunday 23:00 – 00:30

Non-Standard Timings

New Year's Eve 09:00 – 01:00 on 2nd January

Films (Both)

Monday to Sunday 09:00 – 00:30

Non-Standard Timings

New Year's Eve 09:00 – 01:00 on 2nd January

- 6.5 The applicant has also requested to remove all “Embedded Restrictions” which were part of the previous Public Entertainment Licence and replace with modernised versions as of operating schedule paragraph M(a) to (e).
- 6.6 The variation application also seeks refurbishment throughout both internally and externally at the premises and to extend the licensable area to the rear of the premises and to the West, incorporating an additional building, the ‘Coach House’. (The proposed plan of the premises can be found at **Appendix F (1) and F (2)**).
- 6.7 Within the application the applicant has also identified additional conditions for to promote the four licensing objectives. The operating schedule details that the following steps would be taken
- 6.7.1 Prevention of Crime and Disorder
- 1] The use of door staff will be risk assessed on an ongoing basis by the licence holder or premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
- 2] Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
- 3] There shall be a zero-tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.
- 4] The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
- 5] The management of the premises will liaise with police on issues of local concern or disorder.
- 6] CCTV will be installed with recording facilities such recordings shall be retained for a period of 31 days and made available within a reasonable time upon request by the police, such as to cover the main entrance to the premises.

7] There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

6.7.2 Public Safety

1] To comply with the reasonable requirements of the fire officer from time to time.

2] The premises will have adequate safety and firefighting equipment and such equipment will be maintained in good operational order.

3] Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.

4] Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.

5] Fire Exits and means of escape shall be kept clear and in good operational condition.

6.7.3 Prevention of Public Nuisance

1] Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.

2] Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises. Where appropriate the licensee or a suitable staff member will monitor patrons leaving at closing time.

3] Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.

4] Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

6.7.4 Protection of Children from Harm

1] The restrictions set out in the Licensing Act 2003 will apply.

7. Representations received (Responsible Authorities)

7.1 Four representation had been received from Responsible Authorities, namely Environmental Health, Trading Standards, Licensing and the Police. Representations have been withdrawn by all four authorities.

7.2 Environmental Health were concerned about the noise externally after 23:00 hours at the premises. It has been agreed that the following conditions will

also be included under the prevention of public nuisance on the Licence if granted

1] No regulated entertainment outdoors after 23:00.

2] No films to be shown in external areas.

7.3 Trading Standards wanted further conditions rather than the ones currently set out in the Licensing Act 2003. The following additional conditions have been agreed and will also be included under The Protection of children from harm if granted

1] A Challenge 21 Policy will be implemented with appropriate signage displayed at points of sale.

2] A challenge log for Challenge 21 and refusals will be maintained and made available to any authorized authority on request The challenge log can be kept either electronically or in a hard backed/ bound book.

3] Training on the Challenge 21 procedures, proxy sales and their responsibilities under the Licensing Act 2003 will be held for all persons supplying alcohol.

4] Refresher training on Challenge 21, proxy sales and their responsibilities under the Licensing Act 2003 to be provided no less than annually. Training records retained and available at the premises to any authorised authority on request.

7.4 Licensing, acting as responsible authority, were happy with the content but wanted clarity on proposed conditions. One condition around training for underage sales has been agreed with Trading Standards and the following wording has been agreed to replace condition 1 for prevention of crime and disorder and condition 1 for prevention of public nuisance, if granted

Prevention of Crime and Disorder

1] The use of door staff will be in accordance with the premises' written risk assessment, which will be reviewed on an ongoing basis by the licence holder or premises supervisor. Where engaged, door staff shall be licensed by Security Industry Authority.

Prevention of Public Nuisance

2] Prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.

7.5 The police are also in agreement with the wording as above in section 7.4 for the door staff as per the premises' written risk assessment.

8. Representations received (Other Persons)

- 8.1 Three representations have been received from ‘other persons’, which although supportive have concerns in respect of the Prevention of Public Nuisance as they are nearby residents. Principally the concerns relate to the nuisance that could be caused from the new ‘Coach House’ and the additional land to the West of the premises that will have a patio and fire pit area. They will state that this additional building and area was not used by the premises previously to provide external facilities. (Location of ‘other persons’ representation map can be found at **Appendix G**).
- 8.2 The Public Protection Officer encouraged and supported all parties to attempt to negotiate and mediate during the consultation period in order to remove the need for a hearing (28.18 of Shropshire Council’s Licensing Policy 2019 – 2024). The representations have not been withdrawn and the applicant has indicated they wish to continue with the application as submitted. (Representations can be found at **Appendix H – J**).

9. Options for Consideration

- 9.1 The options available to the Licensing Sub-Committee having considered all the relevant information are as follows:
- To refuse to grant the application
 - To grant the application with (or without) conditions in full (or in part)
- 9.2 If the application is to be granted in line with the submitted operating schedule, then the amendments/additions and conditions as detailed in paragraph 6 and amendments/additions as agreed with authorities detailed in paragraph 7 of this report would need to be included in the licence.
- 9.3 Additional conditions or restrictions to licensable activities and/or times should only be imposed if considered appropriate for the promotion of the licensing objectives. If other law already places certain statutory responsibilities on a premises, it would not be appropriate to impose similar duties.
- 9.4 Members of the Sub-Committee should be advised that the applicant, licence holder or any other person who made relevant representations in relation to the application may appeal against the decision made to the Magistrates’ Court within 21 days of the date on which they were notified.

10. Standard of Decision Making

- 10.1 In accordance with the provisions of the Licensing Act 2003 and the Council’s scheme of delegation, all applications where a relevant representation has been made have to be determined by this Sub-Committee.

- 10.2 When determining the application, the Sub-Committee should only consider issues, which relate to the four licensing objectives. The licensing objectives are:
- The prevention of Crime and Disorder
 - Public Safety
 - The prevention of a Public Nuisance
 - The protection of Children from Harm
- 10.3 Members of the Sub-Committee must have regard to the statutory guidance issued under section 182 of the Licensing Act 2003 and the Council's Statement of Licensing Policy. Members of the Sub-Committee may deviate from the statutory guidance and licensing policy only if they deem that there is good reason to do so.
- 10.4 Members of the Sub-Committee should not allow themselves to predetermine the application or to be prejudiced in favour or opposed to the applicant and/or the licence holder and shall only determine the application having had an opportunity to consider all relevant facts.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Shropshire Council Licensing Policy 2019 – 2024

<https://www.shropshire.gov.uk/media/12345/statement-of-licensing-policy-2019-to-2024.pdf>

Guidance issued under section 182 of the Licensing Act 2003 (April 2018)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/705588/Revised_guidance_issued_under_section_182_of_the_Licensing_Act_2003_April_2018_.pdf

The Licensing Act 2003 (Hearings) Regulations 2005

<https://www.legislation.gov.uk/ukxi/2005/44/contents/made>

The Licensing Act 2003 (Hearings) (Amendment) Regulations 2005

<https://www.legislation.gov.uk/ukxi/2005/78/made>

Cabinet Member (Portfolio Holder)

Cllr G Butler

Local Member

Cllr C Wild

Appendices

Appendix A – Location map

Appendix B – Location photographs

Appendix C – Existing licence

Appendix D – Existing plan

Appendix E – Variation application

Appendix F (1) and F (2) – Proposed plan of premises

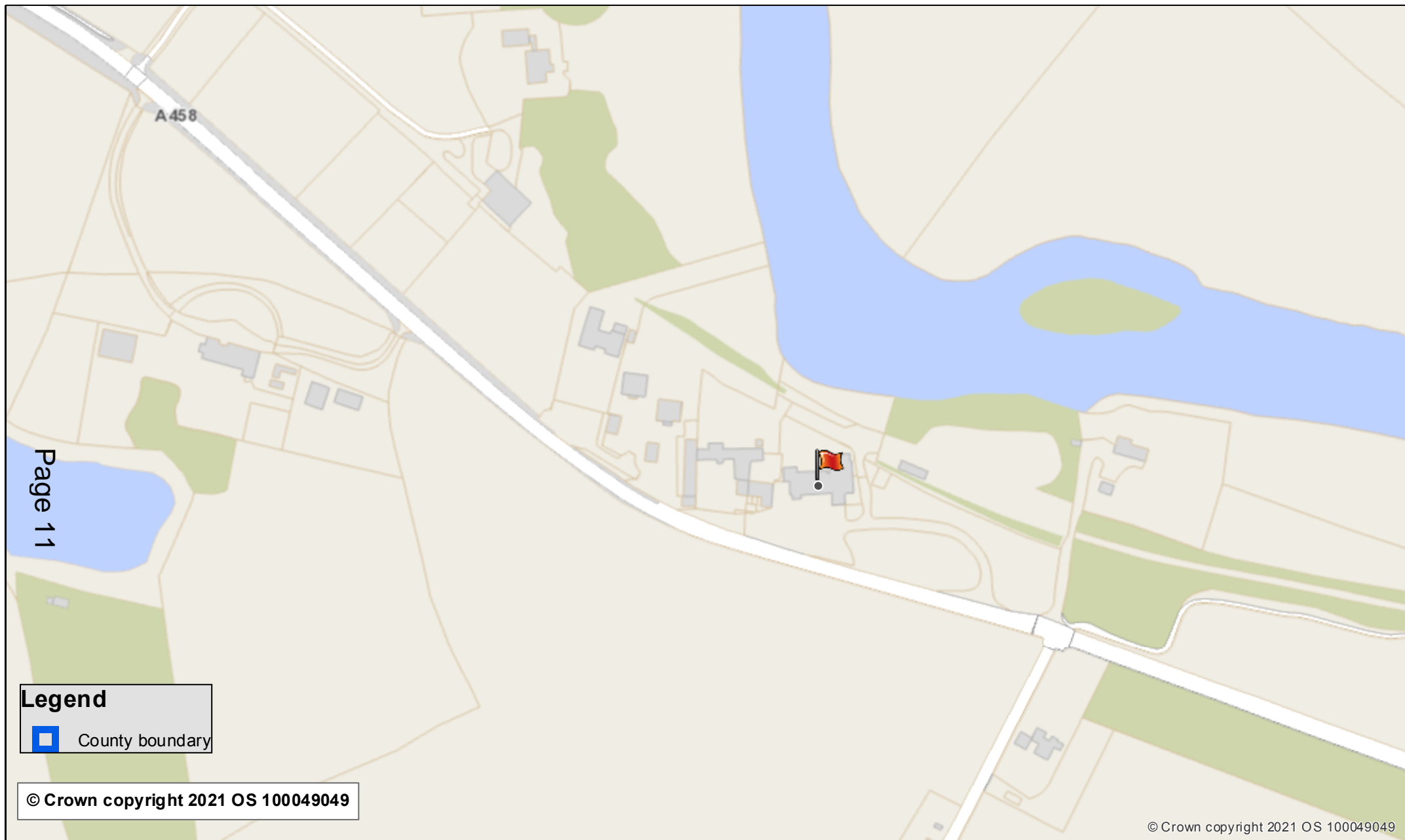
Appendix G – Location of ‘other persons’ representation map

Appendix H – Representation L. Tristham


Appendix I – Representation K. Clarke

Appendix J – Representation L. Clarke

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Legend

 County boundary

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Riverside Inn, Count (red flag - premises)



Date: 01/03/2021

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Riverside Inn, Cound, Shrewsbury



- Front view of the premises -



- View of the premises, on the left, travelling West to East on the A458 -



- View of the premises, on the right, travelling East to West on the A458 -



- 3D Satellite view from the front of the premises -

This Licence is Issued by



SC/20/00874/LTRPRE

Premise Licence

Licensing Act 2003

Part 1 - Premises Details

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

Riverside Inn
Cound, Shrewsbury, Shropshire, SY5 6AF

Where the licence is time limited, the dates

Not applicable

The opening hours of the premises

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

Supply of Alcohol

Monday to Saturday 10:00 - 23:00

Sunday 12:00 - 22:30

Non Standard Timings

Good Friday 12.00-22.30. Xmas Day 12.00-15.00 + 19.00-22.30. New Years Eve end time is start time on New Years Day. (One additional hour if ancillary to a meal. Unrestricted hours for hotel residents only).

Late Night Refreshment (Both)

Monday to Saturday 23:00 - 00:00

Sunday 23:00 - 23:30

Non Standard Timings

Good Friday + Xmas Day 23.00-23.30. New Years Eve 23.00-05.00.

Recorded Music (Both)

Monday to Sunday 00:00 - 23:59

Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Alcohol is supplied for consumption on and off the premises

Part 2

**Name, (registered) address, telephone number and email (where relevant)
of premises licence holder**

Greene King Brewing And Retailing Limited
Westgate Brewery, Bury St Edmunds, Suffolk, IP33 1QT

Registered number of holder, for example company number, charity number (where applicable)

03298903

**Name, Address and Telephone Number of Designated Premises Supervisor Where
the Premises Licence Authorises the Supply of Alcohol**

[REDACTED]

**Personal Licence Number and Issuing Authority of Personal Licence held by
Designated Premises Supervisor Where the Premises Licence Authorises for the
Supply of Alcohol**

Licence No: [REDACTED]

Issued by: [REDACTED]

Annexes

Annex 1 – Mandatory Conditions

For the supply of alcohol

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 their personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Exhibition of films

For all premises licences and club premises certificate authorising the exhibition of films, access will be restricted only to those who meet the required age limit in line with any certificate granted by the British Board of Film Classification.

Admission of children to the exhibition of any film to be restricted in accordance with the recommendations given to films by a body designated under Section 4 of the Video Recordings Act 1984 - the British Board of Film Classification is the only body so designated.

Door Supervision

Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, each such individual must be licensed by the Security Industry Authority.

Mandatory Drinks Code Conditions

1. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or,

(ii) drink as much alcohol as possible (whether within a time limit or otherwise); .

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

(e) dispensing alcohol directly by one person into the mouth of another (other than where

that other person is unable to drink without assistance by reason of disability).

2. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

3. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

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

(a) a holographic mark, or

(b) an ultraviolet feature.

4. The responsible person must 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.

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

Mandatory Price Conditions

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula—

$$P=D+(D \times V)$$

where—

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added

Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4.—(1) Paragraph 2 applies where the permitted price given by sub-paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Embedded Restrictions

Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:-

- o On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10am to 11pm
- o On Sundays, other than Christmas Day or New Years Eve, 12 noon to 10.30pm
- o On Good Friday, 12 noon to 10.30pm
- o On Christmas Day, 12 noon to 3pm and 7pm to 10.30pm
- o On New Years Eve, except on a Sunday, 10am to 11pm
- o On New Years Eve on a Sunday, 12 noon to 10.30pm
- o On New Years Eve from the end of permitted hours on New Years Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).

The above restrictions do not prohibit:

- o During the first twenty minutes after the above hours the consumption of the alcohol on the premises
- o During the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel
- o During the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals
- o Consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises
- o The ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered
- o The sale of alcohol to a trader or club for the purposes of the trade or club
- o The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply 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
- o The taking of alcohol from the premises by a person residing there: or
- o 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/her at his/her own expense, or the consumption of alcohol by persons so supplied; or
- o 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.

Alcohol may be sold or supplied (for one hour following the hours set out above and)(on Xmas Day between 15.00 and 19.00) to persons taking table meals in the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as ancillary to him meal. For other purposes or in other parts of the premises the hours set out above shall continue to apply.

No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- o He/she is the child of the holder of the premises licence
- o He/she resides in the premises, but is not employed there
- o He/she is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress
- o The bar is in premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

Consumption

Alcohol sold for off licence consumption shall not be sold in an open container or be consumed in the licensed premises

Annex 2 – Conditions consistent with the operating schedule

When intoxicating liquor is served or supplied in the first floor conference room, it must be under constant supervision.

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

Not applicable

Annex 4 – Plans

Plan reference and date: Plan recd 5 July 2005

Licensing Team, Public Protection, Shropshire Council,
Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND
www.shropshire.gov.uk 0345 678 9026

This Licence is Issued by



SC/20/00874/LTRPRE

Premise Licence Summary

Licensing Act 2003

Premises Details

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

Riverside Inn
Cound, Shrewsbury, Shropshire, SY5 6AF

Where the licence is time limited, the dates

Not applicable

The opening hours of the premises

Licensable activities authorised by the licence and the times the licence authorises the carrying out of licensable activities

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Sunday 12:00 - 22:30

Non Standard Timings

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Sunday 23:00 - 23:30

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Recorded Music (Both)

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Where the licence authorises supplies of alcohol whether these are on and/or off supplies

Alcohol is supplied for consumption on and off the premises

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Name, (registered) address of premises licence holder

Greene King Brewing And Retailing Limited
Westgate Brewery, Bury St Edmunds, Suffolk, IP33 1QT

Registered number of holder, for example company number, charity number (where applicable)

03298903

Name of Designated Premises Supervisor Where the Premises Licence Authorises the Supply of Alcohol

[REDACTED]

Licensing Team, Public Protection, Shropshire Council,
Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND
www.shropshire.gov.uk 0345 678 9026

THE RIVERSIDE INN

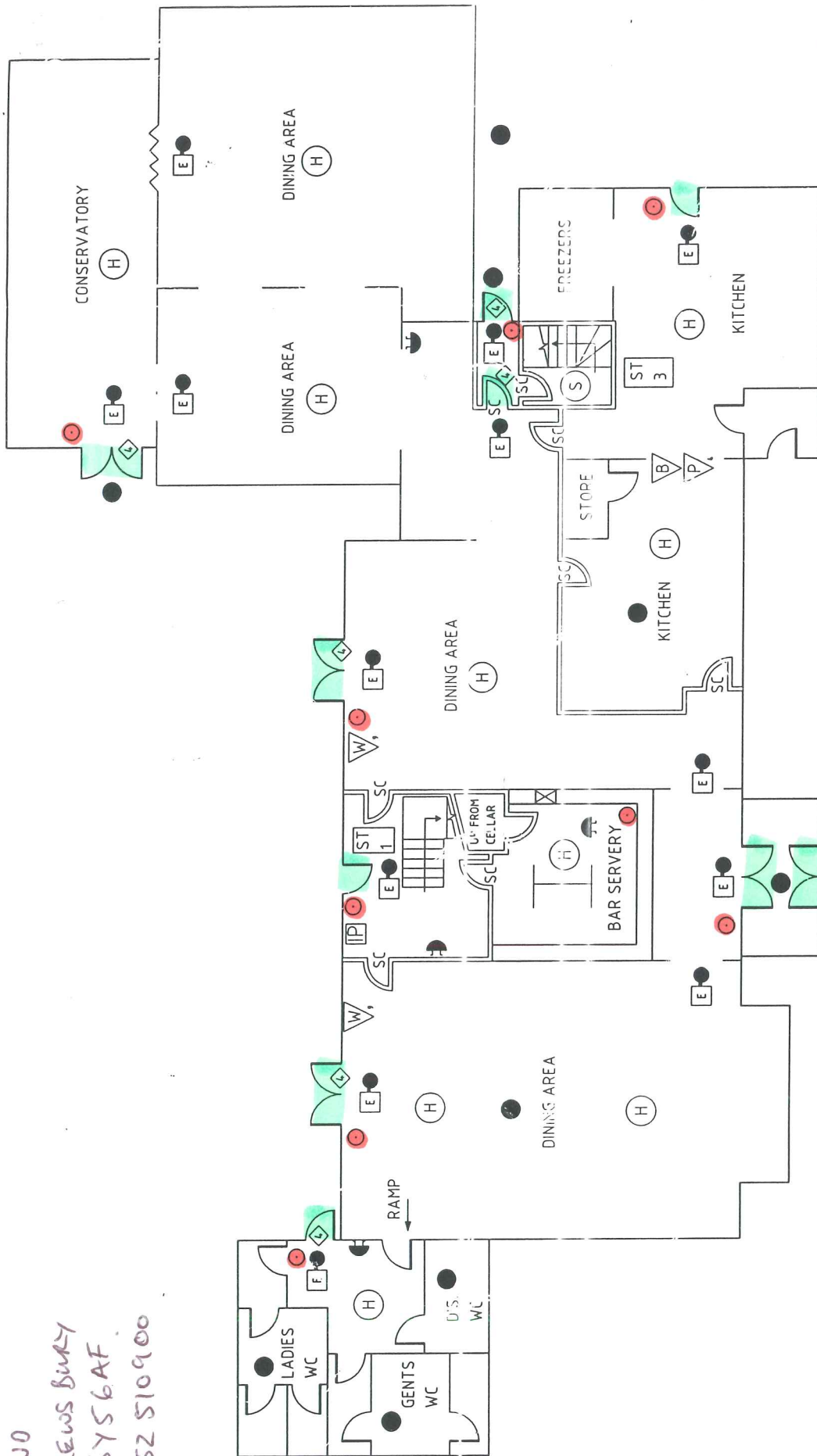
COUNO

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GROUND FLOOR

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Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

We Greene King Brewing and Retailing Limited being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below.

Premises Licence Number

SC/20/00874/LTRPRE

Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description	
Riverside Inn, Cound,	
Post town Shrewsbury	Post code SY5 6AF

Telephone number of premises (if any)

Non-domestic rateable value of premises

40,500

Part 2 – Applicant Details

Daytime contact telephone number

Email address
(optional)

Current postal
address if
different from
premises address

Westgate Brewery,

Post Town

Bury St Edmunds

Postcode

IP33 1QT

Part 3 – Variation

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

Please tick ✓/yes



On completion of the works

If not do you want the variation to take effect from

Day Month Year

--	--	--	--	--	--	--	--

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

N/A

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

(Please see Guidance Note 1)

yes ☐ no ☒

Please describe briefly the nature of the proposed variation (please read guidance note 2)

The applicant purchased these premises and transferred the Premises Licence application finalised in April, 2020.

Greene King Brewing & Retailing Ltd seek to invest in the refurbishment of this premises to improve the facilities that have been on offer to members of the public for many years as a food led licensed premises with accommodation.

The applicant is proposing to refurbish the premises to improve standards throughout the building both internally and externally. The Riverside Inn is to continue to operate as a food led outlet with a small accommodation provision under the applicant's brand "Chef & Brewer". The Chef & Brewer pubs offer an "authentic Country pub experience with roaring log fires and cosy nooks to set the perfect scene at winter to beautiful outdoor spaces and beer gardens to help enjoyment of long summer days alongside an excellent dining experience".

The Licence itself dates back to conversion in 2005 and contains a number of conditions relating to the previous Public Entertainment Licence in force. The conditions are outmoded and do not suit the current and proposed operation of the premises.

In summary the request for the variation falls into a number of parts as follows:-

1. The extension of the hours for sale by retail of alcohol to permit such licensable activity daily 09.00 to 00.30 with the premises closing to the public 30 minutes thereafter.
2. To retain the ability to sell alcohol to residents 24 hours a day, seven days a week.
3. To remove the restrictive conditions of non-standard timings upon the Licence for licensable activities on Good Friday and Christmas Day and for those days to be licensed as per the standard hours for licensable activities on the Licence.
4. To permit late night refreshment by way of extension for the same hours as the sale by retail of alcohol.
5. To permit the provision of films for the same hours as sale of alcohol to non residents.
6. To remove conditions on the Licence relating to those conditions endorsed as part of the previous Public Entertainment Licence and "Embedded Restrictions" and one other condition and to replace these with a modernised version of the conditions under the Licensing Act 2003. A document attached marked "Schedule A" indicates the conditions requested to be removed from the Premises Licence.
7. To approve the opening times of the premises to non-residents to 06.00 to 01.00 Monday to Sunday for the provision of breakfasts and refreshment prior to the commencement of the licensable activities for non-residents upon the Licence.
8. No application is made to amend the recorded music licensable activity hours by virtue of this variation. This is to remain as existing both internally and externally.
9. To approve the proposed layout of the premises in accordance with the plans deposited with the Licensing Authority (plan number 7882/26 Rev a dated 06.01.20), briefly these alterations comprise as follows:-
 - Refurbishment throughout both internally and externally at the premises as reflected on the deposited plans.
 - Removal and reconfiguration of bar servery area by the taking out of the old central bar and its repositioning to the left of the bar area as reflected on the deposited plans.
 - Reconfiguration and enlargement of the toilet provision at the premises.
 - Reconstruction and improvement of the conservatory area as shown on the plans.
 - Reconfiguration and improvement of the coach house area with bar servery to be included within the licensed area for the sale of alcohol, recorded music and late night refreshment.
 - The incorporation of the external areas as shown on the plans within the licensed area. The external area at these premises have historically been used for consumption of food and drinks for many years without issue.

10. As part of the application it is proposed to update and offer additional conditions as detailed in the Operating Schedule paragraph M(a) to (e).

The appropriate drawings deposited with this application are

- Proposed licensing drawing no. 7882-26 Rev a.
- Drawing no. 7882-22 Ref F - proposed first floor and second floor accommodation areas (not to be licensed) for informative purposes only.

It is not believed that the site is in an area of cumulative impact or in an area in respect of which a special policy to this effect has been adopted. It is intended that this development will improve the area, providing jobs for the local community and a new and updated leisure facility at this location to facilitate the community.

Part 4 Operating Schedule

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

Please tick ✓ yes

Provision of regulated entertainment (Please see guidance note 3)

- | | |
|---|-------------------------------------|
| a) Plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) Films (if ticking yes, fill in box B) | <input checked="" type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input checked="" type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

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

Sale by retail of alcohol (if ticking yes, fill in box J) ☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon				Please give further details here (please read guidance note 5)	
Tue					
Wed					
Thur			State any seasonal variations for performing plays (please read guidance note 6)		
Fri					
Sat					
Sun			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 7)		

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon	09:00	00:30		Please give further details here (please read guidance note 5) Exhibition of a film principally video entertainment on screens and TV screens.	
Tue	09:00	00:30			
Wed	09:00	00:30			
Thur	09:00	00:30	State any seasonal variations for the exhibition of films (please read guidance note 6) N/A – save as below		
Fri	09:00	00:30			
Sat	09:00	00:30			
Sun	09:00	00:30	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 7) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)
Tue			
Wed			
Thur			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 7)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 8)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 5)	Both	
Tue					
Wed					
Thur			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 6)		
Fri					
Sat			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 7)		
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	Please give further details here (please read guidance note 5)			
Mon						
Tue						
Wed			State any seasonal variations for the performance of live music (please read guidance note 6)			
Thur						
Fri						
Sat			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 7)			
Sun						

F (No Change)

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).		Indoors	
					Outdoors	
					Both	✓
Day	Start	Finish	Please give further details here (please read guidance note 5) Recorded music, including juke box, with or without a DJ, during normal business hours or as part of functions and including audience participation as specified in part 3 above.			
Mon	00:00	23:59				
Tue	00:00	23:59				
Wed	00:00	23:59	State any seasonal variations for playing recorded music (please read guidance note 6) N/A – save as below			
Thur	00:00	23:59				
Fri	00:00	23:59				
Sat	00:00	23:59	Non standard timings. Where you intend to use the premises for the playing of recorded music entertainment at different times to those listed in the column on the left, please list (please read guidance note 7) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)			
Sun	00:00	23:59				

G

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

H

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

I

Late night refreshment Standard days and timings (please read guidance note 8)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick {Y} (please read guidance note 4).	Indoors	
				Outdoors	
				Both	✓
Day	Start	Finish			
Mon	23:00	00:30	Please give further details here (please read guidance note 5) As stated in Part 3 above and to include the provision of hot food and drinks for consumption on and off the premises at the Manager's discretion and in the areas identified.		
Tue	23:00	00:30			
Wed	23:00	00:30			
Thur	23:00	00:30	State any seasonal variations for the provision of late night refreshment (please read guidance note 6) N/A – save as below		
Fri	23:00	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 7) When hours for sale of alcohol are extended hereunder these hours are also extended (see box J below)		
Sat	23:00	00:30			
Sun	23:00	00:30			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption (Please tick box Y) (please read guidance note 9)	On the premises	
				Off the premises	
				Both	✓
Day	Start	Finish			
Mon	09:00	00:30	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Tue	09:00	00:30			
Wed	09:00	00:30			
Thur	09:00	00:30	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri	09:00	00:30	To permit the sale of alcohol and such regulated entertainment authorised hereunder on New Year's Eve commencing 09:00 until 01:00 on the 2 nd January. To permit the sale to residents and supply to their bona fide guests 24 hours per day (as existing).		
Sat	09:00	00:30			
Sun	09:00	00:30			

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 10) NONE save for the presence of AWP machines the use of which is not permitted by persons under the age of 18

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variation (please read guidance note 6) Please see box J above
Day	Start	Finish	Non standard timings. Where you intend to use 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 7) The premises will remain open 24 hours a day for Hotel residents. For non-residents the premises will close 30 minutes after the end of the non-standard timings identified in box J above.
Mon	06:00	01:00	
Tue	06:00	01:00	
Wed	06:00	01:00	
Thur	06:00	01:00	
Fri	06:00	01:00	
Sat	06:00	01:00	
Sun	06:00	01:00	

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

Attached is a copy of the Conditions requested to be removed as they are old, obsolete and outdated. This is marked "Schedule A" on the attached document.

Please tick ✓ yes

I have enclosed the premises licence

☒

I have enclosed the relevant part of the premises licence

☐

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

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

M

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

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

I have undertaken my own risk assessment to take the following proposed steps.

b) The prevention of crime and disorder

No further risks have been identified which need to be addressed, save as below

1. The use of doorstaff will be risk assessed on an ongoing basis by the licence holder or premises supervisor. Where engaged, door staff shall be licensed by the Security Industry Authority.
2. Staff will receive training on matters concerning underage sales, drugs policies and operating procedures.
3. There shall be a zero tolerance policy in relation to drugs at the premises and there shall be regular checks by management to prevent the use of drugs by patrons. Drugs seized shall be stored securely and handed to the police.
4. The premises shall operate a proof of age scheme and will require photographic identification from any person who appears to be under the age of 21 years.
5. The management of the premises will liaise with police on issues of local concern or disorder.
6. CCTV will be installed with recording facilities such recordings shall be retained for a period of 31 days and made available within a reasonable time upon request by the police, such as to cover the main entrance to the premises.
7. There shall be no drinks promotions at the premises which are inconsistent with the need to promote responsible drinking.

c) Public safety

No further risks have been identified which need to be addressed, save as below

1. To comply with the reasonable requirements of the fire officer from time to time.
2. The premises will have adequate safety and firefighting equipment and such equipment will be maintained in good operational order.
3. Staff will be trained on matters of safety, evacuation and use of emergency equipment as required.
4. Spillages and breakages will be removed as soon as possible to reduce the risk to patrons and staff.
5. Fire Exits and means of escape shall be kept clear and in good operational condition.

d) The prevention of public nuisance

No further risks have been identified which need to be addressed, save as below

1. Where appropriate, prominent, clear and legible notices shall be displayed at all exits requesting the public respect the needs of local residents and to leave the premises and area quietly.
2. Patrons will be encouraged by staff to leave quietly and respect the interests of the occupiers of any nearby noise sensitive premises. Where appropriate the licensee or a suitable staff member will monitor patrons leaving at closing time
3. Noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby properties.
4. Contact numbers for local taxi firm(s) shall be kept at the premises and made available to patrons requiring a taxi.

e) The protection of children from harm

1. The restrictions set out in the Licensing Act 2003 will apply. No unusual or additional risks of harm to children have been identified.

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has



RIVERSIDE INN, COUND, SHREWSBURY. SY5 6AF

CONDITIONS REQUESTED TO BE REMOVED AS PART OF THE APPLICATION FOR
VARIATION OF THE PREMISES LICENCE REFERRED TO IN THE APPLICATION AS
SCHEDULE A

Embedded Restrictions

By converting the licence under the Licensing Act 2003, the following embedded restrictions are carried over from the Licensing Act 1964.

Permitted Hours

Alcohol shall not be sold or supplied except during permitted hours. In this condition, permitted hours means:

- a) On weekdays, other than Christmas Day, Good Friday or New Year's Eve, 10:00am to 11:00pm
- b) On Sundays, other than Christmas Day or New Years Eve, 12:00 noon to 10:30pm
- c) On Good Friday, 12:00 noon to 10:30pm
- d) On Christmas Day 12:00 noon to 3:00pm and 7:00pm to 10:30pm
- e) On New Year's Eve, except on a Sunday, 10:00am to 11:00pm
- f) On New Year's Eve on a Sunday, 12:00 noon to 10:30pm

The above restrictions do not prohibit:

- a) During the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- b) During the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;

The above restrictions do not prohibit:

- a) During the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- b) During the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- c) During the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meal;
- g) The sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's navel, military or air forces;

Alcohol may be sold or supplied (for one hour following the hours set out above and) (on Christmas day, between 15:00 and 19:00) to persons taking table meals in the premises usually set apart for the service of such persons and for consumption by such a person in that part of the premises as ancillary to his meal. For other purposes or in other parts of the premises the hours set out above shall continue to apply.

Children in Bars

No person under fourteen (14) shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:

- a) He is the child of the holder of the premises licence.
- b) He resides in the premises, but is not employed there.
- c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress.
- d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary. In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

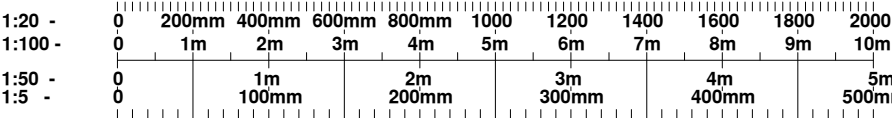
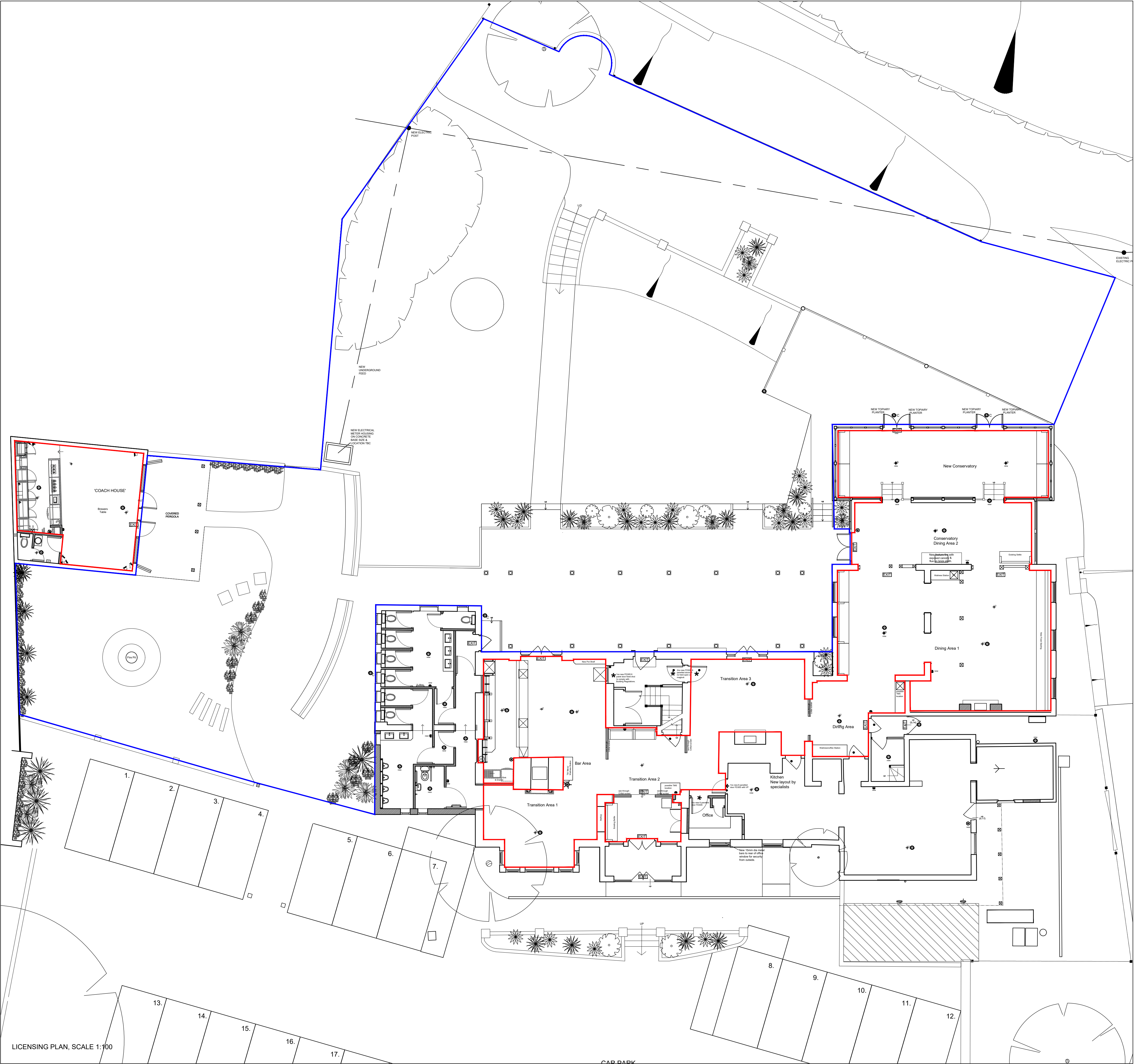
Consumption

Alcohol sold for off licence consumption shall not be sold in an open container or be consumed in the licensed premises.

This licence is subject to such further conditions as are consistent with any restrictions imposed on the use of the premises for the existing licensable activities under the licence by virtue of the enactments hereinafter set out:-

Children and Young Persons Act 1933
Cinematograph (Safety) Regulations 1955
Sporting Events (Control of Alcohol etc) Act 1985

When intoxicating liquor is served or supplied in the first floor Conference Room, it must be under constant supervision.



do not scale dimensions from this drawing, if in doubt refer to js design.
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all materials specified must be used in accordance with the manufacturers
recommendations and all relevant current codes of practice.

rev	date	note
a	05.10.20	coach house and courtyard garden added
b	09.02.21	red line boundary removed from site location plan
c	09.02.21	unnecessary furniture and hatching removed

FIRE LEGEND

	FIRE ALARM SOUNDER
	SMOKE DETECTOR (area to be covered by)
	HEAT DETECTOR (area to be covered by)
	FD30S WITH SELF CLOSING DEVICE
	FD60S WITH SELF CLOSING DEVICE
PBTO	DOOR FITTED WITH PANIC BAR SET & 'PUSH BAR TO OPEN' SIGN
FRG	FIRE RESISTING GLAZING
VP	DOOR FITTED WITH VISION PANEL
FDKLS	FIRE DOOR KEEP LOCKED SHUT SIGN
FDKS	FIRE DOOR KEEP SHUT SIGN
EXIT	ILLUMINATED EXIT SIGNAGE
EXT	EXTERNAL EMERGENCY LIGHTFITTING
9LW	9L WATER EXTINGUISHER
CO2	CO2 EXTINGUISHER
FB	FIRE BLANKET
	DISTRESS ALARM AND INDICATOR TO OUTSIDE
	EMERGENCY LIGHT FITTING
C	COMBINED EMERGENCY FITTING
	FIRE ALARM BREAK GLASS POINT

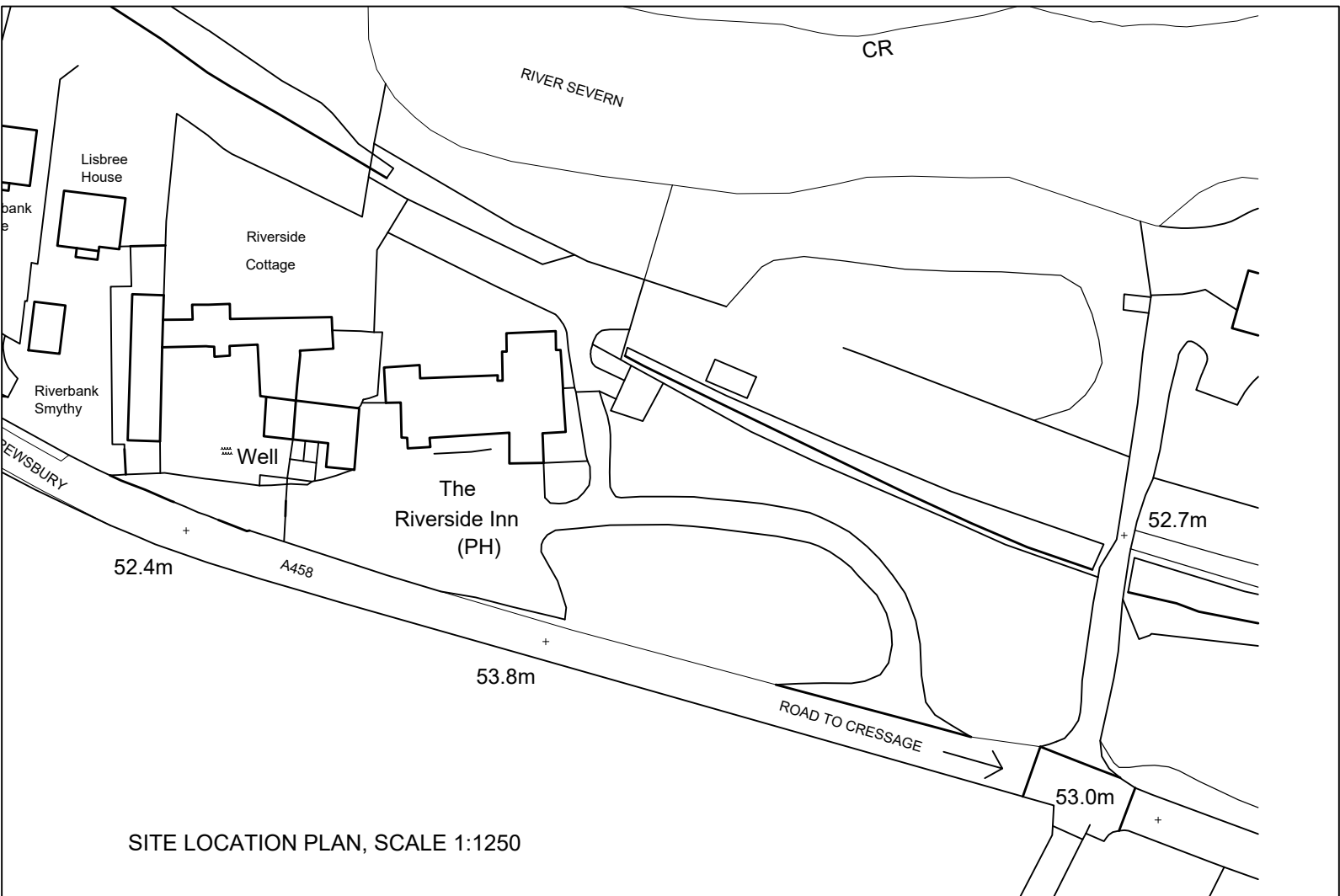
Internal Licensed Area

External Licensed Area

THE LOCATION AND TYPE OF ANY FIRE SAFETY EQUIPMENT IS SHOWN AS IT IS AT PRESENT. THIS MAY BE VARIED WITH THE AGREEMENT OF THE FIRE SAFETY OFFICER OR AFTER FIRE RISK ASSESSMENT

ESTIMATED DRINKING AREAS

GROUND FLOOR: 257m²
2766m²
COACH HOUSE: 25m²
269m²



CDM 2015:
Under the CDM regulations there are no significant design risks.

jsd the jsdesign partnership
architects and interior designers
Unit 5, Peel House, 2 Taunton Street, Shipley Bradford, BD18 3NA.
tel: 01274 533022 email: info@jsdesignpartnership.co.uk
the jsdesign partnership is a limited liability partnership registered no OC 382311

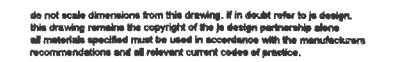
client
Greene King

address
The Riverside Inn
Cound
Shrewsbury
SY5 6AF

drawing title
Licensing Plan

drawing no	rev	date	drawn by	checked	scale @ A1
7882-26	c	06.01.20	SB	MJ	1:100

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rev	date	note
A	10.12.19	2 no fire doors added to first floor
B	12.12.19	General note added.
C	12.12.19	General note for balustrading added.
D	21.01.20	General note for raised balustrading detail omitted.
E	08.07.20	Staff room & equipment added. Staff lockers added. Crit bedroom & into linen room with equipment.
F	21.08.20	New fire doors added. Door numbers added.

Upgrading of electrical wiring will utilise existing main inlets to the building and the existing tracks and cable runs throughout the building so as to avoid intrusion to or loss of historic fabric.

Wiring is to be concealed, as existing, below the floorboards and where new routes are required to connect to new services or sockets, wiring will be concealed wherever possible behind the modern skirting boards or within modern partition walls so as to avoid the chasing in of wires into plasterwork.

In general, the works to windows will comprise replacement of broken panes, renewing of putty seals using Linseed oil putty, replacement of rotten timber sections, most likely to the sills and bottom rails, using matching timber sections spliced into the sash frame. All windows will be re decorated to the interior and exterior in the agreed colour scheme.

ALL BEDROOMS AND ANCILLARY AREAS TO BE FULLY
REFURBISHED, INCLUDING EN SUITE LOCATIONS. NEW
CARPETS, NEW WALL PANNELLING TO LOCATIONS IDENTIFIED
ON DWG. 7852 - 23.
NEW DECORATIONS THROUGHOUT.
NEW TILING TO ENSUITES.
NEW 6 PANEL GEORGIAN STYLE FIRE DOORS AS
ASTERISKED.

CDM 2015:	
	Under the CDM regulations there are no significant design risks.

jsd the jsdesign partnership
architects and interior designers

Unit 5, Pind House, 2 Tounan Street, Shipley Bradford, BD18 3HA.
tel 01274 535022 email: info@jsdesignpartnership.co.uk
www.jsdesignpartnership.co.uk

client	Greene King
address	The Riverside Inn Cound Shrewsbury SY5 6AF

drawing title Proposed 1st & 2nd Floor Plans					
drawing no 7882-22	rev F	date 29.11.19	drawn by SB	checked MJ	scale @ A1 1:50

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Riverside Inn, Cound (red flag - premises, green dots - representations)



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REPRESENTATIONS PROCEDURE NOTES

- A representation can be made against an application for a premise to carry on a licensable activity within the 28 day consultation period. Representations can also be made on premises that are making variations to an existing licence.
- Representations are made by:
 - Responsible authorities
 - Other persons
- Fill in the appropriate form and send to Licensing Team, Public Protection, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

PLEASE NOTE: The representation form must be received by the Licensing Team before the end of the consultation period or it will not be accepted.



**LICENSING ACT 2003
REPRESENTATION FORM**

Other Persons

Name/Company Name/Name of Body you represent	Mr Lee Tristham Neighboring Resident
Postal & email address	[REDACTED]
Telephone number	[REDACTED]

Name & Address of premises for which the representation is being made:

**Riverside Inn
Cound
Shrewsbury
Shropshire**

Your representation must relate to one of the following four Licensing Objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF HARM TO CHILDREN : N/A

TO PREVENT PUBLIC NUISANCE : Yes

Thank you for the communication from Shropshire Council Licensing Team to date and providing the information regarding the new proposed license arrangements.

Can I again state that we are supportive of the redevelopment of the Riverside Inn and look forward to what looks to be a much-improved community facility.

My main concern however is that with the increased customer flow due to the improved provision, and the request to extend open hours until 12:30 am daily (including the use of outdoor areas), this will have an adverse effect on both myself and other neighboring properties from the noise and associated disturbance.

I understand that an 11:00pm cut off has been agreed for outdoor music and entertainment (including music and films) which is welcome, although the extended license will potentially lead to customers utilizing the outdoor space through to 1:00am daily.

I note that in the application, reference is made to the fact that there have not been previous concerns, however the plans for the outdoor area have now changed significantly. Plans now show the development of an existing Coach House with associated patio including fire pit, this land and building was not previously owned or utilized by the pub. My understanding is that this was previous owned by the resident at Riverside Cottage (who was also the previous landlord) and has now been sold to the new owner of the premises. Even if this is not accurate, this land or building was not used by the pub to provide external facilities.

The use of this piece of land and redevelopment of Coach House brings the activities of the pub significantly closer to our property than previously was the case. This with an increased number of customers now potentially using this area through to 1:00am daily will have an impact and cause nuisance for us. The courtyard area will cause an echo due to the nature of the layout, and due to the fact, this area is now closer to our property will further impact on us. This is mainly because previously the outdoor area which was utilized by the pub was significantly further away from the boundary line the coach house now sits on. Customers were well spread outdoors and so any noise was kept to a minimum and was only every present to the earlier time of 11:00. The use of the coach house and fire pit will provide a centralized focal point for outdoor users, which will intensify the amount of disturbance coming from that area which will be used as a gathering point.

In summary therefore, my concern is regarding the extension of the license until 12:30am (1:00am close) daily, and the application of this to the outdoor area including the proposed outdoor coach house and patio area with fire pit. I feel that this has the potential to cause nuisance to our property and have a detrimental impact on our home.

In discussion with the Licensing Team, I have outlined that the Riverside Cottage is currently for sale and that the impact on the new owners of that property will be significant. The wall of their master bedroom will form the rear wall of the coach house bar and outdoor patio area. I understand that this is not within my authority to represent future owners of a neighboring property but feel that it should be something that all parties are aware of. The current owners are moving away and so may not give any direct representation, although clearly new owners are likely to share our concerns.

TO PREVENT CRIME & DISORDER : N/A

PUBLIC SAFETY N/A

Suggested conditions that could be added to the license to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary - refer to checklist.

1. My understanding is that following previous discussion with Environmental Health, agreement has been made that the playing of music, films and other outdoor entertainment is limited to 11:00pm.
2. With regards to the extension of serving license through to 12:30am (and 30 mins after for consumption) on a daily basis, my points for consideration are as follows:
 - a. Is an extension of license through to 12:30am daily for non-residents required?
 - b. If an extension to 12:30am is considered, should this be reduced to key days only (eg weekend use)?
 - c. If an extension to 12:30am is agreed for some or part of the week, could consideration be given to limit the use of outdoor areas to an earlier time (eg. 11:00pm). This could include the closing of the outdoor Coach House Bar at an earlier time meaning that customers are required to be served inside. It would also allow areas such as the patio with the fire pit to be closed with customers asked to use the external balcony area or patio area which is located further away from our boundary line.
 - d. I am aware of other licensed premises which have licensing for the indoor ground floor areas and separate arrangements for any outdoor space, (in some cases requiring customers to go indoors), I feel that this is something which could be applied to this application.

Generally if there is to be a hearing to determine the premises licence application, the sub-committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheets if necessary.

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal process. All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence and any other interested parties. If all parties agree, the application can be dealt with without holding a hearing.

Signed: Lee Tristham

Date: 18/02/2021

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REPRESENTATIONS PROCEDURE NOTES

- A representation can be made against an application for a premise to carry on a licensable activity within the 28 day consultation period. Representations can also be made on premises that are making variations to an existing licence.
- Representations are made by:
 - Responsible authorities
 - Other persons
- Fill in the appropriate form and send to Licensing Team, Public Protection, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND

PLEASE NOTE: The representation form must be received by the Licensing Team before the end of the consultation period or it will not be accepted.



**LICENSING ACT 2003
REPRESENTATION FORM**

Other Persons

Name/Company Name/Name of Body you represent	Mr Kristy Clarke Neighboring Resident
Postal & email address	[REDACTED]
Telephone number	[REDACTED]

Name & Address of premises for which the representation is being made:

**Riverside Inn
Cound
Shrewsbury
Shropshire**

Your representation must relate to one of the following four Licensing Objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF HARM TO CHILDREN : N/A

TO PREVENT PUBLIC NUISANCE : Yes

I am writing in relation to the recent license arrangements proposed for the Riverside Inn, Cound

I am fully supportive of the redevelopment of the Riverside Inn, however, I do have some concerns with the current proposal of the site with particular reference to some of the more recent changes/applications

The first concern is the extended opening hours until 12:30 am daily (including the use of outdoor areas), which I feel will have an adverse effect on both myself and other neighboring properties from the noise and associated disturbance. Historically we have witnessed lots of noise pollution, especially in the summer months due to this being a popular location (Particular reference to a few weddings when the pub opened later with live music)....Complaints have been made historically, that I am sure you are aware of?

I understand that an 11:00pm cut off has been agreed for outdoor music and entertainment (including music and films) which is welcome, although the extended license will potentially lead to customers utilizing the outdoor space through to 1:00am daily which is not acceptable

I have a young family so this type of disturbance outside of normal curfews is unreasonable in my view

A second point of note in the application, is where reference is made to the fact that there have not been previous concerns, however the plans for the outdoor area have now changed significantly. Plans now show the development of an existing Coach House with associated patio including fire pit, this land and building was not previously owned or utilized by the pub. My understanding is that this was previously owned by the resident at Riverside Cottage (who was also the previous landlord) and has now been sold to the new owner of the premises. Even if this is not accurate, this land or building was not used by the pub to provide external facilities.

The use of this piece of land and redevelopment of Coach House brings the activities of the pub significantly closer to mine moreover neighbors properties than previously was the case. This with an increased number of customers now potentially using this area through to 1:00am daily will have an impact and cause nuisance for us. The courtyard area will cause an echo due to the nature of the layout, and due to the fact, this area is now closer to our property will further impact on us. This is mainly because previously the outdoor area which was utilized by the pub was significantly further away from the boundary line the coach house now sits on. Customers were well spread outdoors and so any noise was kept to a minimum and was only every present to the earlier time of 11:00. The use of the coach house and fire pit will provide a centralized focal point for outdoor users, which will intensify the amount of disturbance coming from that area which will be used as a gathering point.

In summary therefore, my concern is regarding the extension of the license until 12:30am (1:00am close) daily, and the application of this to the outdoor area including the proposed outdoor coach house and patio area with fire pit. I feel that this has the potential to cause nuisance to our property and have a detrimental impact on our home.

My neighbor has been in discussion with the Licensing Team and has outlined that the Riverside Cottage is currently for sale and that the impact on the new owners of that property will be significant. The wall of their master bedroom will form the rear wall of the coach house bar and outdoor patio area. I understand that this is not within our authority to represent future owners of a neighboring property but feel that it should be something that all parties are aware of. The current owners are moving away and so may not give any direct representation, although clearly new owners are likely to share our concerns.

TO PREVENT CRIME & DISORDER : N/A

PUBLIC SAFETY N/A

Suggested conditions that could be added to the license to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary - refer to checklist.

1. My understanding is that following previous discussion with Environmental Health, agreement has been made that the playing of music, films and other outdoor entertainment is limited to 11:00pm.
2. With regards to the extension of serving license through to 12:30am (and 30 mins after for consumption) on a daily basis, my points for consideration are as follows:
 - a. Is an extension of license through to 12:30am daily for non-residents required?
 - b. If an extension to 12:30am is considered, should this be reduced to key days only (eg weekend use)?
 - c. If an extension to 12:30am is agreed for some or part of the week, could consideration be given to limit the use of outdoor areas to an earlier time (eg. 11:00pm). This could include the closing of the outdoor Coach House Bar at an earlier time meaning that customers are required to be served inside. It would also allow areas such as the patio with the fire pit to be closed with customers asked to use the external balcony area or patio area which is located further away from our boundary line.
 - d. I am aware of other licensed premises which have licensing for the indoor ground floor areas and separate arrangements for any outdoor space,(in some case requiring customers to go indoors), I feel that this is something which could be applied to this application.

Generally if there is to be a hearing to determine the premises license application, the sub-committee will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. Please attach additional sheets if necessary.

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal process. All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence and any other interested parties. If all parties agree, the application can be dealt with without holding a hearing.

Signed: Kristy Lee Clarke
Date: 18/02/2021

Please return this form along with any additional sheets to the address below:

Licensing Team

Shirehall

Shrewsbury

This form must be displayed on the premises or the date specified in the newspaper advert.
For confirmation

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REPRESENTATIONS PROCEDURE NOTES

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**LICENSING ACT 2003
REPRESENTATION FORM**

Other Persons

Name/Company Name/Name of Body you represent	Mr Leslie Clarke Neighboring Resident
Postal & email address	[REDACTED]
Telephone number	[REDACTED]

Name & Address of premises for which the representation is being made:

**Riverside Inn
Cound
Shrewsbury
Shropshire**

Your representation must relate to one of the following four Licensing Objectives. Please detail the evidence supporting your representation or the reason for your representation. Please use separate sheets if necessary.

THE PREVENTION OF HARM TO CHILDREN : N/A

TO PREVENT PUBLIC NUISANCE : Yes

I am writing in relation to the recent license arrangements proposed for the Riverside Inn, Cound

I am fully supportive of the redevelopment of the Riverside Inn, however, I do have some concerns with the current proposal of the site with particular reference to some of the more recent changes/applications

The first concern is the extended opening hours until 12:30 am daily (including the use of outdoor areas), which I feel will have an adverse effect on both myself and other neighboring properties from the noise and associated disturbance. Historically we have witnessed lots of noise pollution, especially in the summer months due to this being a popular location

I understand that an 11:00pm cut off has been agreed for outdoor music and entertainment (including music and films) which is welcome, although the extended license will potentially lead to customers utilizing the outdoor space through to 1:00am daily which is not acceptable

My bedroom is less than 30m from the newly proposed firepit and outdoor bar area and in the summer months when the bedroom windows need to stay open due to heat etc, these extended hours will impact both my wife and I who are over 70 hence do not want to be up until after 1am due to noise pollution

A second point of note in the application, is where reference is made to the fact that there have not been previous concerns, however the plans for the outdoor area have now changed significantly. Plans now show the development of an existing Coach House with associated patio including fire pit, this land and building was not previously owned or utilized by the pub. My understanding is that this was previously owned by the resident at Riverside Cottage (who was also the previous landlord) and has now been sold to the new owner of the premises. Even if this is not accurate, this land or building was not used by the pub to provide external facilities.

The use of this piece of land and redevelopment of Coach House brings the activities of the pub significantly closer to mine moreover neighbors properties than previously was the case. This with an increased number of customers now potentially using this area through to 1:00am daily will have an impact and cause nuisance for us – As noted above, my bedroom window is less than 30m from this area. The courtyard area will cause an echo due to the nature of the layout, and due to the fact, this area is now closer to our property will further impact on us. This is mainly because previously the outdoor area which was utilized by the pub was significantly further away from the boundary line the coach house now sits on. Customers were well spread outdoors and so any noise was dispersed and was only every present to the earlier time of 11:00. The use of the coach house and fire pit will provide a centralized focal point for outdoor users, which will intensify the amount of disturbance coming from that area which will be used as a gathering point.

In summary therefore, my concern is regarding the extension of the license until 12:30am (1:00am close) daily, and the application of this to the outdoor area including the proposed outdoor coach house and patio area with fire pit. I feel that this has the potential to cause nuisance to our property and have a detrimental impact on our home.

My neighbor has been in discussion with the Licensing Team and has outlined that the Riverside Cottage is currently for sale and that the impact on the new owners of that property will be significant. The wall of their master bedroom will form the rear wall of the coach house bar and outdoor patio area. I understand that this is not within our authority to represent future owners of a neighboring property but feel that it should be something that all parties are aware of. The current owners are moving away and so may not give any direct representation, although clearly new owners are likely to share our concerns.

TO PREVENT CRIME & DISORDER : N/A

PUBLIC SAFETY N/A

Suggested conditions that could be added to the license to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary - refer to checklist.

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Signed: Leslie Phillip Clarke

Date: 18/02/2021

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