

LLANFAIR WATERDINE COMMUNITY TRUST

Jan 6th 2021

Ref 20/02595/LPRM

Dear Shropshire Council Licencing Team, and Respondents

Llanfair Waterdine Community Trust has been giving careful consideration to all the representations received by the Licencing team in relation to our recent Application 20/02595/LPRM

There is clearly a fair degree of anxiety and concern caused among a small group of residents which is sadly due in part to a lack of information from the Trust, and also in part the misinformation which appears to have also been circulating. The Trust would like to start by clarifying some basic facts which we hope will go some way to allay some of the concerns expressed in the individual representations.

1. The Premises licence Application was originally filed in with the name of [REDACTED] because she had been asked by the Trust to form a management committee for the building, and she initially thought that there had to be a specific named person on the application who would themselves take overall responsibility for the licence. This was changed to the Community Trust itself, on the advice of the Licencing Officer Ross O, Neil. The name [REDACTED] now appears in his current capacity as a Trustee of Llanfair Waterdine Community Trust. The Trust does not have an independent operating address so has always used various Trustees addresses for varying correspondence. It is a fact that the Community Trust itself will always hold and be responsible for the Premises Licence, and for adhering to its conditions. Four of the possible five Trustees of this trust are appointed for four-year terms by the Parish Council.
2. Public Engagement has been exceedingly difficult for Trustees and members of the community due to concerns over Covid. However, Trustees are well known local individuals, and have often been working on site as volunteers, they all have officially known contact details. There was never any wish to be in any way secretive about the application. The Application matter was reported to the Parish Council meeting on November 19th and they decided to give support. The draft minutes of this meeting were published on the Council website and the Council notice boards in a timely manner. Public Application notices were initially displayed on the Pavilion itself, and as soon as this was found to be insufficient, notices were displayed on the entrance to the field with the ability to be viewed from both directions. The application was advertised in the Shropshire Star as is a legal requirement. Furthermore, an article in this Decembers Edition of Llanfair Times says "The Community Trust has applied for a Premises Licence, which involved a lot of form filling and several calls to Shropshire Council to help answer complicated questions. I am pleased to say we are advertising the application, which we hope will be supported and granted in due course. "
3. The extent of the hours and the range of uses applied for, was applied for on the advice of the Licencing Authority. Our own input was to acknowledge that at this stage with a new building we Trustees cannot with any certainty ascertain what will be needed and when. We are sure this was the same situation as the Everest Hall Management Committee found themselves in when they applied for a licence for every day of the week all year from the hours of 8am through to 01.00 am.
4. In regard to the most widespread concern, it may be that some respondents are not yet aware of a change to the Application made by the Trust, following a site visit from the

Environmental Protection Officer. It is now accepted that music must be inside the building after 9.30 pm and that all windows and doors must remain shut from this time, except for the egress and ingress of people. The Trust has already agreed to this condition and the Licence application is now supported by [REDACTED] following a site visit.

5. A few respondents are concerned that the venue may become some sort of commercial venture, for the financial benefit of [REDACTED] or [REDACTED]. The Trust confirms that this is certainly never going to happen in any way at all. [REDACTED] are very distressed by this assumption by some respondents, following considerable efforts given selflessly by themselves and their family towards the project for the benefit of the local community.
6. It appears that there is a misunderstanding about a change in direction of the Community Trust in relation to the buildings use. The Trust would like to make it clear that the building was designed to be largely a blank canvass, so that over time the Hub could evolve according to the way that the community wanted to use the building. Sports is mentioned by some respondents, and it is highly likely that the venue will lend itself to these types of activities particularly given that we are extremely fortunate to have the level playing field adjacent to the development. Some misunderstanding may have come about because the Community Trust originally applied to the Sports lottery for funding but unfortunately was unsuccessful. [REDACTED] from Shropshire Council who has had a close association with the project having been involved with the Community Led Plan, was able to advise the Trust that we may have a chance with Leader funding which we were ultimately successful with. This funding requires much more general benefit from the building, which is now being perused in line with these objectives.
7. It has come to the Trusts attention both from concerned residents, and the sharing of [REDACTED] letter outlining his account of a meeting he had with two Trustees. This account has never been accepted by the Community Trust as being a true representation of the discussion that took place that evening. In fact, it was so far wide of the mark that no response was offered from the Community Trust to [REDACTED] correspondence at the time, nor has any been offered at any time since.
8. Llanfair Waterdine Community Trust would like to reiterate that it's a Charity, and that the Pavilion is to be run as a non-profit making facility. Should any surplus income ever be accumulated it could only be used for the ongoing general benefit of the Parish of Llanfair Waterdine and its Environs (which for the avoidance of any doubt includes the whole of Lloyney).

The Trust would now like to deal with other specific concerns raised.

1. Hours The hours applied for are extensive and may look worrying to some, however as previously explained this was done on the advice given by the Licencing team. Events are likely to be varied in their days, times and hours. This application may initially appear to indicate that lots of events will be held on all days, and at all times. Trustees know and can assure you that this will never be the case, but when the facility is needed the applied licence will save extra paperwork and cost for both the Trust and the licencing authority.
2. Noise This is a matter of concern to many respondents. The Trust would like to assure all in the community that the Pavilion has not been constructed to perform as a Wedding Venue. It does not have a stage or raised area for a Band, It has no Bar and no urinals or adequate cubicle facilities. Three weddings have taken place using the

community Field over the last 20 years, all have been local, and all have been effectively outdoor events using tents or Marquees. Noise has been greater due to this set up. The Trust must comply with conditions already accepted, in that amplified music has to be inside the building after 9.30 pm and windows and doors must remain shut other than for the ingress and egress of people. This must be correctly and effectively managed by the Trust and the Trust believes that by doing this any noise pollution will be at an acceptable level for nearby residents.

Events such as late-night Dances are recognised by the Trust as being a thing of the past in our small communities, young people now tend to travel to clubs and entertainment venues in larger towns and cities for these events. The use of the Building is likely to be far lower key, for example we have an outside access toilet for use in conjunction with general parking and use of the field. We have baby changing facilities more likely to be used in conjunction with play groups, mother and toddlers and family events.

3. Duplication of events. The buildings are quite different. The Everest Hall has a stage for Bands etc, a large Kitchen for catering and far greater toilet capacity making it an altogether different venue, and a more likely place for louder later night parties, should these be required at all, the Pavilion on the other hand gives the opportunity to enhance the use of the field by families, sports groups, play groups, youth groups and anyone who may benefit from the sunny and enjoyable outside area provided by the field.
4. Lack of Skills This concern is quite understandable. It is true to say that trustees and the Trust have no previous knowledge of managing a premises Licence and the conditions that go with it, but they have studied and understood specific rules regarding underage drinking, music and the use of class A drugs. The Trust has also undertaken to form a management committee. One member, also a Parish Councillor runs an events company and has his own licence. He was appointed to the committee by the Parish Council in their November meeting. The Trust is clear that the building must work for all, it will fall back to Trustees if any problems were to occur, so it is clearly in the Trusts interest to avoid problems in the first place.
5. Increased Traffic, single track roads and lack of street lighting. These are all issues that we have to deal with when any function occurs in the Village. The Pavilion is no different to the Everest Hall, or the Church in this respect. The Trust does not feel that an event cannot occur for any of these reasons.

The Trust feels that this Licence application has proved to be most useful in that it has given everyone a fair opportunity to share their concerns and views. The Trust has worked hard since reading the responses and has learnt a lot about the logistics of carrying out its duty as licence holder responsibly. It will seek to monitor all functions and will always be prepared to listen to any ongoing concerns from residents should they have any going forward. We very much hope that respondents will now decide that a hearing is no longer required and will decide to withdraw representations in light of the new and far more detailed information provided by the Trust.

The Trustees simply want to be able to carry out their voluntary role as trustees in providing and managing a wonderful new asset for the general benefit of Llanfair Waterdine Parish and its Environs in line with its mission statement and constitution. We hope we can now count on your support and look forward to welcoming you one and all to the Pavilion as appropriate.

Yours Sincerely

Trustees [REDACTED]

[REDACTED]

[REDACTED]