



Licensing Sub-Committee

Committee

Wed 21 Apr
2021
1.00 pm

Virtual Meeting
Microsoft Teams

REDDITCH BOROUGH COUNCIL

*making
a
difference*

www.redditchbc.gov.uk

If you have any queries on this Agenda please contact
Sarah Sellers
Town Hall, Walter Stranz Square, Redditch, B98 8AH
Tel: (01527) 64252 ext 2884
e.mail: sarah.sellers@bromsgroveandredditch.gov.uk

GUIDANCE ON VIRTUAL MEETINGS

Due to the current Covid -19 pandemic Redditch Borough Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, "open" means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream to the Council's YouTube Channel which can be accessed using the link below:

[Link to view Live Stream of Licensing Sub-Committee](#)

Members of the Committee, officers and the applicant and interested parties will participate in the meeting using Microsoft Teams, and details of any access codes/passwords will be made available separately.

Although this is a public meeting, there are circumstances when the committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded

If you have any questions regarding the agenda please do not hesitate to committee officer Sarah Sellers on 01527 64252 Extn.2884 or by email at sarah.sellers@bromsgroveandredditch.gov.uk

COMMITTEE PROTOCOL – LICENSING SUB-COMMITTEE

Each application that comes before this Sub-Committee will be treated on its own merits. This licensing authority will make its decision based on the merits of the application and the promotion of the four licensing objectives, namely:

- The prevention of crime and disorder;
- Public safety;
- The prevention of public nuisance; and
- The protection of children from harm,

and will also have regard to the Guidance issued under Section 182 of the Licensing Act 2003 and the Redditch Borough Council Statement of Licensing Policy.

Members of the Sub-Committee will meet prior to the hearing to note matters to be presented, assisted by the legal and administrative support Officers only. The actual application will not be discussed.

LICENSING HEARING PROCEDURE

The Hearing

1. The Chair will open the meeting, outlining the nature of the decision to be taken, and will identify the members of the Sub-Committee and Council Officers present.
2. The Chair will then ask all parties present for that agenda item to introduce themselves.
3. The Chair will give a brief outline of the procedure to be followed at the hearing.
4. The Licensing Officer will present the report, outlining any relevant representations and relevancies to the Redditch Borough Council Statement of Licensing Policy and Guidance issued under Section 182 of the Licensing Act 2003.
5. The Licensing Officer may be questioned by members of the Sub-Committee and, if given permission by the Sub-Committee, the other parties present.

(Similar rights of questioning will apply, with the Sub-Committee's permission, in relation to paragraphs 7, 9 and 11 below.)

6. The Applicant / Licence Holder and / or his / her representative will speak in support of the application.
7. The Applicant / Licence Holder and / or his / her representative may be questioned by members of the Sub-Committee.
8. Any witnesses called, with due notice, by the applicant will, with the permission of the Sub-Committee, then make representations to the Sub-Committee.

(Similar rights will apply in relation to witnesses called by other parties.)

9. The witnesses may be questioned by members of the Sub-Committee.

10. Any person who has given notice that they wish to make representations to the Sub-Committee will be invited to do so, having stated the nature of his / her interest in the matter.
 - (a) In the case of any person who has made representations but fails to attend, the hearing will normally proceed, taking into consideration the written representations, but ensuring appropriate weight is given to the representations.
 - (b) No person wishing to make representations may raise any ground or objection at the hearing not previously referred to in the written submission, unless all parties give their consent to this.
11. Once a person making representations has concluded their case, he / she may be questioned by the members of the Sub-Committee Committee.
12. The Licensing Officer will be invited to make a closing statement.
13. Any persons who have made representations will be invited to sum up.
14. The Applicant / Licence Holder and / or his / her representative will be invited to sum up.
15. The Chair will ask the Legal Advisor if there is any legal advice to be given.
16. At the conclusion of the hearing members of the Sub-Committee, the Legal Advisor and the Democratic Services Officer will withdraw from the meeting room so that the Sub-Committee can reach it's decision in private.
17. The Sub-Committee may return to the meeting room to seek clarification on any point. The Sub-Committee, Legal Advisor and Democratic Services Officer will then withdraw again.
18. The Chair may depart from the above procedure if he / she considers it is in the interests of natural justice to do so, either of his / her own volition or upon application by any party. Before doing so he / she shall invite the views of the parties present and consider any representations that may be made.

Decision

19. The Sub-Committee's decision will not be announced on the day of the hearing but will be sent to the Applicants and all those parties who made representations within 5 working days.

Notes

1. *Any changes in Sub-Committee membership will be given at the beginning of the meeting.*
2. *Each party will be limited to a maximum time of ten minutes in which to make representations to the Sub-Committee. This period may be extended at the discretion of the Chair. If an extension is agreed, all parties are to be allowed the same time to make representations. Where appropriate, if several parties wish to make the same representation, a spokesperson may, by consent, be appointed, in which case the spokesperson is to be allowed the same period of time as other representatives. If a spokesperson is not appointed, the amount of time must be shared between the persons wishing to make the same representation.*

3. *Any person wishing to make representations and Applicants / Licence Holders can be represented by a legal representative (at their own expense) or by a Councillor.*
4. *Late representations and evidence will only be considered with the agreement of all parties present.*
5. *Parties to the hearing will not normally be entitled to cross-examine any other party unless given permission by the Sub-Committee to do so.*
6. *The Sub-Committee may require any person attending the hearing, who in its opinion is behaving in a disruptive manner, to leave the hearing and may:*
 - *refuse to permit that person to return; or*
 - *permit that person to return only on such conditions as the Sub-Committee specify,**but such person may, before the end of the hearing, submit in writing any such information which they would have given orally had they not been required to leave.*
7. *Decisions will generally be taken regardless of whether the applicant is present.*
8. *The Sub-Committee will make its decision within 5 working days beginning with the day or the last day on which the hearing was held, and will inform the applicant as soon as is practicable thereafter of its decision.*
9. *Applicants have a right to appeal, details of which can be obtained via the Licensing Officer.*
10. *It is not the general policy of the Council to enter into discussions or correspondence on matters relating to the hearing or any decision made at the hearing.*
11. *Any irregularity resulting from any failure to comply with any provision of the relevant Regulations before the Sub-Committee has made a determination shall not of itself render the proceedings void. In the case of such irregularity, the Sub-Committee shall, if it considers that any person may have been prejudiced as a result of such irregularity, take such steps as it thinks fit to cure the irregularity prior to determination.*
12. *Clerical errors in any document recording a determination of the Sub-Committee or errors arising in such document from accidental slip or omission may be corrected by the Sub-Committee.*
13. *Parties are not normally permitted to cross-examine or question other parties at Licensing Sub-Committee hearings except with the permission of the Sub-Committee. It is important that questions should not be hostile or seek to unfairly undermine the position of any party.*

Licensing Sub-Committee

Wednesday, 21st April, 2021

1.00 pm

Virtual Meeting

Agenda

Membership:

Cllrs: Michael Chalk Joanne Beecham (Reserve)
 Julian Grubb
 Mark Shurmer

1. Election of Chair

To elect a Councillor from the Sub-Committee to act as Chair for the meeting

2. Chair's Welcome

3. Apologies

4. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests and / or Other Disclosable Interest they may have in items on the agenda, and to confirm the nature of those interests.

5. Premises Licence Application : Pitcheroak Golf Course Plymouth Road Redditch B97 4PB (Pages 1 - 46)

6. Exclusion of the Public and Press

Should it be necessary, in the opinion of the Borough Director, during the course of the meeting to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged, it may be necessary to move the following resolution:

“That, under S.100 (A) (4) of the Local Government Act 1972, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs (to be specified) of Part 1 of Schedule 12 (A) of the said Act”.

These paragraphs are as follows:

Subject to the “public interest” test, information relating to:

- Para 1 – any individual;
- Para 2 – the identity of any individual;
- Para 3 – financial or business affairs;

Licensing Committee

Sub-

Wednesday, 21st April, 2021

- Para 4 – labour relations matters;
- Para 5 – legal professional privilege;
- Para 6 – a notice, order or direction;
- Para 7 – the prevention, investigation or prosecution of crime;
and may need to be considered as 'exempt'.

REDDITCH BOROUGH COUNCIL

LICENSING SUB-COMMITTEE

21ST APRIL 2021

LICENSING ACT 2003

APPLICATION FOR VARIATION OF A PREMISES LICENCE

PITCHEROAK MUNICIPAL GOLF COURSE

PUBLIC HEARING	
Director:	Head of Worcestershire Regulatory Services
Contact Officer:	Paul Morrish Technical Officer (Licensing) Worcestershire Regulatory Services, 01905 822799 enquiries@worcsregservices.gov.uk
Ward(s) affected:	Central Ward
Appendices:	Appendix 1 – Application Form and Plan Appendix 2 – Existing Licence Appendix 3 – Representations from other persons (objections) Appendix 4 – Representations from other persons (support)

1. PURPOSE OF REPORT

- 1.1 To consider and determine an application for variation of the premises licence in respect of the premises below:

**Pitcheroak Municipal Golf Course
Plymouth Road
Redditch
Worcestershire
B97 4PB**

A copy of the application and accompanying plan of the premises is attached at **Appendix 1.**

2. BACKGROUND

2.1 On 1st March 2021 an application was received from Rubicon Leisure Limited for variation of the premises licence in respect of

Pitcheroak Municipal Golf Course
Plymouth Road
Redditch
Worcestershire
B97 4PB

2.2 The application contained all the requisite documentation including the fee.

2.3 It can be confirmed that the application has been advertised in accordance with the requirements of the Licensing Act 2003 and associated regulations and that the application has also been served on all responsible authorities.

2.3 The existing premises licence currently authorises the following activities;

Sale of Alcohol

Monday to Saturday, 10:00 – 23:00

Sunday, 12:00 – 22:30

A copy of the existing premises licence is attached at **Appendix 2**.

2.4 The applicant is applying for the following variations to their existing licence:

- **Sale of Alcohol 08:00 to 23:30, everyday**
- **Live and Recorded music 08:00 to 23:30, everyday.**
- **To remove all non standard timings for the sale of alcohol.**

2.5 Members should be aware when considering this application that under the provisions of the Live Music Act 2012, any premises that holds a licence for the sale of alcohol is permitted to carry out live and recorded music between the hours of 0800 and 2300 (where the audience is no larger than 500 persons) Members are only able to consider any changes to hours for live and recorded music outside of 0800 and 2300.

- 2.6 Members are therefore been asked to consider the following changes to the existing licence;

Live and Recorded Music

An additional half an hour, every day 23:00-23:30

Sale of Alcohol

An additional 2 hours Monday to Saturday morning, 08:00 – 10:00

An additional 4 Hours Sunday morning, 08:00 – 12:00

An additional half hour Monday to Saturday evening, 23:00 – 23:30

An additional 1 hour on Sunday evening, 22:30 – 23:30

3. REPRESENTATIONS

Responsible Authorities

- 3.1 No representations were received from any of the responsible authorities

Other Persons

- 3.2 Six representations were received from other persons objecting to the application, and details are attached at **Appendix 3**
- 3.3 Two representations were received from other persons in support of the application and details are attached at **Appendix 4**

4. LOCAL POLICY CONSIDERATIONS

- 4.1 The Sub-Committee should have regard to the Council's Statement of Licensing Policy under the Licensing Act 2003.
- 4.2 The Council's Statement of Licensing Policy is available to download from the Council's website or to request a hard copy, contact Worcestershire Regulatory Services on 01905 822799 or email enquiries@worcestershire.gov.uk

5. LEGAL IMPLICATIONS

- 5.1 The Sub-Committee is obliged to determine this application with a view to the promotion of the licensing objectives which are:
- the prevention of crime and disorder;
 - public safety;

- the prevention of public nuisance;
- the protection of children from harm.

- 5.2 In making its decision, the Sub-Committee is also obliged to have regard to the guidance issued by the Secretary of State under section 182 of the Licensing Act 2003 and the Council's own Statement of Licensing Policy.
- 5.3 The Sub-Committee must also have regard to the representations made and the evidence it hears.
- 5.4 The Sub-Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:
- (a) Grant the application as requested
 - (b) Modify the conditions of the licence, by altering or omitting or adding to them.
 - (c) Reject the application in whole or in part.
- 5.5 The Sub-Committee is asked to note that it may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must actually be appropriate in order to promote the licensing objectives.
- 5.6 All parties to the hearing will be notified of the Sub-Committee's decision in writing within five working days of the conclusion of the hearing.
- 5.7 Any party aggrieved by a decision taken by the Sub-Committee may appeal against the decision to a Magistrates' Court within 21 days of being notified of the decision in writing.
- 5.8 The hearing should be conducted in accordance with the agreed procedure.

6. FOR DECISION

- 6.1 The Sub-Committee must consider and determine the application.

Application to vary a premises licence under the Licensing Act 2003**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

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

I/We RUBICON LEISURE LIMITED

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number PREM0098
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Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description PITCHEROAK GOLF COURSE PLYMOUTH ROAD SOUTHCREST			
Post town	REDDITCH	Postcode	B96 6AF

Telephone number at premises (if any)	01527541054
Non-domestic rateable value of premises	£ 20,750.00 0

Part 2 – Applicant details

Daytime contact telephone number	07977007979		
E-mail address (optional)	Paul.hawkes@rubiconleisure.co.uk		
Current postal address if different from premises address			
Post town		Postcode	

Part 3 - Variation

Please tick as appropriate

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

Yes

No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

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

To change the current sale of alcohol (from 10:00 to 23:00 Monday to Saturday, and 12:00 to 22.30 on Sundays) to 08:00 to 23:30 everyday

To add live and recorded music to run inline with sale of alcohol timings of 08:00 to 23:30 everyday.

To remove all non standard timings on the premises licence for the sale of alcohol.

To change opening hours to 0700-00:00 every day.

There are no changes to building itself, the layout is the same.

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

Part 4 Operating Schedule

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

Provision of regulated entertainment (Please see guidance note 3) Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) 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

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

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur								
Fri						<u>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</u> (please read guidance note 7)		
Sat								
Sun								

C

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

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<u>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</u> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	08.00	23.30	<u>Please give further details here</u> (please read guidance note 5) Occasional Live music may be played on occasional functions. This would not be a regular event.		
Tue	08.00	23.30			
Wed	08.00	23.30	<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur	08.00	23.30			
Fri	08.00	23.30	<u>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</u> (please read guidance note 7)		
Sat	08.00	23.30			
Sun	08.00	23.30			

F

Recorded music Standard days and timings (please read guidance note 8)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon	08.00	23.30	<u>Please give further details here</u> (please read guidance note 5) Occasional Discos on evening functions, this would not be a regular event. Back ground music played at all other times.		
Tue	08.00	23.30			
Wed	08.00	23.30	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur	08.00	23.30			
Fri	08.00	23.30	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	08.00	23.30			
Sun	08.00	23.30			

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)	Both	<input type="checkbox"/>
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Thur					
Fri			<u>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</u> (please read guidance note 7)		
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 5)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)</p>		
Fri					
Sat			<p><u>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</u> (please read guidance note 7)</p>		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur					
Fri			<u>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</u> (please read guidance note 7)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input checked="" type="checkbox"/>
Mon	08:00	23:30	State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Tue	08:00	23:30			
Wed	08:00	23:30			
Thur	08:00	23:30		<u>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</u> (please read guidance note 7)	
Fri	08:00	23:30			
Sat	08:00	23:30			
Sun	08:00	23:30			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).

No Concerns

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			<u>State any seasonal variations</u> (please read guidance note 6)
Day	Start	Finish	
Mon	07:00	00:00	
	-----	-----	
Tue	07:00	00:00	
	-----	-----	
Wed	07:00	00:00	
	-----	-----	
Thur	07:00	00:00	<u>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</u> (please read guidance note 7)
	-----	-----	
Fri	07:00	00:00	
	-----	-----	
Sat	07:00	00:00	
	-----	-----	
Sun	07:00	00:00	
	-----	-----	

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

Non

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

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

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

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

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

The general day to day use of the club house for alcohol consumption is minimal with golfers maybe having an alcoholic beverage after playing a round of golf. The club house in most cases will be closed no later than 22.00 hrs.

The rules on venue hire and what's expected will be promoted within the hire agreement.

The facility will be run by a manager and assistant manager, who are experienced in working in licensed premises. All procedures set out by Rubicon Management team to assist with the prevention of crime and disorder, public safety, prevention of public nuisance and to protect Children from harm will always be followed.

b) The prevention of crime and disorder

CCTV has been installed inside and outside the premises as a deterrent for antisocial behaviour, or miss use of any part of the premises or grounds/carpark surrounding them.

Any problems will be reported by calling 101 immediately.

Hire of the venue will be closely monitored and refused if deemed unsuitable.

Any Hire deemed to be a risk will result in the company using the services of a security company to mitigate any nuisance or unsociable behaviour.

c) Public safety

We operate within strict health and safety procedures at Rubicon Leisure. These procedures will always be followed.

Staff are compressively trained to ensure public safety is observed and maintained to the highest possible level.

d) The prevention of public nuisance

The extra half an hour of alcohol serving time is not for extra income opportunities, but on the occasions we have a busy function we can serve last orders to the customers in a realistic time frame.

With the premises officially open to midnight it will prevent asking people to wait on the car park for their transport home to arrive. Keeping any noise to a minimum on leaving the venue.

We will continue to maintain any live entertainments or discos turn the volume level down at 23.00 hrs and off completely by 23.30 hrs and building empty other than staff by midnight.

e) The protection of children from harm

There will be no entertainment or functions permitted that could be a danger to children.

Members of staff will be safeguard trained and will always be vigilant.

Any hire of the clubhouse will be closely monitored and if deemed unsuitable be closed down immediately by staff members and police will be informed.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

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

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	Paul Hawkes
Date	01/03/2021
Capacity	Rubicon Golf Course and Catering Manager

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	

Capacity			
Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)			
Post town		Post code	
Telephone number (if any)	01527 541054		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Paul.hawkes@rubiconleisure.co.uk			

Notes for Guidance

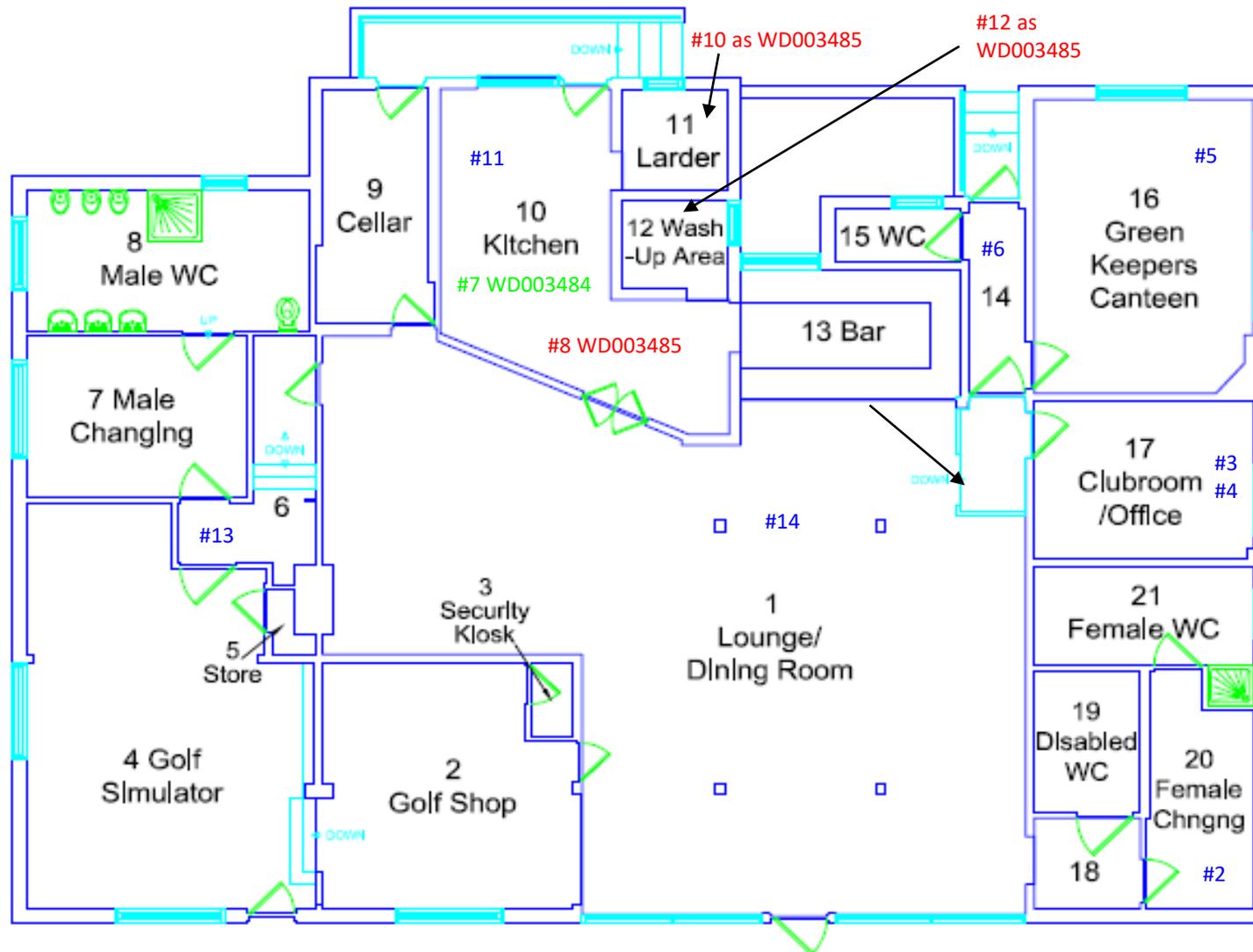
This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example, the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place of consumption of these off-supplies of alcohol, you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission 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.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission 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.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).

5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
11. Please list here steps you will take to promote all four licensing objectives together.
12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.

Key: ■ =Asbestos item ■ =Non Asbestos item ■ = No Access



Report No: J458585

Site: Pitcher Oak Golf Course, Plymouth Road, Redditch, B97 4PB

Client: Redditch Borough Council

Floor: Ground floor

Drawing No: 1 of 1

Date: 01/11/19



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LICENSING ACT 2003**PREMISES LICENCE****PREMISES LICENCE NUMBER****PREM0098****Part 1 – Premises Details**

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Pitcheroak Municipal Golf Course
 Pitcheroak Municipal Golf Course
 Plymouth Road
 Redditch
 Worcestershire
 B97 4PB

Telephone number

Where the licence is time limited, the dates
 Not applicable

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

Activity	Days	From	To	Indoors/Outdoors
Sale of Alcohol	Sunday	12:00	- 22:30	N/A
Sale of Alcohol	Monday to Saturday	10:00	- 23:00	N/A

Non-standard timings

Sale of alcohol - Good Friday 12:00-22:30. New Year's Eve 10:00-00.00. New Year's Day 00.00-23:00.
 Christmas Day 12:00-15:00 and 19:00-22:30.

The opening hours of the premises

Days	From	To
Sunday	12:00	- 22:30
Monday to Saturday	10:00	- 23:00

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

Alcohol is supplied for consumption both on and off the premises

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

FAO D Wheeler
 Rubicon Leisure Ltd.
 Pitcheroak Municipal Golf Course
 Plymouth Road
 Redditch
 Worcestershire
 B97 4PB
 Email Address:
 Telephone No.: 01527 541054

Registered number of holder, for example company number, charity number (where applicable)**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Owen Goodgame

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol

Personal Licence No: RB/PERS0034
 Licensing Authority: Redditch Borough Council



Date of first issue: 26 October 2005

This version valid from: 6 March 2020

Issuing Authority: Redditch Borough Council
Town Hall
Walter Stranz Square
Redditch
B98 8AH

AUTHORISED OFFICER
Head of Regulatory Services
Worcestershire Regulatory Services
On behalf of Redditch Borough Council

ANNEX 1 – MANDATORY CONDITIONS**The making and authorisation of alcohol sales**

No supply of alcohol may be made under the premises licence—

- a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

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

Irresponsible alcohol promotions

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

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

- (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
- (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
- (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
- (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Provision of free potable water

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

Age verification policy for the sale or supply of alcohol

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

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

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

- (a) a holographic mark, or
- (b) an ultraviolet feature.

Availability of small measures of alcohol

The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

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

Permitted price of alcohol

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price
2. For the purposes of the condition set out in paragraph 1—
 - a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979);
 - b) "permitted price" is the price found by applying the formula—

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

where—

P is the permitted price,

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

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

- c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence—
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - e) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
 4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
 - (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Security activity

Where individuals are at the premises to carry out a security activity, as defined by the Private Security Industry Act 2001, each such individual must be authorised to carry out that activity by a licence granted under that Act or be entitled to carry out that activity by virtue of section 4 of that Act.

ANNEX 2 – CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

a) **General – all four licensing objectives (b,c,d,e):**

b) **The prevention of crime and disorder:**

c) **Public safety:**

d) **The prevention of public nuisance:**

e) **The protection of children from harm:**

Other operating conditions

**ANNEX 3 – CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING
AUTHORITY**

ANNEX 4 – PLANS

As deposited with the licensing authority

LICENSING ACT 2003**PREMISES LICENCE SUMMARY****PREMISES LICENCE NUMBER****PREM0098****Premises Details**

Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code

Pitcheroak Municipal Golf Course
 Pitcheroak Municipal Golf Course
 Plymouth Road
 Redditch
 Worcestershire
 B97 4PB

Telephone number

Where the licence is time limited the dates

Not applicable

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

Activity	Days	From	To	Indoors/Outdoors
Sale of Alcohol	Sunday	12:00	- 22:30	N/A
Sale of Alcohol	Monday to Saturday	10:00	- 23:00	N/A

Non-standard timings

Sale of alcohol - Good Friday 12:00-22:30. New Year's Eve 10:00-00.00. New Year's Day 00.00-23:00. Christmas Day 12:00-15:00 and 19:00-22:30.

The opening hours of the premises

Days	From		To
Sunday	12:00	-	22:30
Monday to Saturday	10:00	-	23:00

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

Alcohol is supplied for consumption both on and off the premises

Name, (registered) address of holder of premises licence

FAO D Wheeler
 Rubicon Leisure Ltd.
 Pitcheroak Municipal Golf Course
 Plymouth Road
 Redditch
 Worcestershire
 B97 4PB

Registered number of holder, for example company number, charity number (where applicable)**Name of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Owen Goodgame

State whether access to the premises by children is restricted or prohibited



Date of first issue: 26 October 2005

This version valid from: 6 March 2020

Issuing Authority: Redditch Borough Council
Town Hall
Walter Stranz Square
Redditch
B98 8AH

AUTHORISED OFFICER
Head of Regulatory Services
Worcestershire Regulatory Services
On behalf of Redditch Borough Council

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APPENDIX 3

REPRESENTATIONS FROM OTHER PERSONS (objections)

1.

Application Ref 21/00674/VARDPS 02/03/2021

We are writing to object to the amendment to licencing (music and alcohol) arrangements at Pitcheroak Golf Course, Plymouth Road, Redditch, B97 4PB

Behind this application there appears to be a business plan to move away from the building being a club house and day-time café to an entertainment venue/public house with much increased use for night-time events. This is a very significant change of use.

This means noise both during the day and late into the evening. It is completely unacceptable.

We have no objection to the sale of alcohol providing any related noise issues are kept very much under control. However the music, of any sort that is audible outside of the building, is another matter.

A golf club-house and café is one thing, an entertainment venue is quite another. Please recognise that this is a residential area

Over the years the golf club has rarely been a cause for complaint. However on the occasions when there has been music the volume of sound produced has not been tolerable. Even recorded music with the windows closed can be loud and live music is completely unacceptable.

We wonder if the structure of the building is something of an issue here? Is the main structure wood cladding on a timber frame? If so it is no wonder that music sounds loud outside. Perhaps the structure of the building makes it unsuitable for music of any sort at any time? The building does seem to be rather small for live music.

Also please note that there are no longer any physical barriers between the houses and the club as trees and greenery have been removed. These might have helped off-set the effects of artificial light and to a small degree sound.

We are particularly disappointed that, apparently, the only notification on the proposal by Rubicon Leisure was a statutory public notice. Given that we live opposite the golf club we would have thought that a direct informal approach, perhaps by letter, to discuss these proposals would have been made in advance. This lack of thought in itself erodes trust.

We can understand that there may be a need to widen the scope of use of the building but it would be good practice to discuss any changes with the local community first and take account of any negative impact of changes, and in particular, music and other noise.

We note the controls in the application document such as paragraph d). These appear to be inadequate. It seems that loud music is permitted until 11:30 pm and then need only be turned down. Any audible music is completely unacceptable.

APPENDIX 3

Yours sincerely,

A.J.Barnfield

Plymouth Road

2.

From: Philip Bladon**Sent:** 05 March 2021 18:53**To:** WRS Enquiries**Subject:** External Email : Licensing Representation (Objection)

Dear Sir,

With reference to: **Application 21/00674/VARYPS**

Pitcheroak Municipal Golf Course, Redditch, B97 4PB

1. It is in a residential area, the proposed extra time *at night is detrimental*.**Recommendation: keep the current permitted alcohol serving times the same.**2. In this application there is nothing included about opening and closing times; **there should be**.

3. The application for the earlier time to start serving/selling alcohol is in my opinion totally unnecessary.

IF a special function like a booked Wedding Breakfast requests, for example, a Champagne type event, then a special licence can be applied for.4. I fully support the use of the room hire for DAYTIME events like wakes and parties. However, **I strongly object to noisy evening/night events** such as bands and discos. IF this type of entertainment activity is held the music must stop no later than 22:30. This is to stop annoying local residents. The building is **not** soundproof, it is **not** suitable for noisy events.

AND additional measures* must be taken to ensure the volume and type of sound heard outside the building is not excessive.

*Sound measuring devices; these could automatically 'kill' (turn-off) music if above a permitted level.

This venue is **not** a town centre night club and events should finish on time and the premises empty before 23:00. Ideally this should also include the car park!The current license might permit alcohol to be sold up to 23:00 (Mon. to Sat.) and 22:30 (on Sundays). This does not mean the management needs to continue to sell alcohol up to this time. It *can and should* stop serving/selling alcohol half an hour before closing.5. Please remember that this premises is principally a good café associated with a golf course. **The building is not soundproof and its location including the car park is very close to residential houses.**

Thank you.

Philip Bladon

(I live nearby)

■ Bentley Close,
Southcrest,

APPENDIX 3

Redditch,
B97 4PU

3.

6 March 2021

Re: Application REF 21/00674/VARDPS

Dear Sir,

I wish to submit an objection in relation to the above application by Rubicon Leisure Ltd to extend the alcohol serving hours at Pitcheroak Municipal Golf course, principally on the grounds of late night noise and disturbance. Now that this revised application

specifies the licence to allow performance of live and recorded music at any time between 08.00 and 23.30 on any day of the week this is even more pertinent.

There have a number of instances, before Rubicon Leisure Ltd took over the management of the golf course, of night time lettings resulting in disturbance to nearby residents due to noise, loud music and drunken behaviour by those attending.

Some of the disturbance was generated by patrons leaving the premises in a loud manner, often the worse for wear through drink. Their taxis and other vehicles at the site created more late night noise, including much slamming of car doors.

Then there is the noise created by the events themselves, especially if music is involved. A number of these gave rise to complaints from neighbours to the management and, on occasion, the involvement of Worcestershire Regulatory Services regarding noise nuisance. The clubhouse is inadequately sound proofed for these kind of events.

In the event of the granting of this application, I would strongly urge that strict conditions be applied, such as that doors and windows to remain shut during these events, as was the case in a licence granted to Redditch Rugby, Hockey and Cricket Club a number of years ago.

A finishing time of 23.30 hours, later than most to public houses, is too late for premises like this in a residential area, and the idea of the them still being open to midnight to facilitate the dispersal of patrons is inviting difficulties.

It would seem that Rubicon Leisure Ltd wishes to maximise it's revenue stream by ignoring the potential disruptions to the lives of nearby residents. On these grounds I formally object to the granting of the application.

Yours sincerely,

J Jervis
Plymouth Road

APPENDIX 3

4.

8-3-21
Roy Wells
Resident Plymouth Road
Redditch
Worce's

Dear Sir,

Regarding application of license for proposed changes at Pitches oak golf course Plymouth Road Redditch. Most of the close residents to the club are of an older age and in the past when parties and meetings were allowed we had to put up with very loud music and when party goes left late at night there was a lot of banging of car doors and unruly behaviour by some when leaving the club lots of shouting and showing off. Etc. while we know people can enjoy themselves when a lot of them have had drink they seem to lose respect

APPENDIX 3

5.

■ Plymouth Road South crest, Redditch, Worcestershire B97 4pt

REF21/00674/vardps

I'm writing to oppose the plans for Pitcheroak golf club, my reasons for this are as follows:

I don't feel like the clubhouse is the place to hold such events being so close to residential properties and I feel it would be in bad taste to go through with these plans.

I feel like there is a level of class that not only the road currently holds but also the golf course and clubhouse and offering the proposed new alcohol serving hours along with the change of music hours does not stand in line with these current values, it cheapens the venue and the road in doing so, making the establishment no different to a pub or a social club and will therefor attract a different clientele

Along with this my husband has to travel for his work which means he has to get up very early mostly 3 or 4 in the morning, this would not be possible if the proposed plans go ahead and there is loud music until 11.30 at night with possible overflow of chatter into the carpark whilst people wait for Taxis etc.

I'm currently 16 weeks pregnant and struggle to sleep with the amount of road noise we currently receive ■■■■■ I can't even imagine trying to sleep with loud music and possible drunken people spilling out into the carpark.

Once the baby is born they will be in our bedroom for at least the first 6 months which not only will make it difficult for them to sleep through but will also for me and my husband who will then have to deal with a upset baby and the aftermath of no sleep the next day which can be difficult for my husband who like as I said has to travel a long way for work.

Please bear in mind our house will be one of the main houses affected if these changed are to be put in place as ■■■■■

Regards,

Hannah & Daniel Davenport

APPENDIX 3

6.

Morning,

I hope you are well and staying safe,

It has been brought to my attention through the Redditch Standard, the proposed extension to serving alcohol and playing live and recorded music at the Rubicon Leisure (Pitcheroak Golf Course) As a resident of Plymouth Road I strongly object to this requested extension. A few points I would like to highlight to you. -

- extended drinking hours could potential cause more anti social behaviour in the area and put more strain on our local police force.
- extended hours and opening the option to use for birthdays, weddings etc would increase the noise coming from the clubhouse at unsociable hours.
- please bear in mind many of the residents in the local area are elderly or have young children.
- my concern again is the additional allowance of playing live or recorded music will increase the noise coming from the clubhouse.
- extending these hours will make the location in question a regular location for parties etc and make excessive noise a regular occurrence and the potential for additional anti-social behaviour increased.
- the area the club and local area is a very desirable area within redditch to live, my concern this could potentially impact crime rates and drive the desirability of the area down, therefore impacting house values accordingly.
- I struggle to understand the need to be selling alcoholic drinks from 8am. I suggest this is to appeal to sports fans who maybe travelling to local stadiums via the train station who want to have a few drinks early in the morning with a breakfast. Again, this behaviour shouldn't be promoted and approving this extension would support this.

I hope you understand my object and I am happy to discuss this in more detail if needed.

Kind Regards

Mr Ian West
Plymouth Road
Redditch

REPRESENTATIONS FROM OTHER PERSONS (support)

1.

From: philip bowring [mailto: [REDACTED]]
Sent: 28 March 2021 15:07
To: WRS Enquiries
Subject: External Email : Application reference 21/00674/wardps

To whom it may concern

I am writing to support Pitcheroak golf club venue regarding an extension of their trading hours.

As I understand the extension will only be for an extra 30 minutes from 23 30 hrs to 24 00 hrs, i have no objections to this whatsoever.

Mr Hawkes (club general manager) has run this venue according to the trading conditions that are expected, as I am aware they have had no asbo orders since I have lived in Plymouth road.

The golf course itself is a much needed resource for the community around Redditch, and of course the clubhouse has always been a feature for birthday parties ect over the years.

Finally contrary to popular belief, the club will NOT be a live music venue .

This confirms my full support regarding the above mentioned application.

Philip Bowring

[REDACTED] Plymouth road

2.

From: Annette Heel [[REDACTED]]
Sent: 29 March 2021 20:03
To: WRS Enquiries
Subject: External Email : Fwd: Pitcher Oak Golf Course REF 21/00674/VARDPS

This email originated from outside of the organisation
STOP : Were you expecting this email? Does it look genuine?
THINK : Before you CLICK on any links or OPEN any attachments.

Good Afternoon

I am writing to you concerning the variation of the Licensing for the Golf Club, I have put this email together on behalf of 7 different households along Plymouth Road, we have been approached by a

resident to rally support for an objection to these changes but we all feel that the Club and the amenities, services and entertainment that has been provided is essential to this community, We have listened to the objections put forward and disagree to these, The Golf Club is a hub for the residents and has been essential in bringing the residents and wider community together, As residents close in proximity to the club, we have never had cause to complain about any events that have been hosted at the club, We received more of a noise nuisance from people walking to and from the town centre of an evening.

We have all at some point attended an event at the Golf Club and all had the same experience of music/bands being stopped on time and also been reminded that we need to be respectful to the neighbours even though we are the neighbours.

I understand some residents have concerns but I myself have become concerned of the way in which it was put to me what would be happening and I was led to believe by certain residents that the changes would be more drastic and that it would literally be a live music venue, I managed to speak directly to Mr Hawkes from the Golf club who was very honest about the changes and what the hopes for the club are and we as a collective are in full support of this and hopeful of what this may bring to our community

If you wish to discuss this further with any of us, then please do not hesitate to contact me and i will be able to provide contact details for all of the households I have referred to,

Kind Regards

Annette Heel

Annette Heel, [REDACTED] Plymouth Road [REDACTED]