

By way of introduction I am instructed by the premises licence holders at the Bell at Charlbury in relation to the application for variation of the premises licence. The sole purpose of the application is to enable my clients to install a bar in the garden of the premises. I have been forwarded a copy of your representation to this application which I have, in turn, sent on to my clients

I thought it would be helpful if I set out the background to the application and the measures that my client will put in place to mitigate against any potential issues arising out of the installation of the external bar.

## **Background**

My client acquired the premises in November 2022, at which time they had been closed for a couple of years.

Since acquisition, you will appreciate that my client has invested a significant amount of time and money in the pub. The pub is due to re-open in September. As part of the refurbishment, amongst other things, a new, and improved CCTV system is being installed (both inside the premises and out). They have also sought to engage as widely as possible with the local community as they move towards re-opening the premises

When my clients acquired the premises there was, what appeared to be, a dispense hatch/bar in the garden. On a review of the licence plans it transpired that the bar in the garden had not obtained the necessary approval under the Licensing Act 2003.

Following discussions with the licensing authority it was determined that the correct way to seek approval to licence the external bar (and also to regularise the position that my client inherited when they acquired the premises) was by way of a full variation.

As part of the application process we have consulted with all of the responsible authorities. None of the responsible authorities have made a representation to the application

## **The External Bar**

In line with many licensed premises across the country, post COVID, my client wishes to install an external bar at the pub, in this case in the rear garden of the premises.

I attach some drawings showing the external bar.

My clients intention is not that it would be open all day every day but simply when, for example, weather and custom permits. The bar will be staffed when in use and will be locked when not in use so as to prevent customer access

As part of the application process we have offered the following additional conditions which will attach to the licence should the application be granted

- a) Any external bar will operate until no later than 2200
- b) The external bar will be supervised at all times it is in use
- c) The external bar will be inaccessible to customers when not in use to ensure that customers do not have direct access to alcohol

The installation of the bar will, amongst other things, assist with customer service and customer flow at busy times and will, of course, add an extra pair of eyes to assist with the supervision of the garden.

## **The Current Licence**

The application in and of itself does not impact on the current permitted use of the garden (both front and rear) for the consumption of alcohol.

The existing licence is already subject to a number of conditions controlling the operation of the external areas to the premises, and the times that customers are permitted to be in the garden. These are as follows:

- Prominent clear notices shall be displayed at all exits in the beer garden requesting customers to respect the needs of local residents and leave the premises and the area quietly
- The beer garden and rear patio area shall not be used by customers after Midnight
- The front patio area must not be used by customers after 2100hrs.
- Prominent clear notices shall be displayed at the entrances to the beer garden and the patio areas specifying their permitted hours of use.

Regardless for whether or not the application for variation of the licence is granted, customers of the pub will still be permitted to consume alcohol in the garden in line with the current restrictions.

My clients will, of course, ensure that the above conditions are all complied with as and when the premises reopens to the public.

### **Land Registry**

I note the comments that you make about planning and the entries on the land registry. These are matters that sit outside of the consideration the Licensing Committee

### **Next steps**

My clients will of course continue to engage with the local community up to, and beyond, the opening of the premises. It is important to my client that they make a positive impact to the local community.

If you feel, on the basis of the above, that you are now in a position to withdraw your representation can I please ask that you email the licensing authority and copy me in. The Licensing Authority email is [ers.licensingandapplications@publicagroup.uk](mailto:ers.licensingandapplications@publicagroup.uk)

Should you wish to discuss this matter further then please do not hesitate to contact me direct

- Email – [ewen.macgregor@tlt.com](mailto:ewen.macgregor@tlt.com)
- Mobile - +44 (0) 7718 099664

I look forward to hearing from you.