Licensing and Gambling Acts Sub-Committee

Members of the Committee:

Cllr D Goldson (Chairman)
Cllr V Bell
Cllr C Gould

Agenda

Date
Monday 11 July 2016

Time
10.30 am

Place
Council Chamber
South Norfolk House
Swan Lane
Long Stratton Norwich
NR15 2XE

Contact
Sue Elliott
tel (01508) 533669
South Norfolk District Council
Swan Lane
Long Stratton Norwich
NR15 2XE

Email: democracy@s-norfolk.gov.uk
Website: www.south-norfolk.gov.uk

If you have any special requirements in order to attend this meeting, please let us know in advance.
Large print version can be made available.
AGENDA

1. To report apologies for absence and identify substitute voting members (if any);

2. To deal with any items of business the Chairman decides should be considered as matters of urgency pursuant to Section 100B (4) (b) of the Local Government Act, 1972. [Urgent business may only be taken if, “by reason of special circumstances” (which will be recorded in the minutes), the Chairman of the meeting is of the opinion that the item should be considered as a matter of urgency.];

3. To receive Declarations of Interest from Members;
   (Please see guidance form and flow chart attached to the agenda page 3)

4. Application for a New Premises Licence;
   (Papers attached page 5)
   (appendix 1 – page 15)
   (appendix 2 – page 33)
   (appendix 3 – page 35)
   (appendix 4 – page 39)
   (appendix 5 – page 40)
   (appendix 6 – page 60)
   (appendix 7 – page 62)
   (appendix 8 – page 76)
   Premises: High Barn, Bressingham Hall, Low Road, Bressingham IP22 2AA
   Applicant: Venues Management Ltd.
   Application for: Premises Licence

Members of Committee and Accreditation details:

<table>
<thead>
<tr>
<th>Members of Licensing, Appeals &amp; Standards Committee</th>
<th>Expiry of training accreditation - Taxi</th>
<th>Expiry of training accreditation - Licensing Act 2003</th>
<th>Expiry of training accreditation - Homelessness</th>
<th>Expiry of training accreditation - Scrap Metal Act 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amis Cllr J</td>
<td>09/06/17</td>
<td>09/06/17</td>
<td>24/06/17</td>
<td>09/06/17</td>
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<tr>
<td>Bell Cllr V</td>
<td>09/06/17</td>
<td>09/06/17</td>
<td>24/06/17</td>
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<tr>
<td>Dewsbury Cllr M</td>
<td>09/06/17</td>
<td>09/06/17</td>
<td>Not trained</td>
<td>09/06/17</td>
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<tr>
<td>Goldson Cllr D</td>
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<tr>
<td>Gould Cllr C</td>
<td>09/06/17</td>
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<tr>
<td>Kemp Cllr C</td>
<td>09/06/17</td>
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<tr>
<td>Kemp Cllr W</td>
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<td>Hardy Cllr P</td>
<td>09/06/17</td>
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<tr>
<td>Homby Cllr J</td>
<td>12/08/17</td>
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<td>Not trained</td>
<td>Not trained</td>
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<tr>
<td>Mason Billig Cllr K</td>
<td>Expired</td>
<td>Not trained</td>
<td>Not trained</td>
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<tr>
<td>Palmer Cllr T</td>
<td>09/06/17</td>
<td>09/06/17</td>
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<tr>
<td>Pond Cllr A</td>
<td>09/06/17</td>
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<td>09/06/17</td>
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<tr>
<td>Savage Cllr J</td>
<td>Expired</td>
<td>25/03/16</td>
<td>24/06/17</td>
<td>06/10/15</td>
</tr>
<tr>
<td>Wilby Cllr J</td>
<td>09/06/17</td>
<td>09/06/17</td>
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<tr>
<td>Worsley Cllr K</td>
<td>09/06/17</td>
<td>09/06/17</td>
<td>24/06/17</td>
<td>09/06/17</td>
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</table>
DECLARATIONS OF INTEREST AT MEETINGS

When declaring an interest at a meeting Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting. Members are also requested when appropriate to make any declarations under the Code of Practice on Planning and Judicial matters.

<table>
<thead>
<tr>
<th>Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the interest directly:</td>
</tr>
<tr>
<td>1. affect yours, or your spouse / partner’s financial position?</td>
</tr>
<tr>
<td>2. relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?</td>
</tr>
<tr>
<td>3. Relate to a contract you, or your spouse / partner have with the Council</td>
</tr>
<tr>
<td>4. Affect land you or your spouse / partner own</td>
</tr>
<tr>
<td>5. Affect a company that you or your partner own, or have a shareholding in</td>
</tr>
<tr>
<td>If the answer is “yes” to any of the above, it is likely to be pecuniary.</td>
</tr>
<tr>
<td>Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Does the interest indirectly affect or relate any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?</th>
</tr>
</thead>
<tbody>
<tr>
<td>If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Is the interest not related to any of the above? If so, it is likely to be an other interest. You will need to declare the interest, but may participate in discussion and voting on the item.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting, and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.</td>
</tr>
</tbody>
</table>

**FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF.**

**PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE**
DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF

What matters are being discussed at the meeting?

Do any relate to an interest I have?

A Have I declared it as a pecuniary interest?
B Does it directly affect me, my partner or spouse’s financial position, in particular:
   • employment, employers or businesses;
   • companies in which they are a director or where they have a shareholding of more than £25,000 face value or more than 1% of nominal share holding
   • land or leases they own or hold
   • contracts, licenses, approvals or consents

Pecuniary Interest

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

The interest is related to a pecuniary interest. Disclose the interest at the meeting. You may make representations as a member of the public, but then withdraw from the room

NO

The interest is not pecuniary nor affects your pecuniary interests. Disclose the interest at the meeting. You may participate in the meeting and vote

Other Interest

NO

You are unlikely to have an interest. You do not need to do anything further.

Related pecuniary interest

YES

Does the matter indirectly affects or relates to a pecuniary interest I have declared, or a matter noted at B above?

NO

YES

If you have not already done so, notify the Monitoring Officer to update your declaration of interests

Have I declared the interest as an other interest on my declaration of interest form? OR

Does it relate to a matter highlighted at B that impacts upon my family or a close associate? OR

Does it affect an organisation I am involved with or a member of? OR

Is it a matter I have been, or have lobbied on?
Application for a new premises licence  
High Barn, Bressingham Hall, Low Road, Bressingham, IP22 2AA
1. Introduction

1.1 An application has been made by Venues Management Ltd for a new premises licence for the supply of alcohol for consumption both on and off the premises at High Barn, Bressingham Hall, Low Road, Bressingham, IP22 2AA (see Appendix 1 and 2). Relevant representations have been made regarding this application.

1.2 Due to relevant representations being received the application must be determined by a hearing of the Licensing and Gambling Acts Sub-Committee.

1.3 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the Sub-Committee must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives
  - the prevention of crime and disorder;
  - public safety;
  - the prevention of public nuisance;
  - the protection of children from harm

- the representations (including supporting information) presented by all parties
2. Background

2.1 South Norfolk Council is the authority responsible for issuing licences within the district under the Licensing Act 2003, which came into effect on the 24 November 2005.

2.2 Since the Licensing Act 2003 came into effect, further legislative amendments have been made through the Live Music Act 2012 and the Deregulation Act 2015. Further details are provided in the report under Section 4.3.

3. Proposals

3.1 The application applies for the supply of alcohol for consumption both on and off the premises.

Premises opening hours

Monday – Sunday 09:00 – 01:00

Supply of alcohol

Monday – Sunday 10:00 – 00:00

3.2 The application does not include the provision of regulated entertainment following the introduction of the Live Music Act 2012, Deregulation Act 2015 and Revised Guidance issued under section 182 of the Licensing Act 2003 (the Guidance) regarding private events. Further details can be found at Section 4.1 to 4.4 below.

3.3 Any statutory nuisance caused must be investigated under the Environmental Protection Act 1990.

3.4 The responsible authorities were consulted on the 20 May 2016. Copies of their responses are attached as Appendix 3. The table below provides an outline of the responses received: -
<table>
<thead>
<tr>
<th>Responsible Authority</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Norfolk Constabulary</td>
<td>No objection raised</td>
</tr>
<tr>
<td>Trading Standards</td>
<td>No representation</td>
</tr>
<tr>
<td>Planning</td>
<td>No objection</td>
</tr>
<tr>
<td>Fire Service</td>
<td>Receipt of application</td>
</tr>
</tbody>
</table>

3.5 A representation was received from Bressingham Parish Clerk raising no objections. A copy of the representation is attached as Appendix 4.

3.6 Nine letters of objection from residents and 1 letter of objection from Mr Lavell of Gregg Latchams Ltd on behalf of a resident have been received. The table below provides an overview of the representations received, however copies of the full comments of objections are attached as Appendix 5.

<table>
<thead>
<tr>
<th>Name</th>
<th>Licensing Act 2003 Objective</th>
<th>Representation of support or objection?</th>
<th>Issues/concerns raised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr Lazell &amp; Ms Sansom</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise nuisance generated by live and recorded music and patrons. Suggested reduction in the hours proposed as follows: - Supply of alcohol – 11:00 – 23:00 Hours premises are open to the public – 09:00 – 00:00</td>
</tr>
<tr>
<td>Ms Waterman-Holly</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise and disruption from the venue affecting close neighbours.</td>
</tr>
<tr>
<td>Mr Simmonett</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise generated by patrons, staff and traffic.</td>
</tr>
<tr>
<td>Name</td>
<td>Licensing Act 2003 Objective</td>
<td>Representation of support or objection?</td>
<td>Issues/concerns raised</td>
</tr>
<tr>
<td>--------------</td>
<td>------------------------------</td>
<td>----------------------------------------</td>
<td>------------------------------------------------------------</td>
</tr>
<tr>
<td>Mr &amp; Mrs Handy</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise nuisance. Sound escape from doors being kept open. Suggested reduction in the hours proposed as follows: - Supply of alcohol – 10:00 – 23:00 Hours premises are open to the public – 09:00 – 00:00</td>
</tr>
<tr>
<td>Ms Roberts</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Disturbance from the operation of the venue.</td>
</tr>
<tr>
<td>Mr Young</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise generated by live and recorded music, patrons and traffic. Potential accidents due to speeding vehicles and poor visibility on exiting the premises.</td>
</tr>
<tr>
<td>Mr Lambert</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise nuisance. Suggested reduction in the hours proposed as follows: - Supply of alcohol – 10:00 – 23:00</td>
</tr>
<tr>
<td>Mr Falk</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise nuisance by patrons</td>
</tr>
</tbody>
</table>
Suggested reduction in the hours proposed as follows: -  
Supply of alcohol – 10:00 – 23:00

Suggested proposed conditions under Annex 3: -

- Alcohol consumption confined to the barn and marquee
- Barn lobby doors must not be secured open
- High level barn windows to remain closed during events
- All private music events confined to the barn or alternatively to take place in the marquee but cease by 21:00

<table>
<thead>
<tr>
<th>Name</th>
<th>Licensing Act 2003 Objective</th>
<th>Representation of support or objection?</th>
<th>Issues/concerns raised</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mr &amp; Mrs Power</td>
<td>The prevention of public nuisance</td>
<td>Objection</td>
<td>Noise generated by live and recorded music, patrons and traffic.</td>
</tr>
</tbody>
</table>
| Mr Lavell       | The prevention of public nuisance | Objection                          | Noise generated by live and recorded music, patrons, staff and the operation of plant machinery.  
Suggested reduction in the hours proposed as follows: -  
Supply of alcohol – 10:00 – 23:00
Suggested proposed conditions under Annex 3: -
- Noise limiter
- Prohibiting live and recorded music on the terrace or |
<table>
<thead>
<tr>
<th>3.7</th>
<th>A map showing the location of the properties from those residents raising objections is attached as Appendix 6.</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8</td>
<td>The application for a new premises licence must be determined by a hearing of the Licensing and Gambling Act Sub-Committee, as under the Act and South Norfolk Councils scheme of delegation, determination may not be delegated to officer level.</td>
</tr>
</tbody>
</table>

### 4. Current Position/Findings

**4.1** The creation of the wedding and function venue obtained planning permission in December 2015. A copy of the decision notices are attached as Appendix 7 for information purposes.

**4.2** Section 13.57 of the Guidance advises: -

“The statement of licensing policy should indicate that planning permission, building control approval and licensing regimes will be properly separated to avoid duplication and inefficiency. The planning and licensing regimes involve consideration of different (albeit related) matters. Licensing committees are not bound by decisions made by a planning committee, and vice versa.”

A copy of the relevant section of the Statement of Licensing Policy is attached as Appendix 8.
4.3 The Licensing Act 2003 has been amended by the Live Music Act 2012 and Deregulation Act 2015 so that a licence is not required to stage a performance of live music, or the playing of recorded music if:

Live music: no licence is required for:
- A performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
- A performance of amplified live music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
- A performance of amplified live music between 08:00 and 23:00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.

Recorded music: no licence is required for:
- Any playing of recorded music between 08:00 and 23:00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.

4.4 In addition, Section 15.13 of the Guidance provides that entertainment activities are not licensable where:

“Events held in private are not licensable unless those attending are charged for the entertainment with a view to making a profit (including raising money for charity).”

4.5 Section 15.52 of the Guidance advises that:

“If appropriate for the promotion of the licensing objectives, and if there is a link to remaining licensable activities, conditions that relate to non-licensable activities can be added to or altered on that premises licence…”

5. Options

5.1 The authority must, having regard to the application and any relevant representations, take such steps as mentioned below (if any) as it considers necessary for the promotion of the licensing objectives.
The steps are –

(a) to grant the licence subject to the conditions consistent with the operating schedule accompanying the application, modified to such extent as the authority considers necessary for the promotion of the licensing objectives;
(b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
(c) to reject the licence.

5.2 There is a right of appeal to the Magistrates Court within 21 days.

6 Recommendation

6.1 The Sub-Committee is expected to come to its determination based on an assessment of the evidence on both the risks and benefits for or against making the determination, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

6.2 The Sub-Committee must make its determination within the period of five working days beginning with the day or the last day on which the hearing was held.

6.3 Where a licensing authority determines an application it must notify the determination and its reason of making it to –
(a) the holder of the licence
(b) the applicant
(c) any person who has made relevant representations, and
(d) the chief officer of police for the police area (or each police area) in which the premises are situated
Appendices

Appendix 1 – Copy of new premises licence application
Appendix 2 – Plans of the premises
Appendix 3 – Representations from responsible authorities
Appendix 4 – Representation from parish clerk
Appendix 5 – Nine letters of objection from residents and one letter of objection from Gregg Latchams Solicitors
Appendix 6 – Map highlighting the location of properties for those residents raising an objection
Appendix 7 - Planning decision notices
Appendix 8 – Statement of Licensing Policy extract
Application for a premises licence to be granted
under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

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

You may wish to keep a copy of the completed form for your records.

I/We VENUES MANAGEMENT LTD
(Insert name(s) of applicant)

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

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description
HIGH BARN, BRESSINGHAM HALL, LOW ROAD, BRESSINGHAM

<table>
<thead>
<tr>
<th>Post town</th>
<th>DISS</th>
<th>Postcode</th>
<th>IP22 2AA</th>
</tr>
</thead>
</table>

Telephone number at premises (if any)

Non-domestic rateable value of premises £0

Part 2 - Applicant Details

Please state whether you are applying for a premises licence as
Please tick as appropriate

a) an individual or individuals *
   □ please complete section (A)

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

Ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England ☐ please complete section (B)

h) the chief officer of police of a police force in England and Wales ☐ please complete section (B)

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

Please tick yes

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

I am making the application pursuant to a statutory function or ☐

a function discharged by virtue of Her Majesty’s prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

<table>
<thead>
<tr>
<th>Mr</th>
<th>Mrs</th>
<th>Miss</th>
<th>Ms</th>
<th>Other Title (for example, Rev)</th>
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<tr>
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</tr>
</tbody>
</table>

Surname | First names

I am 18 years old or over ☐ Please tick yes

Current postal address if different from premises address

Post town | Postcode

Daytime contact telephone number

E-mail address (optional)
SECOND INDIVIDUAL APPLICANT (if applicable)

<table>
<thead>
<tr>
<th>Mr</th>
<th>Mrs</th>
<th>Miss</th>
<th>Ms</th>
<th>Other Title (for example, Rev)</th>
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</thead>
<tbody>
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</tr>
</tbody>
</table>

Surname

First names

I am 18 years old or over ☐

Please tick yes

Current postal address if different from premises address

Post town

Postcode

Daytime contact telephone number

E-mail address (optional)

(B) OTHER APPLICANTS

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

Name

VENUES MANAGEMENT LTD

Address

REGISTERED OFFICE: BERRY ACCOUNTANTS, BOWDEN HOUSE. 36 NORTHAMPTON ROAD, MARKET HARBOROUGH, LE16 9HE

Registered number (where applicable)

08273675

Description of applicant (for example, partnership, company, unincorporated association etc.)

PRIVATE LIMITED COMPANY

Telephone number (if any)

E-mail address (optional)
Part 3 Operating Schedule

When do you want the premises licence to start?  DD MM YYYY

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

Please give a general description of the premises (please read guidance note 1)
EVENTS - WEDDING, FUNCTIONS BARN & ADJOINING MARQUEE IN THE GROUNDS OF BRESSINGHAM HALL. ALL PRE-BOOKED PRIVATE EVENTS FOR 120/150 PERSONS

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

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment

a) plays (if ticking yes, fill in box A)
   [ ]

b) films (if ticking yes, fill in box B)
   [ ]

c) indoor sporting events (if ticking yes, fill in box C)
   [ ]

d) boxing or wrestling entertainment (if ticking yes, fill in box D)
   [ ]

e) live music (if ticking yes, fill in box E)
   [ ]

f) recorded music (if ticking yes, fill in box F)
   [ ]

g) performances of dance (if ticking yes, fill in box G)
   [ ]

h) anything of a similar description to that falling within (e), (f) or (g)
   (if ticking yes, fill in box H)
   [ ]

Provision of late night refreshment (if ticking yes, fill in box I)
   [ ]
**Supply of alcohol** (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

<table>
<thead>
<tr>
<th>Plays</th>
<th>Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Indoors</td>
</tr>
<tr>
<td></td>
<td>Outdoors</td>
</tr>
<tr>
<td></td>
<td>Both</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)</th>
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<td>Mon</td>
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<td>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list (please read guidance note 5)</td>
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<tr>
<td>Day</td>
<td>Start</td>
<td>Finish</td>
<td>Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)</td>
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Please give further details here (please read guidance note 3)

<table>
<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>State any seasonal variations for the exhibition of films (please read guidance note 4)</th>
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<tbody>
<tr>
<td>Wed</td>
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<td>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 5)</td>
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<table>
<thead>
<tr>
<th>Indoor sporting events</th>
<th>Please give further details (please read guidance note 3)</th>
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<td><strong>Day</strong></td>
<td><strong>Start</strong></td>
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</table>

*State any seasonal variations for indoor sporting events* (please read guidance note 4)

*Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list* (please read guidance note 5)
<table>
<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>Will the boxing or wrestling entertainment take place indoors or outdoors or both — please tick (please read guidance note 2)</th>
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<tr>
<td>Mon</td>
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<td>Please give further details here (please read guidance note 3)</td>
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<td>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)</td>
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<td>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)</td>
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<td>Day</td>
<td>Start</td>
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<td>Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)</td>
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<td>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)</td>
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<td>Recorded music Standard days and timings (please read guidance note 6)</td>
<td>Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)</td>
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</table>

Will the performance of dance take place indoors or outdoors or both — please tick (please read guidance note 2)

Please give further details here (please read guidance note 3)

State any seasonal variations for the performance of dance (please read guidance note 4)

Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)
<table>
<thead>
<tr>
<th>Day</th>
<th>Start</th>
<th>Finish</th>
<th>Will this entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)</th>
<th>Indoors</th>
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<td>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)</td>
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<td>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list (please read guidance note 5)</td>
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**Late night refreshment**

Standard days and timings (please read guidance note 6)

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Will the provision of late night refreshment take place indoors or outdoors or both - please tick (please read guidance note 2)

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**Please give further details here** (please read guidance note 3)

**State any seasonal variations for the provision of late night refreshment** (please read guidance note 4)

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**Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list** (please read guidance note 5)

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Supply of alcohol
Standard days and timings (please read guidance note 6)

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<th>Day</th>
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</tr>
<tr>
<td>Sun</td>
<td>10.00</td>
<td>24.00</td>
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</tbody>
</table>

Will the supply of alcohol be for consumption – please tick (please read guidance note 7)
- On the premises □
- Off the premises □
- Both X

State any seasonal variations for the supply of alcohol (please read guidance note 4)
NONE

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 5)
NONE

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

Name
ANDREW MARK OXFORD

Address

Postcode

Personal licence number (if known)
HHPER00543

Issuing licensing authority (if known)
HARBOURGH DISTRICT COUNCIL
Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).

NONE

<table>
<thead>
<tr>
<th>Day</th>
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</table>

State any seasonal variations (please read guidance note 4)

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)
M Describe the steps you intend to take to promote the four licensing objectives:

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

AS DETAILED BELOW

b) The prevention of crime and disorder


c) Public safety

TO ENSURE THE SAFETY OF CUSTOMERS AND STAFF RISK ASSESSMENTS REQUIRED UNDER SEPARATE LEGISLATION WILL BE IMPLEMENTED, REGULARLY MAINTAINED AND UPDATED

d) The prevention of public nuisance

THE HIGH BARN HAS BEEN CAREFULLY DESIGNED TO PREVENT THE LICENSABLE ACTIVITY CAUSING NUISANCE WITH DOUBLE ENTRY/EXIT DOORS AND ACOUSTICALLY LINED WALLS AND DOUBLE GLAZING.

NOTES: (1) AT A PRE-APPLICATION MEETING BETWEEN MANAGEMENT AND NEARBY RESIDENTS IT WAS AGREED THE EXIT DOORS LEADING FROM THE HIGH BAR TO THE TERRACE AREA WILL BE ALARMED TO PREVENT EXIT AFTER 20.00 HOURS DAILY. A SMOKING AREA IS ACCESSED FROM THE PORCH AREA TO TERRACE (2) WHEN THE HIGH BARN IS BOOKED FOR A WEDDING CEREMONY AND RECEPTION GUESTS WILL HAVE EXCLUSIVE USE OF ACCOMMODATION AT BRESSINGHAM HALL.
e) The protection of children from harm

THE PREMISES WILL ADOPT THE CHALLENGE 25 AGE VERIFICATION PROTOCOL AND ANY REFUSAL DOCUMENTED. STAFF TRAINING WILL BE IMPLEMENTED AND A WRITTEN RECORD MAINTAINED

Checklist:

Please tick to indicate agreement

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

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

The data provided on this form, including any photographic image, will be used and held by South Norfolk Council as data controller for the purpose of issuing, maintaining and renewing (as applicable) (subject to eligibility) a (enter licence type here) Licence and is subject to the requirements of the Data Protection Act 1998. This personal data will be held and processed by the Council in accordance with the Data Protection Act and may be disclosed to a public body or any agency nominated by a public body for the purpose of preventing and detecting fraud or other relevant criminal activity. The information will be held on computer files and relevant paper filling systems.
Part 4 – Signatures (please read guidance note 10)

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

<table>
<thead>
<tr>
<th>Signature</th>
<th></th>
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<tbody>
<tr>
<td>Date</td>
<td>19 MAY 2016</td>
</tr>
<tr>
<td>Capacity</td>
<td>JOHN BIRCH, LICENSING CONSULTANT AUTHORISED AGENT FOR THE COMPANY/APPLICANT</td>
</tr>
</tbody>
</table>

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

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<td>Date</td>
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<td>Capacity</td>
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Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)

<table>
<thead>
<tr>
<th>Post town</th>
<th>Postcode</th>
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<tbody>
<tr>
<td>Telephone number (if any)</td>
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</table>

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)
From: Licensing Team (Norfolk)
Sent: 9 Jun 2016 15:10:59 +0000
To: Amanda Cox
Cc: Woods, Suzanne
Subject: RE: High Barn, Bressingham Hall, Low Road, Bressingham

Hello Amanda

I can confirm that Police have received a copy of the application for High Barn, Bressingham for a new premises licence.

The applicant has offered CCTV, challenge 25, staff training and records. Therefore there are no objections.

Regards

Michelle Bartram
Licensing Officer
Licensing
Norfolk Constabulary
Bothel Street Police Station
Norwich, Norfolk, NR2 1NN
Tel: 01603-276020  Fax: 01603-276025

Trees! It takes 24 trees to produce 1 ton of office paper!  Think... is it really necessary to print this email?
Dear Sir or Madam

Re: Licensing Act 2003

The Norfolk County Council Trading Standards Service has received notification of licence applications under the Licensing Act 2003 in relation to the following applicants:

June 2016

Name
Venues Management Ltd
Co-operative Group Food Ltd

Address
High Barn, Bressingham Hall, Low Road, Bressingham IP22 2AA
27 Norwich Street, Hingham, Norfolk, NR9 4LJ

The Service does not propose to make representations in relation to any of the applications listed.

Yours faithfully

Shaun Norris
Trading Standards Manager
Dear Amanda

Thank you for the recent consultation on a premises licence application at High Barn Bressingham Hall.

I can confirm we have no objections.

Kind regards

Lynn Armes
Planning Technician
t 01508 533960 e larmes@s-norfolk.gov.uk www.south-norfolk.gov.uk
Good afternoon

A 'receipt of application' letter has been sent to John Birch Licensing Consultant

Kind regards

Tina

Christine Cater
Business Support Administrator Thetford
Tel: 0300 123 1297

christine.cater@fire.norfolk.gov.uk

www.norfolkfireservice.gov.uk

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Unless this email related to Norfolk County Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council. The sender will have sole responsibility for any legal actions or disputes that may arise.
From: Bressingham Parish
Sent: 7 Jun 2016 10:21:13 +0100
To: Amanda Cox
Subject: High Barn, Bressingham Hall
Importance: Normal

Hello

Bressingham and Fersfield Parish Council will not object to the granting of a licence as long as the four statutory objectives are regularly monitored especially nuisance, particularly with regard to noise, and safety with regard to traffic on the A1066.

Mike Mortimer
Parish Clerk
From: G.Lazell
Sent: 6 Jun 2016 21:43:22 +0100
To: Amanda Cox
Subject: High Barn, Bressingham Hall
Importance: Normal

Your Ref: 16/00546/PLANEW

Dear Ms Cox,

We are writing in response to the application for a licence to sell alcohol at the above wedding venue. Whether or not this application includes a music licence, we do not know, but please take it as read that the following comments and concerns apply equally to both.

Having lived here for the past 16 years, experience has shown that sound travels widely both along and across the shallow valley through which runs the River Waveney, particularly on still summer evenings. This especially applies to the deeper 'bass' sounds of course - such as would emanate from a post-wedding live band or discotheque.

Grave concerns about noise nuisance were expressed by ourselves and many other nearby residents and indeed, the Parish Council, at the planning application stage of this development. As you will be aware, the general feeling here is that those concerns (including an independent noise assessment) were given scant regard by the SNDC Development Committee.

Might it therefore not be very sensible (and perhaps more long-term cost-effective from the council's point of view) to address all those concerns at this stage? We have some considerable experience in dealing with noise nuisance issues and decibel-level monitoring here and fully understand what a long, drawn-out process it can be.

We feel it might go some way towards dealing with the inevitable noise-nuisance issue that this venue will create if the licence was restricted to a cessation of alcohol sales at 11 p.m. rather than the proposed 12 a.m. with a venue closure at 12 a.m. rather than 1 a.m. This, in our view should also apply to the playing of music, be it live or recorded as that is likely to be the cause of most noise-nuisance. Further, we question the need to allow alcohol sales from 10 a.m. and suggest that 11 a.m. is early enough, which is in keeping with the opening times of local public houses. Encouraging the consumption of alcohol for 14 hours non-stop does not seem to us to be a responsible basis upon which a licensing authority should exercise its regulatory powers. We would also point out that Village Hall licences are often restricted to the times we propose and that since this venue is very much within the village boundary, it should be subject to the same conditions.

We do sincerely hope that in a departure from what seems to us to be the usual SNDC policy of ignoring objections from affected residents, you will see fit to impose the above conditions on this application. At best, that might be considered a compromise and only time will tell if it is to be an acceptable one or not.

Kindly ensure that these comments are given due consideration. Thank you.

Regards

Geoffrey H Lazell & Kathryn C Sansom
The Brambles
Fen St
Bressingham
Diss IP22 2AQ
From: Linda Waterman-Holly
Sent: 16 Jun 2016 09:11:27 +0100
To: Amanda Cox
Subject: Bressingham Hall wedding venue

Dear Sirs,

I am writing to request Alcohol License restrictions for Bressingham Hall wedding venue to ensure no noise or disruption from the venue can affect close neighbours.

With best wishes,

Linda Waterman-Holly
The Highlands
High Road
Bressingham
Diss Norfolk IP22 2AT
From: Steve Simmonett  
Sent: 15 Jun 2016 16:41:08 +0000  
To: Amanda Cox  
Subject: Bressingham Hall Wedding Venue

Good Afternoon

I am writing to you to show my concerns for the license application for the above venue.

Other than the fact the original application with South Norfolk Council was for a wedding it now seems to be 7 day a week public house.

Please give consideration to local residence who not only have to accept the fact that their once quiet environment is being set upon by wedding revellers, but now we will have to put up with the possibility of a 1am finish in the morning and then have people leaving which could take it up to gone 1.30am and then staff leave after that.

Secondly can I highlight my concerns of traffic leaving at the early hours of the morning which again shows no consideration to the local residence.

Local residents have campaigned and to be honest had to end settling for something the council have already agreed, so at least cut the hours of opening to something realistic so at least they can sleep at night.

Mr S Simmonett  
THE TYRELLS  
LOW ROAD  
BRESSINGHAM  
IP22 2AA
From: candehandy
Sent: 16 Jun 2016 06:45:10 -0400
To: Amanda Cox
Subject: Re. High Barn, Bressingham Hall, Low Road, Bressingham application from Venues Management

number 11/00546

I am writing as a near neighbour of Bressingham Hall. We are worried that Venues Management's application for a licence 7 days a week from 10am to 12 midnight (with the venue operating until 1am) is going to cause noise nuisance to us and those living near by.

11pm with the venue operating until 12 midnight would be more reasonable. We in the countryside like to go to bed around 10pm. Noise carries far. We hear the peep of the steam engines but this is fine as it is during the day time and not 7 days a week.

We worry because the venue is not air conditioned - and although the doors are meant to close when people go in and out - the heat with people dancing late on a summer's night will make people want to have the doors open.

best wishes
Elizabeth and Charles Handy

[ër] Charles and Liz Handy
Old Hall Cottage, Bressingham, Diss, Norfolk IP22 2AG
From: website@s-norfolk.gov.uk
To: Licensing Team
Subject: New enquiry via the South Norfolk website (#web-enquiry-26095)

Online feedback

Important!

PLEASE DO NOT REPLY DIRECTLY TO THIS EMAIL as your response will go to the Web Team inbox, not the person who sent the enquiry. Use the contact details (below) to respond to this message.

Enquiry date: 16/06/2016
Web reference: web-enquiry-26095

Full name: Sarah Roberts

Dear Sirs, I wish to express my concerns with regards to the application for a Premises Licence - Bressingham Hall 16/00546/PLANEW. As a close neighbour of the venue, I expect to receive a substantial level of disturbance. I wish for the conditions granted in relation to this application to be of a realistic standard and fairly take into consideration residents, like myself, whom will be most affected. Additionally, I wish for the correct procedures acting on breaches of this licence to be clearly outlined and easily followed. Regards, Sarah Roberts

Address: 3 Church Lane Bressingham Diss Norfolk IP222AE
Email:
Phone:
Mobile:

Please forward this message to the relevant officer or team for a response

Internal administration

South Norfolk Council staff: please take a moment to track the progress of this enquiry on eLink (Intranet).
Dear Ms Cox,

I write on behalf of my family. Please accept this e-mail as a formal Representation objecting to the grant of a Premises Licence for Bressingham Hall - High Barn. We have examined the application form and licensing plans and we know the site well as we live at Bressingham Lodge, Low Road, Bressingham, Norfolk, IP22 2AA next door to the applicant premises. I have attached a location plan setting out the application premises and our family home.

Since first having sight of the planning application to change the use of the premises into a wedding venue, we have believed that the proposed development would have a detrimental impact on my family and the quietenjoyment of our home. We are sure that the members of the committee may know this area well. It is deep within the countryside and represents a very quiet, rural setting. The very reason my wife and I chose to raise a family here.

As an immediate neighbour to the site of the premises, I am of the view that the proposed licence, if granted, would have a detrimental impact on 3 of the Licensing Objectives:

1. The Prevention of Public Nuisance;
2. The Protection of Children from Harm; and
3. Public Safety.

We have three very young children (ages 7, 5 and 2). Our 2 year old's nursery is at the rear of our house. This is currently the quietest part of the house. It overlooks our gardens and land. This bedroom was originally designed as the nursery of the house, and the arrangement of the original internal double doors to this room testify to this. We are very anxious that our children will be kept awake at night by the noise of music and of socialising and revelry coming from the wedding parties. The guests will doubtless want to enjoy the surroundings of Bressingham Gardens and so the doors to the proposed terrace will end up being opened, allowing the party to spill out onto the terrace and the noise to reach us. Children's ears are much more sensitive to noise than adults. Their ear canal are smaller and sound pressure is greater than in an adult ear.
In addition to the threat to children’s hearing excessive noise can cause physiological and mental stress and can impact learning and cognitive development.

We have all heard the thumping low bass of a noisy party. This incessant sound travels the furthest and penetrates even substantial walls. The thought of having to live with this repeatedly fills us with terror. In addition we would anticipate the applause, cheering, whooping and general sounds of a party to regularly puncture the quiet of our rural lives to a devastating extent. Even more so in the summer months when our windows will be open to cool the house and party goers will be all the more determined to spend time outside. The proposal is completely out of keeping with the quiet rural setting of Bressingham Lodge and Bressingham village as a whole.

We would urge each of you to imagine for a moment that this proposed development was to be situated next door to your house. Most of us have had the misfortune to endure noisy neighbour’s parties at some point or other. Imagine having to live with the prospect of a noisy wedding next to your house on a regular basis for the rest of your lives. We have suffered significant stress and worry as a result of these proposals, leading to a lot of sleepless nights. We expect that we will not be getting any more sleep once the proposals have gone through and if a licence is granted. Night time noise around our home is almost non-existent. Noisy conversations and music break-out may be heard far further than one might expect.

Once a wedding party has finished there will be approx. 83+ cars (basis 64 guest cars plus 19 employee’s cars) leaving the proposed venue. The lack of available accommodation at Bressingham Hall means that the majority of guests will have to leave by car to get to their overnight accommodation. In the original proposal, cars would have passed within a few metres of our house (and in particular our daughter’s bedroom which is closest to the first proposed exit). Although thankfully the plan has now been altered to provide for an alternative route for access and egress, we will still hear traffic driving in an area that up until now saw very little traffic after midnight.

We have had several instances of cars pulling into our driveway looking for Bressingham Hall and Bressingham Gardens. We have put a “Bressingham Lodge” sign at the front of our house, but still they come. We are always polite and good natured and direct them to their destination. This level of disruption is certain to increase with approx. 64+ cars turning up for each event at a venue that most of them will not know. We have also had two occasions of trespassers on foot, who have somehow strayed from the grounds of Bressingham Hall and Gardens, and into our garden. We are certain that a few drunken wedding goers will be emboldened to explore beyond the grounds of Bressingham Hall and Gardens and will potentially stumble into our garden.

We have serious concerns about safety of road users arising from the additional 83+ cars exiting to join the A1066. The speed limit is 50 mph on the A1066 at this point and cars
do travel in excess of this speed as per page 14 of the Bidwells Transport Assessment document submitted with the planning application back in 2014. From our personal experience of living on this road, we know that the cars and trucks regularly travel at excessive speeds. The visibility from most of the roads and driveways leading onto the A1066 is not good and it is very difficult to achieve the required visibility splay as required by the Highways department, you have to edge out into the road in order to see properly. There have been several accidents and near misses on this stretch of road.

The lack of available accommodation at Bressingham Hall means that the majority of guests will have to leave by car to get to their overnight accommodation. It is certainly conceivable that a significant proportion of those driving will have been drinking alcohol during the course of the day (drinking and weddings go together). In the Bidwells Transport Assessment, prepared in support of the original planning application, point 4.19 details analysis of Norfolk County Council accident causation and points out that a typical cause of accident on Norfolk rural roads is "drivers failing to appreciate the dangers of driving at high speeds on rural roads whilst under the influence of alcohol." We fear that the proposed development will do nothing to improve this situation.

The 2014 planning application contained supporting documentation that claimed Bressingham Lodge is not in "direct proximity to the site". This is wholly untrue. Our home is most certainly in direct proximity to the site, we are their closest neighbours and share the same postcode.

We are very concerned that the Venue Group does not have experience of operating wedding venues in locations which are in such close proximity to so many private residential neighbours. A quick look at their website shows that the venues they currently operate appear to be in very isolated locations or on large private estates without near neighbours.

We commissioned a Noise Impact Assessment by IEC (Independent Environmental Consultancy Ltd) that we would be happy to share with you. It concluded that "the current proposals for the function venue will cause significant adverse harm to the health and quality of life of nearby residents." We would ask the Licensing Committee to please consider the potential for countless noisy afternoons and sleepless nights that the residents of Bressingham now face.

We should be most grateful if the council would take our Representation into consideration when deciding this application. We would also like to speak and voice our objections at the sub-committee meeting to determine this application. In the meantime, should a member of the Licensing Authority or Environmental Health Service wish to visit our home to see just how close we are and how quiet it is, they would be more than welcome. Further, I have asked my licensing lawyer, Marcus Lavell, to draft a covering
letter that will form part of my representation. I have instructed Mr Lavell as I understand the applicant has suggested that they do not require a permission for Regulated Entertainment at the premises. Mr Lavell sets out the reason for appropriate conditions to be added to the Premises Licence should the Council be minded to grant the application.

Thanks very much indeed for your kind consideration or this representation. I really do hope that you will consider how concerned we and many other neighbours are about this application.

Please do not hesitate to contact me for any further information.

Kind regards,

Richard Young

Bressingham Lodge,
Low Road,
Bressingham,
Norfolk,
IP22 2AA
3 NOISE MEASUREMENTS AND ASSUMPTIONS

3.1 Background noise measurements

We visited the site on the evening of 4 October 2014 to measure background noise levels close to the nearest noise sensitive premises. A continuous series of 15-minute measurements were taken between 22:15 and 00:30 hours. Measurements were taken on the exit road bordering the nearest noise-sensitive premises, as shown in Figure 2.

![Figure 2 - Site plan showing background noise measurement position](image)

The primary source of background noise was intermittent but regular local traffic on Low Road, passing the site. At the time of our survey there was a music event being held in the Exhibition Hall of Bressingham Steam and Gardens, which was faintly audible at the measurement position until its conclusion at approximately 23:30 hours. To exclude any potential influence of this music on background measurements, we have therefore taken the lowest background noise level measured between 23:30 and 00:00 hours to indicate the lowest background noise level prior to 23:00 hours in the absence of music.
Licensing Team  
South Norfolk Council  
South Norfolk House  
Cygney Court  
Long Stratton  
Norwich  
NR15 2XE

By email: licensingteam@s-norfolk.gov.uk

16 June 2016

Dear Sirs

Application for a Premises Licence - Bressingham Hall 16/00546/PLANEW

I am instructed by Mr Richard Young of Bressingham Lodge, Low Road, Bressingham, Diss, IP22 2AA. Having considered the application made by Venues Management Ltd for a Premises Licence relating to High Barn, Bressingham Hall, I make the following submissions.

NATURE OF THE PREMISES

The venue consists primarily of an historic barn with a terrace area and marquee set in substantial grounds. The application provides the following description of the premises: Events-Wedding, Functions Barn & Adjoining Marquee in the Grounds of Bressingham Hall. All Pre-Booked Private Events for 120/150 persons.

As part of the planning process, the Council found that the activities connected with the operation of such a venue would have a negative impact on local residential amenity by way of noise nuisance if such activities were not suitably controlled. This was achieved by way of a planning condition.

I note that the application at hand makes no mention of the provision of Regulated Entertainment, whether private or public. My instructions are that the applicant will not be providing any form of entertainment at the premises. Rather, customers booking the venue will be expected to hire their own DJ/live band to provide entertainment to their guests. Further, as the Committee will know, Live and Recorded Music is to be considered deregulated between the hours of 8pm and 11pm where it takes place on premises licensed for the sale of alcohol for consumption on the premises before an audience of no more than 500 persons.
The plans attached to the application detail that the licensable activity applied for (Sale by Retail of Alcohol) will only take place in the barn. I presume that customers will be able to take their drinks outside, either into the grounds or the marquee, as the applicant has requested that sales of alcohol are to be for both consumption on and off the premises. As the Marquee and Terrace areas are not to be licensed, they will not benefit from the deregulation of Recorded Music but this would not prohibit the provision of private entertainment that is so provided without a view to profit.

**IMPACT ON THE LICENSING OBJECTIVES**

Mr Young has produced a detailed Representation wherein he explains that noise escape from the venue will have a high probability of disrupting his sleep. Given the findings of the various noise assessments carried out during the planning process and the ultimate placing of a noise condition on the planning permission, this concern would appear to be well founded. Although the planning and licensing regimes can at times be concerned with differing matters, noise nuisance is a consistent theme. Whether it be the impact of noise nuisance on amenity under planning or the public nuisance licensing objective, it is the relevant authority’s responsibility to take appropriate steps to ensure the health and wellbeing of residents in the area.

Noise nuisance is likely to come from 4 sources at the premises.

1. Music breakout
2. Patron noise – chatter, singing, shouting etc
3. Staff generated noise – chatter, moving of plant and equipment
4. Operating of plant

I address each of these issues in turn.

**Music Breakout**

Although the applicant has not requested a permission to provide musical entertainment, such entertainment is intertwined with the operation of a venue such as this. Such is demonstrated in the Outline Management Strategy attached to the application for planning permission. Selling alcohol for consumption on and off the premises would not be required by the venue without the ability to have musical entertainment provided in some way.

Any Premises Licence Holder has an obligation to ensure the promotion of the Licensing Objectives at all times. Even when a licensed premises is closed, that obligation continues in the form of requirements to clean the surrounding area or manage the safe dispersal of patrons and staff. This is no different where a premises sells alcohol to customers who are enjoying musical entertainment at the time and most likely, several hours after the sale of alcohol has ceased.

In order to promote the Licensing Objectives, I would suggest that as a starting point, the noise limit criteria set down on the planning permission are repeated by way of condition on any premises licence. I say starting point as the development of
this criteria were the subject of much confusion at the time. It appears from the wording of the planning conditions that a bass noise could be produced up until 11pm that would be audible in Mr Young’s home, above the background noise level. I suggest that the members consider the imposition of a standard noise limiter condition, requiring all sound generating equipment, whether permanent or brought to the venue by a third party, to be routed through a noise limiting device set during an inspection by an Environmental Health Officer, during which inspection the officer can attend Mr Young’s home and witness the level of noise heard within. This will ensure that no music amplification equipment used at the premises will result in a nuisance being suffered by Mr Young’s family.

Further, prohibiting the playing of recorded or live music on the terrace or in the marquee after 9pm each night, until 8am the following day would be an appropriate step as there is no mitigation in place to prevent noise nuisance affecting Mr Young and his family.

Statutory Guidance issued by the Home Office addresses the issue of noise from unlicensed areas such as beer gardens. The guidance specifically examines the issue of Live Music being played:

15.43 Where a beer garden does not form part of the relevant licensed premises and so is not included in plans attached to a premises licence or club premises certificate, it is nevertheless very likely that it will be a workplace. Paragraph 12B of Schedule 1 to the 2003 Act says that a performance of live music in a workplace that does not have a licence (except to provide late night refreshment) is not regulated entertainment if it takes place between 08.00 and 23.00 on the same day in front of an audience of no more than 500 people. Note that the exemption in paragraph 12B does not apply to the playing of recorded music.

15.44 However, a licensing authority may, where justified, impose a licence condition that relates to the performance of live music in an unlicensed beer garden being served by any associated premises licence or club premises certificate. Provided such a condition is lawfully imposed, it takes effect in accordance with its terms.

This is the very position we find ourselves in. It is wholly appropriate that the associated premises licence that has been applied for be conditioned to address unlicensed activity both on the licensed premises and in the adjacent unlicensed areas.

**Patron Noise**

The Guidance notes that noise nuisance involves more than just music breakout.

15.38 More general licence conditions (e.g. those relating to overall management of potential noise nuisance) that are not specifically related to the provision of entertainment (e.g. signage asking patrons to leave quietly) will continue to have effect.
Given the potential for over 100 customers to be stood either outside or in the acoustically irrelevant marquee, I would submit that a restriction on the numbers able to do so in the later hours is appropriate. I suggest that a condition restricting the number of smokers allowed outside after 9pm to 12 (10% of those attending) would be appropriate. Further, the marquee should not be used between the hours of 9pm and 8am.

Customers consuming alcohol are more difficult to control than those who have not been drinking. There are also less likely to pay attention to signage, follow instructions and have a tendency to interact in a loud manner. Such behaviour is likely to have a significant impact in a quiet rural setting. In order to ensure that alcohol is consumed responsibly and for a period of time in line with the nature of this rural setting, I submit that a terminal hour, for the sale of alcohol, of 11pm would be appropriate. Further, all alcohol should be collected up within 30 minutes of the end of licenced hours. This would avoid the issue of large quantities of alcohol being sold before the terminal hour and then being consumed into the early hours of the morning. Such practices cause an impact on neighbours as they allow the negative effects of alcohol sales to be felt for an extended period of time as well as promoting irresponsible alcohol consumption.

**Staff Generated Noise**

As opposed to customers, staff can be presumed to have not been drinking and are likely to follow instructions issued by venue management. For this reason much of this issue can be dealt with through training. However, it would be appropriate for there to be a prohibition on activities that are inherently noisy such as the moving of empty bottles and heavy furniture between the hours of 11pm and 8 am.

**Plant Noise**

As with staff noise, this is something that can be effectively controlled through management and planning and so I would suggest that any plant to be operated between the hours of 9pm and 8am be subject to the approval of an environmental health officer and a requirement that it is annually serviced.

**DUPLICATION OF REGULATION**

The Guidance indicates the Government’s intention to avoid the duplication of regulation where possible. Although some of the issues above have been considered as part of the planning process, I would suggest that there is no duplication in this case.

The planning system has a very different enforcement procedure to that of the Licensing Act 2003. Breach of a planning requirement or condition is not in itself an offence. The premises would need to be served with some form of enforcement notice and only then after the planning authority had considered its own enforcement protocol. Throughout this period Mr Young and his family would be suffering greatly from the noise generated by a business based on the provision of
alcohol to over 100 customers who will be listening to loud music into the early hours of the morning.

The Licensing Act 2003 provides to the imposition of conditions for just such a reason. The sale of alcohol is a privilege and not a right. If a business wishes to obtain this privilege then it is for that business to promote the Licensing Objectives and not attempt to find ways around them. Licensing conditions should be tailored to ensure that families like the Youngs do not fall between the gaps in regulation.

I thank the members in advance for their time in considering this correspondence.

Yours sincerely

Marcus Lavell
Barrister
Gregg Latchams Limited

T: +44 (0)117 906 9400
F: +44 (0)117 906 9401
E: marcus.lavell@gregglatchams.com
W: www.gregglatchams.com
From: Mervyn Lambert
Sent: 17 Jun 2016 12:27:39 +0100
To: Amanda Cox
Cc: Licensing Team
Subject: Premises Licence - Bressingham Hall 16/00546 PLANEW
Importance: Normal

Dear Sirs

I wish to object to the application for a licence for the sale of alcohol between the hours of 10am until 12am (midnight) 7 days a week. Whilst I have no objection to the license parse, I do think the sale of alcohol should be finished at 11pm, I also think 1am is late for a venue in that location to be open to the public, due to the location of the venue which is in a rural setting. Any ‘noise’ late at night from the venue will be heard at surrounding properties as sound travels, also serving alcohol until midnight will encourage public nuisance, crime and disorder. Therefore I would ask you to take these points into consideration if you decide to issue a license.

Regards

Mervyn Lambert
Three Gates Farm
Fen Street
Bressingham
Diss
Norfolk
IP22 2AQ
From: Brian Falk  
Sent: 17 Jun 2016 10:03:47 +0100  
To: Amanda Cox  
Subject: Bressingham Hall - High Barn - Venue Licence Application  
Importance: Normal

Dear Ms Cox,

I wish to comment on the extent of the licence application sought by the Venue Group for the wedding centre proposed at Bressingham Hall.

My objection to the original and subsequent planning applications (2014/1365, 2262) are on record. Much rested on the marquee whose fabric formed no barrier to nuisance from sound and which was said to be a ‘first phase of development’, its removal and its subsequent re-emergence as the final development proposal. The use of the Hall and the newly built High Barn and associated tented structure are now accepted under planning decisions but constraints still seem necessary under the licence to prevent or limit public nuisance.

At a recent presentation to neighbours by the property owner and prospective venue managers assurance was given that noise nuisance from partying would certainly not extend beyond midnight. There would then be possible noise of departing guests and staff, and all would cease by 1.00am. It now appears as if the alcohol licence is to required up to midnight which allows consumption and partying to continue well beyond. It would be a reasonable compromise to restrict the sale of alcohol to 11.00pm, which would be more in line with the statements made to residents and would still not prevent partying to continue until midnight.

The licence also seeks to permit the consumption of alcohol on and off the premises. The venue is within a garden area that will be attractive to guests and marketed as such. It is highly likely guests will use the garden as part of the venue premises. It would better protect the character and qualities of this rural village if permission for alcohol consumption could be limited to the defined premises of the barn and the marquee. This would also make management of events far easier.

The nuisance of noise at night is the basis of objection to this licence, as it was to the planning application. This is recognised by the property owner and the venue managers who demonstrated to neighbours the High Barn garden approach double lobby constructed to contain band and other noise. It would ease concern if any licence were to contain requirements that these barn lobby doors should never be secured open and that during events no high level barn windows are permitted to be opened. The barn is identified as the sole location for Venue organised music, but similar uncontrolled private entertainment could take place in the marquee. Again it would ease concern if
private music events were required to be held in the High Barn or, should this be deemed unrealistic, not to be allowed in the marquee after a certain hour, say, 9.00pm.

It was the intent of the original application to consider the creation of this wedding venue in stages, of which this is the first. We can expect further modifications and extensions as the venue establishes itself, hopefully the replacement of the marquee by a solid building. It would be reasonable to limit any licence to say 2-3 years. This would recognise the proposed progression and build-up of the wedding venue business and allow a staged reassessment of noise nuisance should that occur.

Regards
Brian Falk
Long View, Fersfield Road, Bressingham, IP22 2AP
From: Allison & Dick Power
Sent: 16 Jun 2016 14:44:17 +0100
To: Amanda Cox
Subject: Bressingham Hall Wedding Venue
Importance: Normal

Dear Ms Cox,

We are writing in connection with the application for an Alcohol Licence for the subject location.

We are very concerned about possible disruption to village life due to excessive noise during functions and on the departure of the various participants.

Bressingham is blessed as a peaceful and quiet location. Any disruption to this, be it loud laughter, the slamming of car doors or the noise of the cars themselves leaving late at night, would be a tragedy.

Please take this into consideration when you consider whether it would be appropriate to grant the Licence.

Thank you.

Mr & Mrs G. R. Power
Fenside
Fen Street
Bressingham
IP22 2AQ
Map highlighting the location of properties for those residents raising an objection

- Application location
- Mr Lazell & Ms Sansom
- Ms Waterman-Holly
- Mr Simmonett
- Mr & Mrs Handy
- Ms Roberts
- Mr Young
- Mr Lambert
- Mr Falk
- Mr & Mrs Power
Appendix 7

Growth and Localism
Swan Lane, Long Stratton, Norwich, Norfolk, NR15 2XE
Tel: 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk

Agent
Darren Cogman
Bidwells
16 Upper King Street
Norwich
Norfolk
NR3 1HA

Applicant
Mr Adrian Bloom
Bressingham Hall
Low Road
Bressingham
Norfolk
IP22 2AA

Application Type: Removal/Variation of Condition
Ref: 2015/2206

REMOVAL / VARIATION OF CONDITION

Location: Bressingham Hall, Low Road, Bressingham, Norfolk, IP22 2AA
Proposal: Variation of condition 2 of planning permission 2014/1365/F - Creation of wedding and function venue through conversion of curtilage listed buildings including construction of new reception building, demolition and ancillary buildings and other associated works.

Particulars of decision: The District Council hereby gives notice in pursuance of Section 73 of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of development referred to above without compliance with condition(s) imposed on the planning permission referred to above but in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. The development shall be constructed in accordance with drawings ref:
   DR-A-0001 P3 SITE AND BLOCK PLAN
   DR-A-0010 P6 PROPOSED SITE PLAN & EXTERNAL WORKS
   DR-A-1010 P4 PROPOSED GROUND FLOOR PLAN
   DR-A-2010 P4 PROPOSED ELEVATIONS
   DR-A-2011 P2 PROPOSED SECTIONS

   Reason for the condition
   For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

2. No live or amplified music shall be played or relayed outside the buildings on the site unless specifically approved in writing with the local planning authority.

   Reason for the condition
   In the interests of the amenities of adjoining residents in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

3. a) Between the hours of 09:00hrs and 23:00hrs music noise from the venue shall meet both of the following criteria at the nearest boundary of any residential premises not directly linked to the proposal: the equivalent continuous broadband
A-weighted sound pressure level when expressed over any 15 minute measurement period (L_{Aeq}, 15 minutes) of the music noise shall not exceed the representative background broadband noise level when measured as the A-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L_{A90}, 15 minutes). The equivalent continuous un-weighted sound pressure level when expressed over any 15 minute measurement period (L_{eq}, 15 minutes) of the music noise in any octave band shall not exceed the representative background noise level in that octave band when measured as the un-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L_{90}, 15 minutes) by more than 5dB.

b) Between the hours of 23:00hrs and 09:00hrs music noise from the venue shall meet the following criteria at the nearest boundary of any residential premises not directly linked to the proposal: the equivalent continuous broadband A-weighted sound pressure level when expressed over any 15 minute measurement period (L_{Aeq}, 15 minutes) of the music noise shall be at least 10dB below the representative background broadband noise level when measured as the A-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L_{A90}, 15 minutes). The equivalent continuous un-weighted sound pressure level when expressed over any 15 minute measurement period (L_{eq}, 15 minutes) of the music noise in any octave band shall not exceed the representative background noise level in that octave band when measured as the un-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L_{90}, 15 minutes).

For the purposes of this condition background noise level shall be taken to be as shown on the Schedule attached to this decision notice.

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

4. The use hereby approved shall not commence in any building until works of noise attenuation have been implemented in that building for the following as specified in the submitted outline management strategy document:

a. Roof and wall insulation
b. Glazing
c. Alarmed external doors
d. Mechanical ventilation and heat recovery system (details to be agreed).

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

5. The use hereby approved shall not commence until a Noise Management Plan has been submitted to and approved in writing by the local planning authority. The Noise Management Plan shall detail how the premises will be managed to minimise the impact on residents from events and associated activities such as:

- Noise from patrons outside the venue e.g. smoking areas, shouting, arguing, rowdy behaviour, general noise from residents late at night.
- Noise from vehicles associated with events arriving and departing.
o Measures put in place to keep doors and windows closed during noisy activities.
o Noise from any children's play areas and/or activities.
o Noise from staff, particularly after the event.
o Noise from any activities that take place after the event e.g. loading of vehicles.
o Measures for monitoring/control of noise levels emanating from the proposal.
o Complaint procedure.

The use hereby approved shall not commence until a means of limiting amplified music noise, details of which have first been agreed in writing with the local planning authority, has been installed in each venue where live or amplified recorded music (other than recorded background music) is to be played.

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

6. Other than those buildings hereby approved no tents/marquees or other temporary buildings are to be erected on the site unless agreed in writing with the local planning authority.

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

7. In the event that contamination that was not previously identified is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. All development shall cease and shall not recommence until:
   1) a report has been submitted and agreed in writing with the Local Planning Authority which includes results of an investigation and risk assessment together with proposed remediation scheme to deal with the risk identified and
   2) the agreed remediation scheme has been carried out and a validation report demonstrating its effectiveness has been approved in writing by the Local Planning Authority.

Reason for the condition
To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DM3.14 of the South Norfolk Local Plan Development Management Policies 2015.

8. No development shall take place on the site until all existing buildings and structures shown to be demolished have been demolished and all materials not to be reused in the development hereby permitted have been removed from the site.

Reason for the condition
To secure full advantage from the redevelopment of the site and in the interests of the visual amenities of the locality, as required by Policy 2 of the Joint Core Strategy.
9. The use hereby approved shall not commence until details of the means of foul water and sewage disposal have been submitted to and agreed in writing with the local planning authority. The development shall be carried out in accordance with the details as agreed prior to the use commencing and retained as such thereafter.

Reason for the condition
To minimise the possibilities of flooding and pollution in accordance with Policy 3 of the Joint Core Strategy and Policy DM4.2 of the South Norfolk Local Plan Development Management Policies 2015.

10. Prior to the commencement of works to erect any new buildings on the site, full details of the means of surface water drainage, shall be submitted to and agreed in writing with the local planning authority. The details should include the results from percolation tests if appropriate and incorporate installation of water efficiency and water saving devices such as rain saver systems. The development shall be carried out in accordance with the agreed details prior to the use commencing and shall be retained as such thereafter.

It should be noted that it is the applicants/developers/owners responsibility to ensure adequate drainage of the site so as not to adversely affect surrounding land, property or highway.

Reason for the condition
To minimise the possibilities of flooding in accordance with policy 1 of the Joint Core Strategy.

11. Prior to the commencement of the use hereby permitted the proposed access, on-site car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plans (C100-rev.P1 and DR-A-0010 rev.P3) and retained thereafter available for that specific use.

Reason for the condition:
To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety and in accordance with Policy DM3.12 of the South Norfolk Local Plan Development Management Policies 2015.

12. The use shall not commence until a scheme of signage for the site has been implemented in a form agreed in writing with the local planning authority. The signage scheme shall direct visitors to the site in respect of the following:

a) The in and out arrangement for vehicular traffic at the entrance, as approved.
b) The car parking and overflow car parking arrangement.

The above signage shall thereafter be retained while the use is in operation.

Reason for the condition
To limit the impact from vehicular movements in the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

13. Prior to the commencement of the use hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan (C100-rev.P1). The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
Reason for the condition
In the interests of highway safety in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies 2015.

14. Prior to the commencement of the use hereby permitted the vehicular access serving Bressingham Hall shall be upgraded in accordance with the approved drawing ref C100 P1 and constructed in accordance with the Norfolk County Council residential access construction specification. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason:
In the interest of highway safety and traffic movement in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies 2015.

15. Any access gate(s), bollard, chain or other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 8 metres from the near channel edge of the adjacent carriageway. Any sidewalks / fences / hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the (outside) gateposts to the front boundary of the site.

Reason for the condition
To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened in accordance with Policy DM3.11 of the South Norfolk Local Plan Development Management Policies 2015.

16. Details of ecology mitigation to be implemented for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015.

Reason for the condition
To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy and policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

17. The external materials for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015 and shall be retained as such thereafter.

Reason for the condition
To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy and policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

18. The following items for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015 and shall be retained as such thereafter.

a. Additional structural support for existing barn
b. New ground surfacing
c. Fencing
d. Roof lights
e. New brick walls
f. Details of new lobby on east elevation of barn for phase 1 with marquee.
Reason for the condition
To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

19. The external joinery details for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015 and be retained as such thereafter.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

20. No generator, compressor, chilling unit, cooling fan or other plant equipment shall be installed on the site without precise details of the equipment being submitted to and approved in writing with the local planning authority. The development shall be carried out in accordance with the details as approved.

Reason for the condition
In the interests of the amenities of adjoining residents in accordance with Policy DM3.13 of the South Norfolk Local Plan Development Management Policies 2015.

21. The new glazed extension to the existing barn is not to be installed until the following details have been submitted to and approved in writing by the local planning authority: profiles of the external joinery at a scale no less than 1:5. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and policy DM4.10 of the South Norfolk Local Development Management Policies 2015.

22. The metal roof of the new lean-to extension and link hereby approved shall not be installed until details indicating the material colour finish and design of the roof has been submitted to approved in writing by the local planning authority. The roofs shall then be constructed in accordance with the approved details and retained as such thereafter.

Reason for the condition
To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document 2015.

1. NOTE: The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw,
order or regulation and specifically any consent required under the Building Regulations 1991. The attached notes for applicants are also part of this decision notice.

Date of Application: 28 September 2015
Date of Decision: 17 December 2015

On behalf of the Council
Growth and Localism
Swan Lane, Long Stratton, Norwich, Norfolk, NR15 2XE
Tel: 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk

Agent
Mr Darren Cogman
Bidwells
16 Upper King Street
Norwich
Norfolk
NR3 1HA

Applicant
Mr Adrian Bloom
Bressingham Hall
Low Road
Bressingham
Norfolk
IP22 2AA

**Application Type:** Listed Building Consent
**Ref:** 2015/2209

**LISTED BUILDING CONSENT**

**Location:** Bressingham Hall, Low Road, Bressingham, Norfolk, IP22 2AA

**Proposal:** Creation of wedding and function venue through conversion of curtilage listed buildings including construction of new reception building, demolition and ancillary buildings and other associated works (revised proposal to 2014/1366).

Particulars of decision: The District Council hereby gives notice in pursuance of the Planning (Listed Building and Conservation) Act 1990 that listed building consent has been granted for the carrying out of development referred to above in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. The development shall be constructed in accordance with the following submitted drawings:

   DR-A-0003 P2 SITE & BLOCK PLAN PHASE 1
   DR-A-0010 P3 PROPOSED SITE PLAN & EXTERNAL WORKS
   DR-A-0010 P6 PROPOSED SITE PLAN & EXTERNAL WORKS
   DR-A-0011 P5 PROPOSED SITE PLAN & EXTERNAL WORKS
   DR-A-1010 P3 PROPOSED GROUND FLOOR PLAN
   DR-A-1010 P4 PROPOSED GROUND FLOOR PLAN
   DR-A-1012 P3 PROPOSED GROUND FLOOR PLAN - PHASE 1
   DR-A-2010 P3 PROPOSED ELEVATIONS
   DR-A-2010 P4 PROPOSED ELEVATIONS
   DR-A-2011 P1 PROPOSED SECTIONS
   DR-A-2011 P2 PROPOSED SECTIONS
   DR-A-2012 P2 PROPOSED BARN ELEVATIONS PHASE 1

Reason for the condition
For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.

2. The external materials for the development hereby approved shall be in accordance with the details discharged for application 2015/0752 on 23 April 2015 and shall be retained as such thereafter.
Reason for the condition
To enable the local planning authority to control the colour, tone, texture and appearance of the materials used to ensure the satisfactory appearance of the development, as required by Policy 2 of the Joint Core Strategy and policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

3. The following items for the development hereby approved shall be in accordance with the details discharged for application 2015/0752 on 23 April 2015 and shall be retained as such thereafter.

   a. Additional structural support for existing barn
   b. New ground surfacing
   c. Fencing
   d. Roof lights
   e. New brick walls

Reason for the condition
To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

4. The external joinery details for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015 and be retained as such thereafter.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

5. The new glazed extension to the existing barn is not to be installed until the following details have been submitted to and approved in writing by the local planning authority: profiles of the external joinery at a scale no less than 1:5. The development shall be carried out in accordance with the details as approved and retained as such thereafter.

Reason for the condition
To enable the local planning authority to ensure the satisfactory appearance of the development, as required by Policies 1 and 2 of the Joint Core Strategy and policy DM4.10 of the South Norfolk Local Development Management Policies 2015.

6. The metal roof of the new lean-to extension and link hereby approved shall not be installed until details indicating the material colour finish and design of the roof has been submitted to approved in writing by the local planning authority. The roofs shall then be constructed in accordance with the approved details and retained as such thereafter.

Reason for the condition
To ensure the satisfactory appearance of the development and protection of the special architectural and historic interest of the building as required by Policies 1 and 2 of the Joint Core Strategy and Policy DM4.10 of the South Norfolk Local Plan Development Management Policies Document 201
1. **NOTE:** The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 1991. The attached notes for applicants are also part of this decision notice.

On behalf of the Council

Date of Application: 25 September 2015
Date of Decision: 17 December 2015
Growth and Localism
Swan Lane, Long Stratton, Norwich, Norfolk, NR15 2XE
Tel: 01508 533633, Text phone 01508 533622,
Freephone 0808 168 2000, Email planning@s-norfolk.gov.uk,
Website www.south-norfolk.gov.uk

Agent
Mr Darren Cogman
Bidwells
16 Upper King Street
Norwich
Norfolk
NR3 1HA

Applicant
Mr Adrian Bloom
Bressingham Hall
Low Road
Bressingham
Norfolk
IP22 2AA

Application Type: Removal/Variation of Condition
Ref: 2015/2210

REMOVAL / VARIATION OF CONDITION

Location: Bressingham Hall, Low Road, Bressingham, Norfolk, IP22 2AA
Proposal: Variation of condition 2 of planning permission 2014/2262/F - erection of a marquee as first phase of creation of wedding and function venue

Particulars of decision: The District Council hereby gives notice in pursuance of Section 73 of the Town and Country Planning Act 1990 that permission has been granted for the carrying out of development referred to above without compliance with condition(s) imposed on the planning permission referred to above but in accordance with the application form and plans submitted subject to compliance with the following conditions:

1. The marquee hereby permitted shall be removed from the site and all materials and equipment brought onto the site in connection with it shall be removed before 1st February 2018 unless an application for the extension of the period of permission is approved prior to that date.

Reason for the condition
To enable the local planning authority to retain control over and review the need for the marquee which has been approved to assist in the phased implementation of a more permanent development, but which would not be of an acceptable design itself to be retained as a permanent feature, consistent with policy DM4.10 of the South Norfolk Local Plan Development Management Policies 2015.

2. The development shall be constructed in accordance with the submitted drawings ref:

DR-A-0004 P2 EXISTING & DEMOLITIONS SITE PLAN
DR-A-1012 P3 PROPOSED GROUND FLOOR PLAN
DR-A-0003 P2 SITE AND BLOCK PLAN
DR-A-0011 P5 PROPOSED SITE PLAN & EXTERNAL WORKS
DR-A-2012 P2 PROPOSED BARN ELEVATIONS - PHASE 1

Reason for the condition
For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans, as required by the Spatial Vision and Spatial Planning Objectives of the Joint Core Strategy.
3. No live or amplified music shall be played or relayed outside the barn or marquee on the site unless specifically approved in writing by the local planning authority.

Reason for the condition
In the interests of the amenities of adjoining residents in accordance with Policy DM3.13 of the South Norfolk Local Development Management Policies 2015.

4. a) Between the hours of 09:00hrs and 23:00hrs music noise from the venue shall meet both of the following criteria at the nearest boundary of any residential premises not directly linked to the proposal: the equivalent continuous broadband A-weighted sound pressure level when expressed over any 15 minute measurement period (LAEq, 15 minutes) of the music noise shall not exceed the representative background broadband noise level when measured as the A-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (LA90, 15 minutes). The equivalent continuous un-weighted sound pressure level when expressed over any 15 minute measurement period (Leq, 15 minutes) of the music noise in any octave band shall not exceed the representative background noise level in that octave band when measured as the un-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L90, 15 minutes) by more than 5dB.

b) Between the hours of 23:00hrs and 09:00hrs music noise from the venue shall meet the following criteria at the nearest boundary of any residential premises not directly linked to the proposal: the equivalent continuous broadband A-weighted sound pressure level when expressed over any 15 minute measurement period (LAEq, 15 minutes) of the music noise shall be at least 10dB below the representative background broadband noise level when measured as the A-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (LA90, 15 minutes). The equivalent continuous un-weighted sound pressure level when expressed over any 15 minute measurement period (Leq, 15 minutes) of the music noise in any octave band shall not exceed the representative background noise level in that octave band when measured as the un-weighted sound pressure level which is exceeded for 90% of any representative 15 minute measurement period (without the music noise present) (L90, 15 minutes).

For the purposes of this condition background noise level shall be taken to be as shown on the Schedule attached to this decision notice.

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Development Management Policies 2015.

5. No live or amplified music shall be played or relayed within the marquee other than in accordance with details of the sound system to be installed which has first been agreed in writing with the local planning authority.

Reasons for the condition:
In the interests of the amenities of the locality in accordance with Policy DM3.13 of the South Norfolk Local Development Management Policies 2015.

6. The use hereby approved shall not commence until a Noise Management Plan has been submitted to and approved in writing with the Local Planning Authority. The
Noise Management Plan shall detail how the premises will be managed to minimise
the impact on residents from events and associated activities such as:

- Noise from patrons outside the venue e.g. smoking areas, shouting, arguing,
  rowdy behaviour, general noise from residents late at night.
- Noise from vehicles associated with events arriving and departing.
- Measures put in place to keep doors and windows closed during noisy
  activities.
- Noise from any children's play areas and / or activities.
- Noise from staff, particularly after the event.
- Noise from any activities that take place after the event e.g. loading of
  vehicles.
- Measures for monitoring / control of noise levels emanating from the
  proposal.
- Complaint procedure.

The use hereby approved shall not commence until a means of limiting amplified
music noise, details of which have first been agreed in writing with the local
planning authority, has been installed in each venue where live or amplified
recorded music (other than recorded background music) is to be played.

Reason for the condition:
In the interests of the amenities of the locality in accordance with Policy DM3.13 of
the South Norfolk Local Development Management Policies 2015.

7. No additional tents/marquees or other temporary buildings are to be erected on the
site unless agreed in writing with the local planning authority.

Reason for the condition
In the interests of the amenities of the locality in accordance with Policy DM3.13 of
the South Norfolk Local Development Management Policies 2015.

8. The use hereby approved shall not commence until details of the means of foul
water and sewage disposal have been submitted to and agreed in writing with the
local planning authority. The development shall be carried out in accordance with
the details as agreed prior to the use commencing and retained as such thereafter.

Reason for the condition
To minimise the possibilities of flooding and pollution in accordance with Policy 3 of
the Joint Core Strategy.

9. The use shall not commence until a scheme of signage for the site has been
implemented in a form agreed in writing with the local planning authority. The
signage scheme shall direct visitors to the site in respect of the following:

a) The in and out arrangement for vehicular traffic at the entrance, as approved.
b) The car parking and overflow car parking arrangement.

The above signage shall thereafter be retained while the use is in operation.

Reason for the condition
To limit the impact from vehicular movements in the interests of the amenities of the
locality in accordance with Policy DM3.13 of the South Norfolk Local Development
10. Use of the marquee shall not commence until access and parking, as approved in application 2015/2206, has been implemented and is available for use.

Reason for the condition:
To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety in accordance with policies DM3.11 and DM3.13 of the South Norfolk Local Development Management Policies 2015.

11. No generator, compressor, chilling unit, cooling fan or other plant equipment shall be installed on the site without precise details of the equipment being submitted to and approved in writing with the local planning authority. The development shall be carried out in accordance with the details as approved.

Reason for the condition
In the interests of the amenities of adjoining residents in accordance with Policy DM3.13 of the South Norfolk Local Development Management Policies 2015.

12. Details of ecology mitigation to be implemented for the development hereby approved shall be in accordance with the details discharged for application 2015/0737 on 23 April 2015.

Reason for the condition
In order to safeguard the ecological interests of the site in accordance with policy 1 of the JCS and section 11 of the National Planning Policy Framework.

1. NOTE: The authority can confirm it has worked in a positive and proactive manner, based on seeking solutions to problems arising in relation to dealing with this planning application, in accordance with the National Planning Policy Framework.

This permission refers only to that required under the Town and Country Planning Act 1990 and does not include any consent or approval under any other enactment, bylaw, order or regulation and specifically any consent required under the Building Regulations 1991. The attached notes for applicants are also part of this decision notice.

Date of Application: 28 September 2015
Date of Decision: 17 December 2015

On behalf of the Council
drinking at their premises. This may be incorporated within the applicant’s age verification policy.

The Act provides a legal responsibility to make sure that children, young people and vulnerable adults are protected from harm at licensed premises. The guidance requires that children must be protected from “physical, psychological and moral harm”, premises allowing persons under the age of 18 are expected to have systems in place to safeguard children and young people. For further details of the safeguarding of children in licensed premises please see the Child Sexual Exploitation Leaflet on the following webpage: https://www.safeguardingsheffieldchildren.org.uk/welcome/sheffield-safeguarding-children-board/children-licensed-premises/child-sexual-exploitation-and-hospitality-trade.html

Access to Cinemas

In the case of premises which are used for film exhibitions, mandatory conditions will apply restricting access to those who meet the required age limit in line with any certificate granted by the British Board of Film Classification or, in specific cases, a certificate given to the film by the licensing authority itself or any specified film classification body.

It may also be necessary to impose a condition to restrict the admission of children to theatres which are incorporating adult entertainment in their productions.

Adult Entertainment

Where regulated entertainment provided on premises is of an adult or sexual nature the licensing authority may, where relevant representations are received, give appropriate and additional consideration as to whether to grant a premises licence when the premises are in the vicinity of:

- residential housing
- schools
- play areas
- children’s nurseries or preschool facilities
- places of religious worship or education
- historic buildings
- tourist attractions
- predominantly family shopping areas
- community facilities or public buildings e.g. youth clubs, libraries & sports centres.

In so far as it relates to the licensing objectives, and taking into account location, the licensing authority may determine the nature of any external signage for premises providing adult entertainment. The licensing authority will also expect that the entertainment occurring on the premises should only be visible to those who have chosen to enter, regardless of the location.

The licensing authority is especially concerned that premises providing adult entertainment promote the protection of children from harm objective and will expect operating schedules to address this by adopting strict entrance policies, security measures and staff training and management policies to ensure that this and the other licensing objectives are promoted.

13. Planning

Planning and licensing regimes are separated to avoid duplication and inefficiency.

Licensing applications will not enable a “rerun” of the planning application and licensing decisions will not override decisions taken by the Planning Committee or permissions granted on appeal. There is no legal basis for the licensing authority to refuse a licence application on the basis of a planning permission or the lack of the same.

There are circumstances when as a condition of planning permission a terminal hour has been set for the use of premises for commercial purposes. Where these hours are different to the licensing hours, the applicant must observe the earlier closing time. Premises operating in breach of their planning permission would be liable to prosecution under planning law.

14. Temporary Event Notices

Certain temporary events are not required to be licensed but must be notified to the licensing authority as a temporary event notice. However, depending on the nature and location of such events, these can have serious crime and disorder and public nuisance implications. Organisers of these events are encouraged to submit their notification as soon as reasonably practicable to enable Norfolk Constabulary, community protection and the licensing authority to work with them to identify any risks.

A standard temporary event notice must be received a minimum of ten clear working days