

FAREHAM

BOROUGH COUNCIL

AGENDA LICENSING PANEL

Date: Tuesday, 28 September 2021

Time: 10.00 am

Venue: Council Chamber - Civic Offices

Members:

Councillor M J Ford, JP (Chairman)

Councillors Ms S Pankhurst
Mrs S M Walker



1. Licensing Act 2003 - Application for New Premises Licence at Coldeast Mansion, Coldeast Drive, Sarisbury Green, SO31 7PT (Pages 3 - 146)

To consider a report by the Licensing Officer regarding an application for a new premises licence at Coldeast Mansion.



P GRIMWOOD
Chief Executive Officer

www.fareham.gov.uk

20 September 2021

For further information please contact:
Democratic Services, Civic Offices, Fareham, PO16 7AZ
Tel:01329 236100
democraticservices@fareham.gov.uk

FAREHAM

BOROUGH COUNCIL

Report to Licensing Panel

Date: 28 September 2021

Report of: The Licensing Officer

Subject: LICENSING ACT 2003 – APPLICATION FOR NEW PREMISES
LICENCE - COLDEAST MANSION, COLDEAST DRIVE,
SARISBURY GREEN, SOUTHAMPTON, SO31 7PT

SUMMARY

Application for a New Premises Licence to authorise the sale of alcohol, regulated entertainment and late-night refreshment as set out within this report.

RECOMMENDATION

For decision by the Licensing Panel taking into consideration the requirements of the Licensing Act 2003, the Council's Licensing Policy and guidance issued under section 182 of the Licensing Act 2003.

BACKGROUND

1. The Licensing Act 2003 specifically restricts the grounds on which the Council, as Licensing Authority (LA), may refuse an application for a New Premises Licence, or impose conditions. Where relevant representations are made, the LA may refuse on the grounds that the licensing objectives are not met, or the operating schedule is inadequate. Equally, conditions may be imposed where appropriate. The LA may also refuse an application in part and thereby only permit some of the licensable activities sought.
2. The decision-making committee, in considering an application, must have regard to the adopted Statement of Licensing Policy and any relevant representations made.
3. An applicant applying for a new premises licence, whose application has been refused, or who is aggrieved by conditions imposed, may appeal against the decision to the Magistrates' Court.
4. In considering this application the Panel will sit in a quasi-judicial capacity and is thus obliged to consider applications in accordance with both the Licensing Act 2003 (Hearings) Regulations 2005 and amending secondary legislation and the rules of natural justice. The practical effect of this is that the Panel must make its decision based on evidence submitted in accordance with the legislation and give adequate reasons for reaching its decision. The Panel must also have regard to: -

Crime and Disorder Act 1998

Section 17 of the Crime and Disorder Act 1998 places a Council under a duty to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

Human Rights Act 1998

The Act requires UK legislation in a manner consistent with the European Convention on Human Rights. It is unlawful for the Council to act in a way that is incompatible with the rights protected by the Act. Any action undertaken by the Council that could have an effect upon other persons' Human Rights must be no more onerous than is necessary in a democratic society. The matter set out in this report must be considered in light of the above obligations.

PROCEDURE FOR THE HEARING OF THE APPLICATION

5. The standard procedure for the hearing of this licensing application can be seen as Appendix A to this report.

THE APPLICATION

6. This application is in respect of:-

A new Premises Licence application for Coldeast Mansion, Coldeast Drive, Sarisbury Green, Southampton, SO31 7PT.

Applicant – Graphite Property Management Ltd
Director - Mr Jason Parker

Summary – A high end food and beverage operation comprising a 64 cover (indoor) restaurant with outdoor dining, bar and guest lounge plus events spaces and will operate the business as an aparthotel. The restaurant will serve food and beverages 7 days per week to the hotel guests and to visitors.

Request for licensable activities both inside and outside –

- **Performance of Live Music** – 11:00 – 00:00
Non-standard timing – NYE – 11:00 – 01:00
Music outside will cease at 11pm
- **Playing of Recorded Music** –
Monday to Thursday – 08:00 – 00:00
Friday to Saturday – 08:00 – 01:00
Sunday – 08:00 – 00:00
Non-standard timing – NYE – 08:00 – 02:00
Music outside will cease at 11pm
- **Late night refreshment** –
Indoors
Monday to Thursday – 23:00 – 00:00
Friday to Saturday – 23:00 – 01:00
Sunday – 23:00 – 00:00
Non-standard timing – NYE – 23:00 – 02:00
The applicant seeks the right to serve late night refreshments to hotel residents 24 hours per day for consumption on or off the premises
- **Sale of alcohol** –
Monday to Thursday – 09:00 – 00:00
Friday to Saturday – 09:00 – 01:00
Sunday – 09:00 – 00:00
Non-standard timing – NYE – 09:00 – 02:00
The applicant seeks the right to sell alcohol to hotel residents 24 hours per day for consumption on or off the premises
Selling of alcohol will be confined to inside only after 11pm

A copy of the application can be seen at Appendix B to this report. The Premises Plans can be seen at Appendix C.

RELEVANT REPRESENTATIONS

Responsible Authorities

7. In respect of this new premises application the following summarises from whom representations have been received:-

Child Protection Services	No representation
Hampshire Fire and Rescue	No representation
FBC Health and Safety	No representation
FBC Pollution	No representation
FBC Planning	No representation
Police	No representation (Suggested Conditions)
Trading Standards	No representation
Hampshire Public Health	No representation

0 representations in total have been received from Responsible Authorities

OTHER PERSONS REPRESENTATIONS

8. 21 representations have been received from members of the public. 1 of these representations is anonymous. This was accepted as the Licensing Officer was satisfied that the circumstances are exceptional and are not vexatious or frivolous. The road name and post code have been provided, however the representee has been advised that their representation may not withstand. Another representation was withdrawn after successful mediation between the applicant and representee therefore **20** representations remain.
9. All of the individual representations can be seen at Appendix D to this report.
10. A map showing the premises and the location of "Other Persons" properties can be seen as Appendix E. The premises are outlined in red and 'Other Persons' properties are outlined in blue.
11. Any decision made by the Panel must be in accordance with the four licensing objectives, the Council's licensing policy and the Section 182 guidance issued by the Secretary of State.

CONCLUSION

12. The Panel Members are asked to review the information in this report and any additional evidence presented to them at the Hearing and determine the application.

Background papers: None.

Enquiries:

For further information on this report please contact Gemma Knipe (Ext 4428).

Licensing, Fareham Borough Council, Civic Offices, Civic Way, Fareham, PO16 7AZ
www.fareham.gov.uk

Hearings procedure as detailed at	APPENDIX A
New Premises Application	APPENDIX B
Premises Plans (Inside and outside)	APPENDIX C
Representations	APPENDIX D
Map showing premises and "Other Persons" proximity	APPENDIX E
Applicants covering letter	APPENDIX F
Proposed conditions	APPENDIX G

FAREHAM

BOROUGH COUNCIL

PROCEDURE FOR HEARINGS BY THE LICENSING PANEL

GENERAL

- 1 This procedure will be followed for hearings held by the Licensing Panel to determine :-
 - Applications for grant, variation or review of a premises licence under the provisions of the Licensing Act 2003 where representations have been made by any of the responsible authorities or other persons (as defined by the Licensing Act 2003);
 - Applications for grant or renewal of a personal licence under the provisions of the Licensing Act 2003 where representations have been made by any of the responsible authorities or other persons (as defined by the Licensing Act 2003);
 - Applications for grant or renewal of a public entertainments licence which is not otherwise determined by officers;
 - Such other licensing matter as may be referred by the Licensing Officer or the Licensing and Regulatory Affairs Committee from time to time.
- 2 Hearings shall be held in public unless the Panel considers that the greater public interest is served by excluding the public from the meeting in accordance with Schedule 12A of the Local Government Act 1972. Circumstances when it may be appropriate to do so include where there is a likelihood of disclosing exempt information relating to the applicant.
- 3 Parties to the hearing will be the applicant and any responsible authority or other person party making representations. The parties to the hearing may be accompanied by a representative, who may present the case on their behalf.
- 4 The Licensing Officer will not be a party to the hearing but will facilitate proceedings by conducting such pre-decision discussions as may be required and by presenting at the hearing a summary report of the application and any representations, together with the Officer's comments as to how these relate to the relevant legislation and the appropriate licensing policy.
- 5 Where any party intends to produce documents in support of his/her case they shall have been asked to do so in advance of the date of hearing. In the event that a document is submitted for consideration for the first time at the hearing, the Chairman may adjourn the hearing to a later time or date. It is expected that such adjournments will only be used in exceptional circumstances. The Chairman may in any event adjourn the hearing at any time before the Panel reaches its decision for any other reason he/she considers appropriate.
- 6 Each party when asked will present details of any witnesses to be called.

AT A HEARING in accordance with THE LICENSING ACT 2003

- 1 **The Chairman of the Licensing Panel** will outline the procedure to be observed and may invite any Other Persons to appoint a spokesperson².
- 2 **The Chairman** will ask the applicant whether any modification is to be made to the application or operating schedule submitted.
- 3 **The Licensing Officer** will present a summary of the application and of any representations received and will comment upon their relevance to the Licensing Act 2003 and the Council's licensing policy.
- 4 **The Applicant** may comment on the application and on representations made addressing the four licensing objectives³.
- 5 **The Panel** may seek clarification of points.
- 6 **The responsible authorities** in turn shall make their representations relating to one or more of the licensing objectives³ and may be questioned by members of the Licensing Panel and/or applicant.
- 7 **Other Persons**¹ in turn shall make their representations relating to one or more of the licensing objectives³ and may be questioned by members of the Licensing Panel and/or applicant.
- 8 **The responsible authorities** in turn may make a closing statement.
- 9 **The Other Persons** in turn may make a closing statement.
- 10 **The Applicant** may make a closing statement.
- 11 **The Licensing Panel** will then withdraw from the hearing to deliberate in private. In the event of uncertainty on any of the evidence, all parties will be recalled to the hearing whilst the point in question is clarified. In the event that the Licensing Panel has sought advice on points of law, the legal adviser shall explain to all parties what advice was given.
- 12 **All parties** shall be invited to return to the hearing when the Licensing Panel has completed its deliberations.
- 13 **The Chairman** shall announce the Panel's decision.

¹ : i.e. those other than responsible Authorities who have submitted representations;

² : this is most likely where there are a number of persons making representations upon the same point. The fact that the Panel does not hear from all Other Persons will not mean that their representations are not taken into account, but rather that the strength of feeling is understood and the case will not gain weight through repetition;

³. the four licensing objectives are:- (i) The prevention of crime and disorder; (ii) Public Safety; (iii) The prevention of public nuisance; (iv) The protection of children from harm.

APPENDIX B

* required information

Section 1 of 21

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference

Not Currently In Use

This is the unique reference for this application generated by the system.

Your reference

You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

JASON

* Family name

PARKER

* E-mail

j[REDACTED]

Main telephone number

[REDACTED]

Include country code.

Other telephone number

☐ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House?

☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

12344682

Business name

Graphite Property Management Ltd

If your business is registered, use its registered name.

VAT number

GB

359913457

Put "none" if you are not registered for VAT.

Legal status

Private Limited Company

Continued from previous page...

Your position in the business

Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Section 2 of 21

PREMISES DETAILS

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

Premises Address

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description

Postal Address Of Premises

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Further Details

Telephone number

Non-domestic rateable value of premises (£)

Section 3 of 21

APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- ☐ An individual or individuals
- ☒ A limited company / limited liability partnership
- ☐ A partnership (other than limited liability)
- ☐ An unincorporated association
- ☐ Other (for example a statutory corporation)
- ☐ A recognised club
- ☐ A charity
- ☐ The proprietor of an educational establishment
- ☐ A health service body
- ☐ A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- ☐ A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- ☐ The chief officer of police of a police force in England and Wales

Confirm The Following

- ☒ I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities
- ☐ I am making the application pursuant to a statutory function
- ☐ I am making the application pursuant to a function discharged by virtue of Her Majesty's prerogative

Section 4 of 21

NON INDIVIDUAL APPLICANTS

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

Non Individual Applicant's Name

Name

Details

Registered number (where applicable)

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

Continued from previous page...

Jason Parker Director

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Contact Details

E-mail

Telephone number

Other telephone number

* Date of birth / /
dd mm yyyy

* Nationality

[Documents that demonstrate entitlement to work in the UK](#)

Section 5 of 21

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

Provide a general description of 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 for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.

Coldeast Mansion is a substantial locally listed building standing in 8.9 acres of grounds. The property currently comprises 37 serviced apartments and event spaces. The new owner is installing a high end food and beverage operation comprising a 64 cover (indoor) restaurant with outdoor dining, a bar and guest lounge plus events spaces and will operate the business as an aparthotel. The restaurant will serve food and beverages 7 days per week to the hotel guests and to visitors.

Continued from previous page...

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

Section 6 of 21

PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

☐ Yes ☒ No

Section 7 of 21

PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

☐ Yes ☒ No

Section 8 of 21

PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

☐ Yes ☒ No

Section 9 of 21

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

☐ Yes ☒ No

Section 10 of 21

PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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.

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="11:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the performance of live music take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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.

Live music will be for occasional events which would be mainly Friday & Saturdays.
The music outside will finish at 11pm Monday -Sunday.

State any seasonal variations for the performance of live music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the performance of live music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve 11:00-01:00

Continued from previous page...

Section 11 of 21

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the playing of recorded music take place indoors or outdoors or both?

☐ Indoors ☐ Outdoors ☒ Both

Where taking place in a building or other
structure tick as appropriate. Indoors may
include a tent.

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.

The premises will play amplified recorded background music throughout the communal rooms and outside as well as in the dining pods. The volume of such music is highly unlikely to cause a nuisance as, aside from the applicant wishing to run the business in a neighbourly and responsible manner, excessive volumes would not be tolerated by the hotel guests or restaurant diners.

Continued from previous page...

The music outside will finish at 11pm Monday -Sunday.
A volume limiter will be put into place for the music outside to ensure music is to a suitable volume.

State any seasonal variations for playing recorded music

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the playing of recorded music at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve 08:00 - 02:00

Section 12 of 21

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing performances of dance?

☐ Yes ☒ No

Section 13 of 21

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

☐ Yes ☒ No

Section 14 of 21

LATE NIGHT REFRESHMENT

Will you be providing late night refreshment?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

TUESDAY

Start

End

Start

End

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.

Continued from previous page...

WEDNESDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

THURSDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

FRIDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SATURDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="01:00"/>
Start	<input type="text"/>	End	<input type="text"/>

SUNDAY

Start	<input type="text" value="23:00"/>	End	<input type="text" value="00:00"/>
Start	<input type="text"/>	End	<input type="text"/>

Will the provision of late night refreshment take place indoors or outdoors or both?

☒ Indoors ☐ Outdoors ☐ Both

Where taking place in a building or other structure tick as appropriate. Indoors may include a tent.

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.

Selling of alcohol will be confined to inside only after 11 pm

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of late night refreshments at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Continued from previous page...

The applicant seeks the right to serve late night refreshments to hotel residents 24 hours per day for consumption on or off the premises.

New Years Eve 09:00 - 02:00

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SUPPLY OF ALCOHOL

Will you be selling or supplying alcohol?

☒ Yes ☐ No

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

☐ On the premises ☐ Off the premises ☒ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

Continued from previous page...

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Selling of alcohol will be confined to inside only after 11pm

The applicant seeks the right to sell alcohol to hotel residents 24 hours per day for consumption on or off the premises.

New Years Eve 09:00 - 02:00

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

Name

First name

Family name

Date of birth

Enter the contact's address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

Personal Licence number (if known)

Issuing licensing authority (if known)

PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

Continued from previous page...

- ☐ Electronically, by the proposed designated premises supervisor
- ☒ As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

Section 16 of 21

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

Section 17 of 21

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

Continued from previous page...

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

New Years Eve 08:00 - 02:30

Section 18 of 21

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

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

List here steps you will take to promote all four licensing objectives together.

The premises licensee will ensure that competent staff are trained in ensuring that all terms and conditions of the license are upheld.

Staff will ask any person under the age of 21 to show photographic ID such as the Citizen Card, photographic driving license or passport

Licensee will ensure the staff are trained in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.

A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.

There will be a staff member on site 24 hours a day.

b) The prevention of crime and disorder

A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.

There will be a staff member on site 24 hours a day.

Any person in possession or distribution of drugs or any illegal substances will be banned from the premises and reported.

Staff will ask any person under the age of 21 to show photographic ID such as the Citizen Card, photographic driving licence or passport

Continued from previous page...

Licensee will ensure the staff are trained in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.

c) Public safety

All emergency exits will be clearly signed and will be kept clear at all times.
Fire safety procedures are put into place including fire extinguishers (Foam, H2O, CO2)
Smoke detectors and emergency lighting are placed around the building.
There will be a staff member on site 24 hours a day.
A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.
Staff will ask any person under the age of 21 to show photographic ID such as the Citizen Card, photographic driving license or passport
Licensee will ensure the staff are trained in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.

d) The prevention of public nuisance

All customers will be asked to leave quietly.
There will be notices to remind our customers to leave quietly.
There will be a staff member on site 24 hours a day.
A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.
Selling of alcohol will be confined to inside only after 11pm
All music outside will finish at 11pm Monday -Sunday.

e) The protection of children from harm

Staff will ask any person under the age of 21 to show photographic ID such as the Citizen Card, photographic driving licence or passport
Licensee will ensure the staff are trained in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.
A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.

Section 19 of 21

NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK

Continued from previous page...

Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

Continued from previous page...

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
 - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

Continued from previous page...

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

Section 20 of 21

NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

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:
 - o a performance of unamplified live music between 08:00 and 23:00 on any day, on any premises.
 - o 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.
 - o 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.
 - o 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.
 - o 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:
 - o 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.
 - o 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.
 - o 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.

Continued from previous page...

- 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:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o 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;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o 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.

Section 21 of 21

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £87000	£315.00
Band D - £87001 to £125000	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39999	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00

Continued from previous page...

Capacity 80000-89999 £56,000.00
Capacity 90000 and over £64,000.00

* Fee amount (£)

ATTACHMENTS

AUTHORITY POSTAL ADDRESS

Address

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

DECLARATION

* I/we understand it is an offence, liable on conviction to a fine up to 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.

☐ Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

* Capacity

Date (dd/mm/yyyy)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/fareham/apply-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

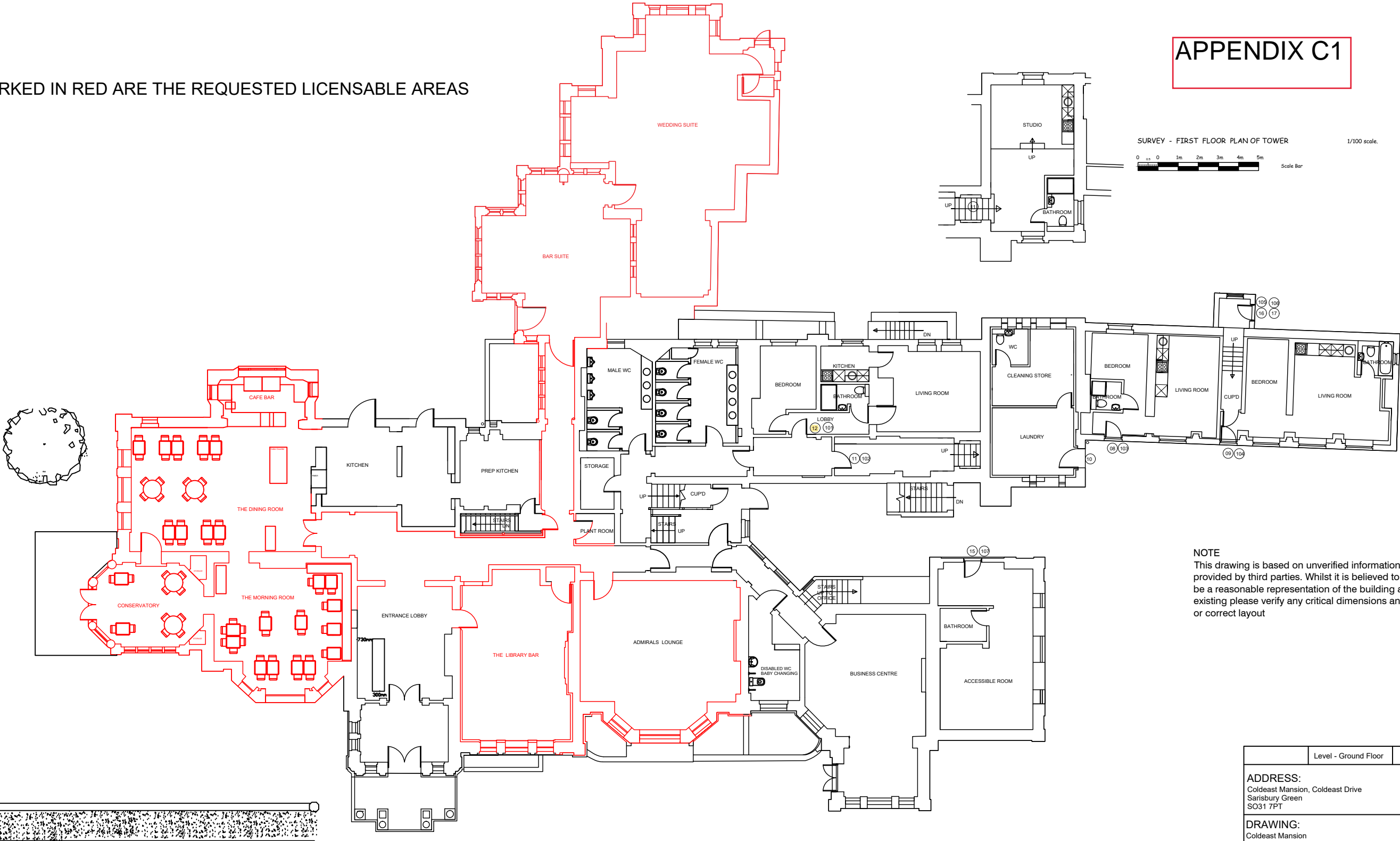
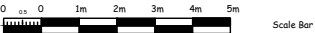
IT IS AN OFFENCE LIABLE TO SUMMARY CONVICTION TO A FINE OF ANY AMOUNT UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED

AREAS MARKED IN RED ARE THE REQUESTED LICENSABLE AREAS

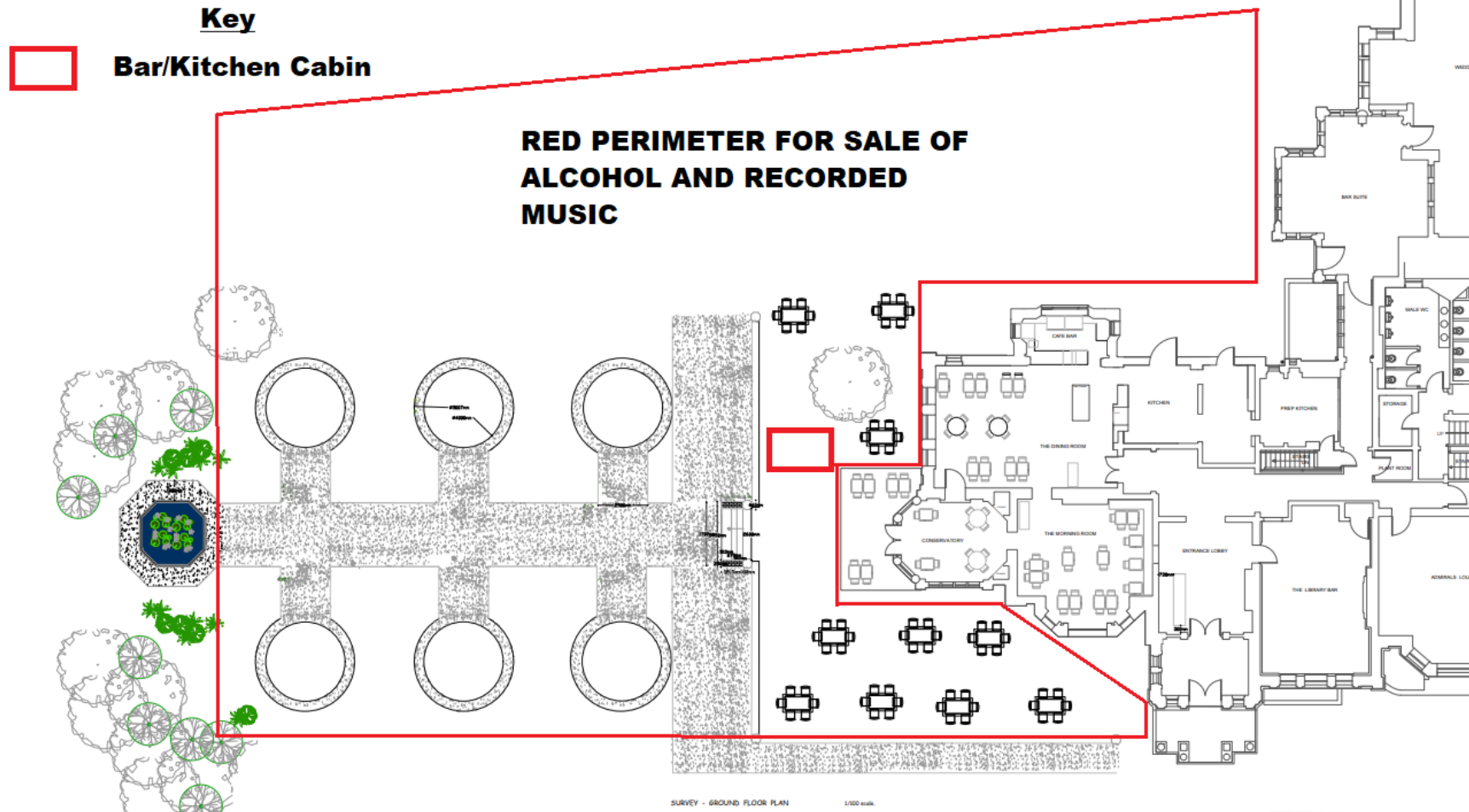
APPENDIX C1

SURVEY - FIRST FLOOR PLAN OF TOWER
1/100 scale.



NOTE
This drawing is based on unverified information provided by third parties. Whilst it is believed to be a reasonable representation of the building as existing please verify any critical dimensions and or correct layout

Level - Ground Floor	01-02
ADDRESS: Coldeast Mansion, Coldeast Drive Salisbury Green SO31 7PT	
DRAWING: Coldeast Mansion Ground Floor Proposed Plans	
DATE CREATED: 21-06-2021	
CHANGES MADE: 07-07-2021 03-08-2021 29-07-2021	
SCALE: 1:200 @ A3	DRAWN BY: SW
NOTES:	



APPENDIX D

FAREHAM
BOROUGH COUNCIL

Fareham & Gosport

8 - SEP 2021

Environmental Health
Partnership

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name Mr Robert James Parker
 Address 71 Columbus Drive, Sarisbury Green
Southampton
 Postcode: SO31 7LZ Contact telephone Number [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number Not known
 Name of Applicant: Jason Parker
 Name of Premises: ColdEast Mansion
 Premises Address (where the Licence will take effect):
ColdEast Drive, Sarisbury Green, Southampton
 Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Whilst I have concerns over Drunken Individuals Walking Home Creating A Disturbance And A Potential Risk Of Drunken High Jump Causing Damage To Public Or Personal Property As Well As A Potential Increase To Vehicles Passing Through The Location At Excessive Speed. This Does Not Form The Main Crux Of My Objection.

Public Safety

I HAVE NO OBJECTION UNDER THIS LICENSING OBJECTIVE

The Prevention of Public Nuisance

I OBJECT TO THIS APPLICATION UNDER THIS LICENSING OBJECTIVE. THE APPLICATION MAKES PROVISION FOR THE PLAYING OF LIVE MUSIC IN THE BUILDING & THE GROUNDS THEREABOUTS WEEK INCLUDING OUTSIDE UNTIL 11PM. THE IMPACT OF THE LICENSE BEING FULLY UTILISED TO THE SURROUNDING AREA RISKS BEING ONE OF SIGNIFICANT DISTURBANCE TO THE FAMILIES & RESIDENTS WHO LIVE HERE. THE AREA IS MAINLY OCCUPIED BY WORKING PROFESSIONALS, SUCH AS MYSELF AND THEIR FAMILIES. THE IMPACT OF THIS TYPE OF DISTURBANCE ON WORKING LIVES & YOUNGER RESIDENTS EDUCATION I BELIEVE TO BE IN NO WAY CONCURRENT WITH THIS LICENSING OBJECTIVE. FOR SIMILAR REASONS I HAVE CONCERNS OVER LATE NIGHT VEHICLE MOVEMENTS, THE CONGREGATION OF INTOXICATED INDIVIDUALS AFTER HOURS CELEBRATING A DISTURBANCE WALKING HOME.

The Protection of Children from Harm

I HAVE NO OBJECTION UNDER THIS LICENSING OBJECTIVE

I, ROBERT JAMES PARKER, hereby declare that all information I have submitted is

Signed: Dated: 5th September 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

The Prevention of Public Nuisance

I object to the application under this licensing objective. The application makes provision for the playing of live music in the building and the grounds throughout the week with the proposal for outside music to cease at 11pm. The impact of the license being fully utilised to the immediate area risks being one of significant disturbance to the families and residents in the surrounding area. The area is mainly occupied by working professionals such as myself and their families, impact of such disturbance on working lives and younger residents education I believe to be in no way concurrent with this licensing objective.

For similar reasons I have concerns over late night vehicle movements, the congregation of intoxicated individuals following the premise closing for the evening and these same individuals recreating disturbance if they are walking home.

As submitted on the form to this point

I note the many remarks and comments of those making the application to local residents directly and via social media stating it not their intention to have this type of impact on the immediate area and also note the stated the considerable investment being made to soundproof the venue. These same comments and remarks position that the application can only be made in a one size fits all submission and I am aware that previous operating licenses had conditions applied to contain such noise within the building. I request a similar solution is found again that contains late

night music and related noise with in the building and at a level that does not intrude into the area surrounding the Mansion House.

FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details
Name : concerned resident of Admirals Wood. Resident since 2010.
Address ...Columbus Drive.....
Postcode: Contact telephone Number.....

Licence application you wish to make a representation on
You do not need to answer all of the questions in this section, but please give as much information as you can:
Licence number
Name of Applicant: Jason Parker...
Name of Premises:Cold East Mansion
Premises Address (where the Licence will take effect): Coldeast Drive, Sarisbury Green Postcode: SO31 7PT

Reason/s for representation
Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.
Any representations that are considered to be vexatious or frivolous will not be considered.
Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Public Safety

The Prevention of Public Nuisance

Firstly, like majority of local residents, I welcome the new venue and the plans for development itself look very nice and with appropriate licence parameters and mitigation of nuisance it could be an asset to the area.

The issue I have is with the extent of the alcohol licence hours (to 00:00-01:00) requested and the provision for outdoor music (live and recorded) until 00:00 (11pm Mon-Sun).

I would like some mediation and find a reasonable compromise of these hours to limit the potential for late night noise and nuisance to the surrounding properties and those nearby.

- Alcohol licence hours – I don't believe this appropriate for the area beyond 2300 on any day of the week. All pubs in the area finish at 2300 – I have real concern that drinkers from pubs in the Western Wards will head for the Mansion for late night drinks and with more alcohol have greater potential for nuisance noise there and when dispersing.
- Live and Recorded music – both can be very loud and will be easily heard by surrounding properties if played outside. 23:00-00:00 is simply too late and a more reasonable time would be 21:00 when most children will be going to sleep
- I refer to the previous licence decision where it was agreed that there should be no outdoor music and drinking after 2100.

Late night alcohol licence for hotel residents for indoor only beyond a certain time, eg 23:00 would seem reasonable for a hotel.

However even comparable country hotels in this county I have stayed do not allow alcohol beyond 00:00 for hotel guests. 24-hour provision seems very excessive.

I hope that I have articulated well my concern and offered some compromise as I say I want to see a nice venue that works for all people. I certainly have no doubt of the business credentials and investment being made by the new owners (who are welcome) but regardless of investment or quality/ambience this is of course no guaranteed mitigation for nuisance potential if late drinking (indoor and outdoor) and outdoor music beyond majority of people bedtime every night.

The owners can guarantee a good quality venue, however they cannot guarantee the behaviour / noise from their patrons during the ours or when they are dispersing. The longer the drinking hours the more potential for nuisance which I think is a recognised as strongly correlated in the UK.

Lastly, I am very regretful to make this representation on an anonymous basis. This is because of some Facebook posts in resident groups where significant levels of both passive aggressive and aggressive comments (from various stakeholders) have been proliferating towards people who are objecting.

The Protection of Children from Harm

No Specific comment but already one of my children whose bedroom is at the back of the house can clearly hear activity from the Mansion House grounds in her room while the windows are open. I don't know if sleep interruption constitutes harm but it is something to consider with many residents close the Mansion having infant and junior aged children.

I,, hereby declare that all information I have submitted is true and correct.

Signed: Dated: 8th September 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Licensing Act 2003 Guidance: How to Make a Licensing Representation

Criteria for making a representation

Under the Licensing Act 2003, any person is able to make written representation in relation to certain types of applications. However, for a representation to be considered relevant, it must address the likely effect the granting of the application will have on the promotion of one or more of the following licensing objectives:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Representations must relate to the impact of licensable activities carried on from the premises on those objectives listed above. By way of an illustrative example: "...a representation from a local business person about the commercial damage caused by competition from a new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant."¹

Please also be aware that the Licensing Authority will not consider representations that are frivolous or vexatious. The former category refers to representations that display a lack of seriousness in purpose or nature, whilst the latter relates to representations which appear to be intended to cause aggravation or annoyance, whether to a competitor or other person, without reasonable cause of justification.

Any person who is aggrieved by a rejection of their representation on either of the above grounds may lodge a complaint via the Council's complaints procedure.

Making a representation

Relevant representations must be in writing and submitted to the Licensing Authority within the 28-day notice period. Late representations will not be considered and will be returned.

If you are unsure when the application was made, you can view the following website http://www.fareham.gov.uk/licensing_and_inspections/licensing/premlicensing.aspx and follow the link near the bottom of the page 'Register of current applications and reviews requested'. Alternatively, you can look at the site notice posted at the premises which advertises the application. If you would like information about licences already in force please contact the Licensing Team at Fareham Borough Council on 01329 824373.

We have prepared a 'Representation Form' which can be used to assist you when making representations. The form is designed to help extract the type of information which is required to ensure the representation is relevant and therefore, can be accepted.

¹ Amended Guidance issued under Section 182 of the Licensing Act 2003 – October 2012

REF: Application for Amplified Music indoors and outdoors, sale of food and drink after 11pm, sale of alcohol at Coldeast Mansion SO31 7TP

I am **not** in total objection because I would welcome a **considerate** well informed commercial neighbour running a successful high end business in keeping with the quiet tranquillity of the surrounding areas, but unfortunately due to my previous and continued bad experiences I do have some very serious ongoing concerns as follows.

- Noise pollution. General loud **sociable or unsociable gatherings outdoors fuelled by alcoholic drinks.**
- My children's bedrooms are within 10 meters from the Mansion building with a path way at 8 meters on the Mansion side of my fence line.
- The Mansion owners should be considerate and work with Admirals wood estate residents and this should be ongoing.
- Amplified Music indoors and outdoors. If **proper professional sound management consultants** are employed and their recommendation/s agreed upon with residents and is strictly adhered by owners and staff then I feel that **Indoor music could be ok** but continuous **decibel level monitoring equipment** set appropriately in line with the professional advice along with proper significant sound proofing etc. to avoid disruptive sound escape. Bands and music should finish or volume be significantly reduced a maximum of 30 minutes before closing.
- **Outdoor music** should only be at **sensible professionally prescribed volume, with decibel level monitoring equipment at any time of day** and past **19.00** (young children's bed times) reduced sound levels to low ambient or background music. Past **21.00** outdoor music should not be audible inside Admirals wood estate residents homes when their windows are open and all outdoor music should stop at **22.00 no later**. Sound baffling should be installed outdoors between The Mansion's outdoor entertainment areas and Admirals wood estate residents properties by way of bushes or other suitable sound reduction infrastructure.
- As previously stated my children's bedrooms are within 10 meters from the Mansion building with a path way at 8 meters on the Mansion side of my fence line. Guests and staff have and I assume will use this pathway to access rooms and facilities. If the proposal to extend outdoor entertainment and sale of alcohol goes ahead I fear that busy staff using the service entrances (25 meters from my building) will use this pathway late into the night and potentially future guests could be drunk and unruly near my children's bedrooms. Previously staff and guests smoke outside on the pathway at my fence at all times of day and night and have loud conversations swearing and shouting.
- Noise from hotel staff customers and hotel residents that is often inconsiderate. I suggest the service area and path is off limits to those wishing to smoke or congregate etc. and proper smoking areas designated away from Admirals wood residents.
- More loud music from staff, customers, residents in their cars late at night arriving and leaving a place of entertainment. I suggest customers cars are parked away from the Admirals wood residents and only staff parking permitted near the boundary between the Mansion and the residential estate. Staff should be properly briefed and proper strict staff noise and behavioural policies drawn up on how to behave in a **considerate manor to Admirals wood residents.**
- Loss of privacy at the back of my property, my fence has been damaged and undermined by previous owners and guests. I fear that unless the Mansion house owners take proper

responsibility to footfall by staff, potentially drunk customers and guests along this pathway further damage will inevitably ensue.

- Commercial cooking smells?
- Traffic on the estate,
- Traffic which is most likely to increase when customers and guest are using the Manor house if not properly managed. It is my experience that this happens regularly as satnav directs vehicles and pedestrians to the front of my house, there was previously access where my house is situated from Columbus drive to the mansion that no longer exists, some examples of this include, fire engines when the mansion fire alarm is sounded, skip lorries and tipper trucks, Delivery HGV lorries, building contractors vans and hotel guests. I feel this could be easily remedied by **proper Road Signage** stating **NO access to the Manor House** at the entrance to the Admirals wood estate on the A27 and **clear road signs on the correct route for customers and delivery vehicles** etc. to take to access the Manor house.

In addition to the specific application for Music, extended hours, food and alcoholic drink I feel it very necessary to point out that if the proposed Licences are granted and the business moves towards opening then building work is and will inevitably continue to take place.

Noise and inconvenience during the building process can be considerable, this happens every time that building work takes place with little or no consideration to residents.

Builders shout and swear regularly and then there is the building site noise that starts too early finishes too late including weekends and bank holidays.

My property will be even more overlooked there are windows that should be opaque but are transparent.

Continued from my previous point my garden has subsided due to previous building work and pathway that was not properly finished my fence has been undermined and it was badly damaged by a digger the last time work was carried out which means my dog has escaped in the past and I am continuously having to add barriers to stop wildlife entering and my dog escaping. Assurances were previously made when this was done, this has never been rectified despite promises to get it all fixed.

Mansion house is already been in breach of existing planning permission.

Promises to "tidy up" the gable end of the mansion house that looks directly at my house is

still outstanding as part of the original promised renovation plans

Disturbance to local wildlife

Please do not hesitate to contact me if you require any further assistance.

Best regards

Ian Duddridge

118 Columbus drive

SO317NJ



FAREHAM

BOROUGH COUNCIL

FORM FOR REPRESENTATIONS FROM RESPONSIBLE AUTHORITIES AND INTERESTED PARTIES

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

- Before completing this form please read the guidance notes on page 7
- If you are completing this form by hand please write legibly inside the boxes in black ink and stay within the box provided
- Once completed please send your representation form to The Licensing Officer at the relevant authority

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

We SCOTT & MALCOLM ALLEN wish to make a representation(s)
(Insert your name)

regarding the application for Premises Licence to be issued under the Licensing Act 2003,
for the premises described in Part 1 below.

Part 1 – Premises or Club Premises Details

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

COLDEAST MANSION
BROOK LANE

Post town

SOUTHAMPTON

Post code

Name of premises licence holder or club holding club premises certificate (if known)

Number of premises licence or club premises certificate (if known)

Part 2 – Your Details

I am

Please tick ✓

- 1) an interested party
 - a) a person living in the vicinity of the premises ☒
 - b) a body representing persons living in the vicinity of the premises ☐
 - c) a person involved in business in the vicinity of the premises ☐
 - d) a body representing persons involved in business in the vicinity of the premises ☐
- 2) a responsible authority ☐
- 3) a member of the club to which this application relates ☐

(A) REPRESENTATIVE DETAILS (fill in as applicable)

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other title (for example, Rev) ☐

Surname REDGRAVE / MARLOW First names SCOTT / ALLEN

Are you over 18

Yes

Current address if different from premises address 169A BECK LANE
SARISBURY GREEN

Post Town SOUTHAMPTON Postcode SO31 7DZ

Contact telephone number in working hours

Email address (optional)

(B) BODY APPLICANT

Name and address

SCOTT REBECCA + MARION ALLEN
169a Brook Lane
SO31 7AZ

(C) AUTHORITY APPLICANT

Name and address

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/> |

Please state the ground(s) for representation (please read guidance note 1)



We read on the application that this licensing is for live music indoor and outdoor which is not acceptable

- 1, Even more traffic on Broad Lane
- 2, Noise pollution late at night (why outside)!!
we already have to listen to music that drifts from the leisure centre in Broad Lane!! So we will certainly hear music from Culdest Mission late at night!!
- 3, Drunken behaviour
- 4, unnecessary in this beautiful setting
- 5, parking will become an issue
- 6, Late night traffic noise
- 7, Very late opening times

Part 3 – Signatures (please read guidance note 3)

Foreham Borough Council

Signature of representee or representee's solicitor or other duly authorised agent. (please read guidance note 4). If signing on behalf of the representee, please state in what capacity.

Signature...  *REPRESENTATIVE*  *M. Allen*

Date... *6/9/21*

Capacity.....

Contact name (where not previously given) and address for correspondence associated with this representation (please read guidance note 5)

AS before

Post town

Post code

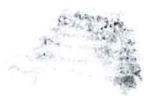
NOTES FOR GUIDANCE

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details, for example dates of problems which are included in the grounds for representation if available.
3. The representation form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

DATA PROTECTION ACT 1998

The personal information you have provided, or which has been obtained from other sources, will only be used for the purpose of the licensing function, and for auditing, monitoring, statistical and other research.

The information may be shared with other council departments and statutory bodies. The licence holder will also be provided with a copy of your representation.



FAREHAM

BOROUGH COUNCIL

FORM FOR REPRESENTATIONS FROM RESPONSIBLE AUTHORITIES AND INTERESTED PARTIES

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- Before completing this form please read the guidance notes on page 7.
- If you are completing this form by hand please write legibly inside the boxes in black ink and stay within the box provided.
- Once completed please send your representation form to The Licensing Officer at the relevant authority.

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

I/~~we~~ **DARREN NEW**..... wish to make a representation(s)
(Insert your name)

regarding the application for Premises Licence to be issued under the Licensing Act 2003,
for the premises described in Part 1 below.

Part 1 – Premises or Club Premises Details

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

COLDEAST MANSION
COLDEAST DRIVE
SARISBURY GREEN

Post town

SOUTHAMPTON

Post code

SO31 7PT

Name of premises licence holder or club holding club premises certificate (if known)

GRAPHITE PROPERTY MANAGEMENT LTD.

Number of premises licence or club premises certificate (if known)

10494

Part 2 – Your Details

I am

Please tick ✓

- 1) an interested party
- a) a person living in the vicinity of the premises ☒
 - b) a body representing persons living in the vicinity of the premises ☐
 - c) a person involved in business in the vicinity of the premises ☐
 - d) a body representing persons involved in business in the vicinity of the premises ☐
- 2) a responsible authority ☐
- 3) a member of the club to which this application relates ☐

(A) REPRESENTATIVE DETAILS (fill in as applicable)

Mr ☒ Mrs ☐ Miss ☐ Ms ☐ Other title (for example, Rev) ☐

Surname

NEW

First names

DARREN

Yes

Are you over 18**Current address if different from premises address**1 ROTHSCHILD DRIVE
SARISBURY GREEN**Post Town**

SOUTHAMPTON

Postcode

SO31 7NS

Contact telephone number in working hours**Email address (optional)**

(B) BODY APPLICANT

Name and address

(C) AUTHORITY APPLICANT

Name and address

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/> |
| 2) public safety | <input type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/> |

Please state the ground(s) for representation (please read guidance note 1)

The grounds for representation are the prevention of public nuisance.

Living in the immediate vicinity of the premises there is a very real concern for noise nuisance of customers leaving during the very late proposed opening hours. Whether customers leave on foot or via vehicle this will undoubtedly have a huge effect on houses directly facing onto the only exit route from the premises.

The increased pedestrian and vehicular traffic during unsociable hours is not to be accepted in such a residential area, with no other premises operating such late daily opening hours. This increase, and such a drastic increase given the dead end location with no/minimal traffic previously, will have a hugely detrimental effect on sleep for many residents during such anti-social hours.

Please provide as much information as possible to support the representation (please read guidance note 2)

According to Part III Statutory Nuisances and Clean Air of the Environmental Protection Act 1990:

"any noise emitted from premises so as to be ...
...or a nuisance".

and due to the widely accepted 'anti-social' or 'night hours' of 11pm to 7am, proposal is that in such an extremely residential/suburban area the closing time should be limited to 11pm at the latest.
(Possible exception for special events, e.g. New Years)

If you have made representations before relating to this premises, please state what they were and when you made them

n/a.

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS REPRESENTATION

Part 3 – Signatures (please read guidance note 3)

Signature of representee or representee's solicitor or other duly authorised agent. (please read guidance note 4). **If signing on behalf of the representee, please state in what capacity.**

Signature..

Date..... 08 SEP 2021

Capacity.....

Contact name (where not previously given) and address for correspondence associated with this representation (please read guidance note 5)

1 ROTHSCHILD DRIVE
SARISBURY GREEN

Post town

SOUTHAMPTON

Post code

SO31 7NS

NOTES FOR GUIDANCE

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details, for example dates of problems which are included in the grounds for representation if available.
3. The representation form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

DATA PROTECTION ACT 1998

The personal information you have provided, or which has been obtained from other sources, will only be used for the purpose of the licensing function, and for auditing, monitoring, statistical and other research.

The information may be shared with other council departments and statutory bodies. The licence holder will also be provided with a copy of your representation.



Twineham Representation -

3 September 2021

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

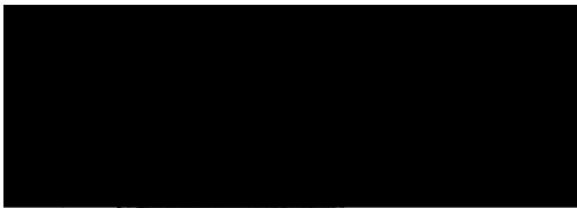


LICENSING REPRESENTATION FORM – COLDEAST MANSION SO31 7PT

Dear Sirs

I have enclosed, for your attention, the completed Representation form required to lodge a concern regarding the License Application from Coldeast Mansion.

Yours faithfully



LRW Twineham
Enc.

FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name: Laurence Twineham

Address: 67 Columbus Drive, Sarisbury Green

Postcode: SO31 7LZ

Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number:

Name of Applicant: Jason Parker

Name of Premises: Coldeast Mansion (referred to as CM in the following sections)

Premises Address (where the Licence will take effect):

Coldeast Drive, Sarisbury Green,

Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

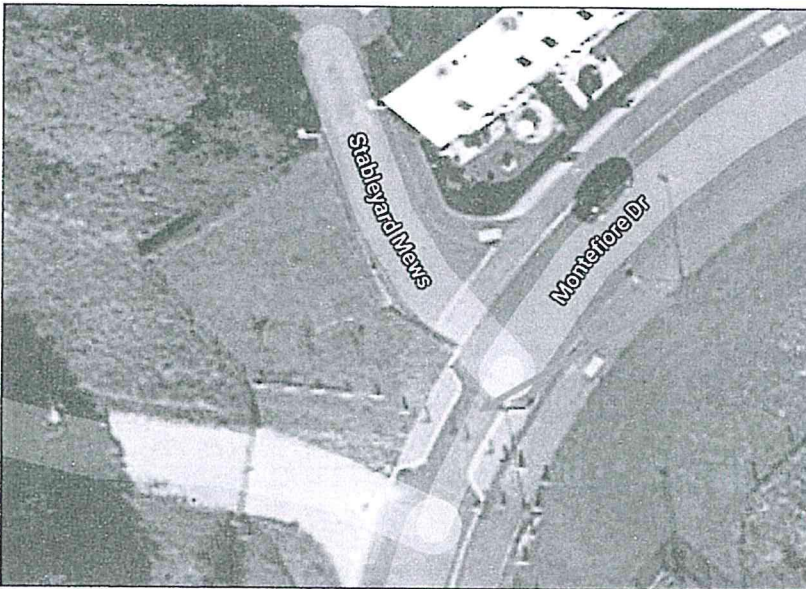
Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Late night parties / wedding celebrations have a certain notoriety regarding vandalism, and nothing will change here

Public Safety

Access to CM by motor vehicle is not possible using Coldeast Way due to there being bollards in place which will result in cars turning and finding their way back to the A27



The Prevention of Public Nuisance

People drinking outside and music that is played outside of the building especially at night when sound carries more than during the day will cause concern to all residents especially if they have children.

* An outdoor cinema is mentioned in the applicants covering letter to FBC. This presumably would be run in the dark and in the summer would mean it would start after 2200 which is unacceptable. * Removed from final covering letter * SM

This is in addition to other outdoor activities mentioned in the covering letter -

Extract from Applicant's covering letter:

Graphite will operate the entire building as a single hospitality venture to provide:-

Aparthotel accommodation,

Indoor and outdoor dining - Breakfast, brunch, lunch, afternoon tea and dinner,

High quality bar and lounge,

Event/function catering – weddings, birthdays, etc,

Business meetings,

Casual low key indoor and outdoor entertainment – ~~outdoor cinema~~, live music events, historic car meets, etc.

SM

Children can be heard whilst playing outside from the Holly Hill area during the day. CM is closer to the nearby residential areas than Holly Hill.

The Protection of Children from Harm

This is from the NHS site regarding the amount of sleep required by children showing the approximate hours of sleep needed by children of different ages.

- Babies 4 to 12 months old
 - 12 to 16 hours including naps
- Toddlers 1 to 2 years old
 - 11 to 14 hours including naps
- Children 3 to 5 years old
 - 10 to 13 hours including naps
- Children 6 to 12 years old
 - 9 to 12 hours
- Teenagers 13 to 18 years old
 - 8 to 10 hours

If CM are allowed to make a noise outside their premises after 2100, 7 days a week, then children may well be affected, especially during term time.

I, Laurence Twineham, hereby declare that all information I have submitted is true and correct to the best of my knowledge.

Signed:  Dated: 3 September 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Hi Sarah

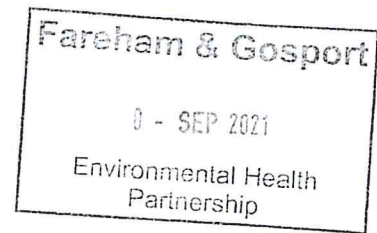
Further to our conversation this morning, I would confirm that 2 items in my representation should be redacted, namely:

1. Access to Coldeast Mansion via Coldeast Way – Highways issue
2. Item concerning the original covering letter containing items regarding outdoor activities – Covering letter superseded

Regards

Laurence Twineham

Mr Roger and Mrs Nicola Gore
4 Mountbatten Drive
Southampton
SO317NF



28/08/2021

Premises Licence Objection – Coldeast Mansion, Southampton, SO317PT

Dear Sir/Madam

We wish to object to the above application from Graphite Property Management Limited regarding the Premises Licence at Coldeast Mansion, Southampton, SO317PT.

Objection to

- Amplified, recorded, live music outdoors – everyday, day and night
- Live Music after: 8pm Sunday to Thursday and 10.00pm Friday and Saturday
- Recorded Music: 8pm Sunday to Thursday and 10.00pm Friday and Saturday
- Late Night refreshments – Not at all, day and night
- Sale of Food and Drink – After 9pm, everyday
- Supply of Alcohol: After 8pm, Sunday to Thursday and 10.00pm, Friday and Saturday

Reasons For Objection

1. The surrounding area is rich with wildlife, deer's, owls, birds, squirrels. etc. This is their natural habitat and exposure to excessive noise levels, discarded rubbish, alcohol and other intoxicating substances will be detrimental to not only them, their habitat but our environment too.
2. Coldeast Mansion resides in a very quiet residential area of which includes a mix of young and elderly residents. The hours proposed for amplified music daily will have a detrimental effect on wellbeing, especially those that work or have to care for another individual.
3. A business whose principal hours are late at night is not compatible with our quiet residential area.
4. Where alcohol is involved, the possibility for inappropriate behaviour is increased.
5. Parked vehicles on the street at night has its inevitable risks attached. However, the risk of possible damage is increased by introducing a considerable number of people, late at night, where alcohol and other substances are involved. This will be an unacceptable risk to have placed on existing residents.
6. Generally, any activity involving increased numbers of people, vehicles, music and alcohol after 11 pm at night is not appropriate for a residential area and it

increases the possibility of becoming a public nuisance and significantly raises the risk of criminal and disorderly behaviour.

7. Depending on the weather and wind, we can hear live music clearly when events have run at the Ageas Bowl, which is 5.3 miles away. Therefore, any live or amplified music outside will be detrimental less than a mile away.
8. We already have community centres that provide locally music events and good restaurants locally, we need to support these without flooding our community with more establishments. I don't think Graphite Management are offering anything different or beneficial that will improve the community or environment.

Based on all of the above points, we object to this premises license being granted as it stands

Yours Sincerely

Mr Roger Gore (Without Prejudice) (Without Prejudice)



Mrs Nicola Gore (Without Prejudice)



FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name: Ray and Jan Gatt.....

Address: 4 Rayleigh Walk, Sarisbury Green, Southampton SO31 7NP.....

Postcode: SO31 7NP..... Contact telephone Number [REDACTED].....

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: Jason Parker / Graphite Property Management Ltd.....

Name of Premises: Coldeast Mansion.....

Premises Address (where the Licence will take effect):

Coldeast Mansion, Coldeast Drive, Sarisbury Green, Southampton, Hampshire

..... Postcode SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

We live on the Admirals Wood Estate and our house is actually **attached** to the walled garden of the Coldeast Mansion House and you can therefore understand our **severe** concerns regarding the licence application being made by Mr Jason Parker on behalf of Graphite Property Management Limited. The Mansion House is to be used for a hospitality venue and short term let apartments and as this is in a quiet residential area, we wish to raise our concerns **prior** to the granting of a premises licence.

The Prevention of Crime and Disorder

We wish to know:-

What is the maximum safe capacity for the premises? As far as we can see, there is no reference in the application to a maximum number of patrons for events, nor whether the premises car park could facilitate such a number. Would patrons be parking outside resident's properties, and accessing their vehicles late at night potentially causing a disturbance?

There should be a ban on glass bottles – bottles may be used as weapons. Plastic glasses and bottles should be used and left on the premises and not brought out onto the street. Concerns over litter, fly-tipping and graffiti.

Drinking should be done on the premises and not on the street and therefore the selling of alcohol should be restricted for consumption on the premises only. The selling of alcohol to be confined to inside only after 9pm and this set as a condition of licence.

This venue is very close to a specialist secondary school that aims to educate and support boys with social, emotional and mental health needs. Also a care home for the mentally ill. Children of all ages will be coming home from school whilst the venue is open during the day and may be out playing during weekends too – what measures will be put in place to protect people from harm and criminal damage to make them feel safe in their own residential area? e.g. being protected from drunk and disorderly people leaving the premises at all times of the day, safe from an increase in traffic especially on the road leading to/from the mansion house.

Public Safety

Access to the premises, either by vehicle or by foot, is through the residential area.

According to the Highways department, the road leading to the mansion will remain un-adopted for a number of years – please can we have an update on this.

We want review meetings to be held at least twice yearly by licensing panel to nip any problems in the bud.

The Prevention of Public Nuisance

As the house in which we currently live was formerly the Cart Shed and is locally listed, the types of windows used in our property are of wooden construction with very thin glazing as per Conservation requirements. You can talk inside our property and hear everything someone is saying outside and vice versa. Our house is **attached** to the walled garden of the mansion house and we have **severe** concerns over noise levels.

Potentially people could congregate during the day/evening outside in the walled garden and surrounding area of the mansion house, talking/shouting/laughing/singing and drinking would create a totally unbearable noise level. No marquee should be allowed outside, as marquees are acoustically transparent and the noise levels would also create an unacceptable noise level as per FBCs licensing decision on 2nd November 2016. Likewise it is understood that 6 private dining pods are being erected in the grounds. We have severe concerns over excessive noise coming from these pods even though noise limiters are to be installed? and the noise of guests walking to and from these, especially late at night.

Playing of any type of music/loud speakers OUTSIDE should be PROHIBITED after 9pm and this set as a condition of licence.

The playing of music inside should be at an acceptable level not to disturb residents in the surrounding area.

We understand that where possible the applicant will be upgrading the sound insulation in the Mansion House. What noise control measures will be adopted to meet the inaudibility criteria for the sash windows in the mansion house? These typically would have thinner glass. What guideline values are there to prevent sleep disturbance in the areas that are not being upgraded, specific concern particularly during the summer months when it is not unreasonable to expect resident's windows to be open.

All New Year's Eve opening times to be no later than 1am and this set as a condition of licence.

There are many young children on the estate that will fail to thrive if kept awake by noise disturbance.

As residents we do not want lasers, strobe/flashing lights or pyrotechnics so close to our property.

No entertainment to take place should be licentious, indecent or likely to produce riot, tumult or breach of the peace in such a quiet residential area. What measures will be put in place to prevent this?

The hours of operation as per application are totally unacceptable and welcome discussion of such.

These points and residents' concerns were also noted in a previous licensing judgement for the same premises, dated November 2016.

The judgement stated that 'Patrons shall not be allowed to access outside areas at the premises after 9pm on any day other than for access & egress or to gain access to smoking areas. 'When regulated entertainment is taking place at the premises all external windows and doors shall be closed except for purposes of access and egress and for access to smoking areas.

The Protection of Children from Harm

The premises is within a residential development and disturbance from noise escape and noise pollution late into the night will clearly have a detrimental impact on children living within the residential development and will fail to thrive if kept awake by noise disturbance.

The previous licencing judgement stated that 'Patrons shall not be allowed to access outside areas at the premises after 9pm on any day other than for access & egress or to gain access to smoking areas'. 'When regulated entertainment is taking place at the premises all external windows and doors shall be closed except for purposes of access and egress and for access to smoking areas'.

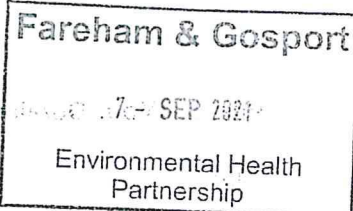
I, Ray and Jan Gatt, hereby declare that all information I have submitted is true and correct.

Signed: R & J Gatt. Dated: 7th September 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

FAREHAM BOROUGH COUNCIL



FORM FOR REPRESENTATIONS FROM RESPONSIBLE AUTHORITIES AND INTERESTED PARTIES

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

- Before completing this form please read the guidance notes on page 7.
- If you are completing this form by hand please write legibly inside the boxes in black ink and stay within the box provided.
- Once completed please send your representation form to The Licensing Officer at the relevant authority.

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

I/We Julian & Linda Taylor wish to make a representation(s)
(Insert your name)

regarding the application for Premises Licence to be issued under the Licensing Act 2003,
for the premises described in Part 1 below:

Part 1 – Premises or Club Premises Details

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

Coldeast Mansion, Coldeast Way, Sarisbury Green

Post town Southampton

Post code SO31 7PT

Name of premises licence holder or club holding club premises certificate (if known)

Coldeast Mansion

Number of premises licence or club premises certificate (if known)

Unknown

Part 2 – Your Details

I am

Please tick ✓

- 1) an interested party
- a) a person living in the vicinity of the premises ☒
- b) a body representing persons living in the vicinity of the premises ☐
- c) a person involved in business in the vicinity of the premises ☐
- d) a body representing persons involved in business in the vicinity of the premises ☐
- 2) a responsible authority ☐
- 3) a member of the club to which this application relates ☐

(A) REPRESENTATIVE DETAILS (fill in as applicable)

Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other title (for example, Rev) ☐

Surname

Taylor

First names

Julian & Linda

Yes

Are you over 18

/

Current address if different from premises address

Dairy Cottage, 2 Rayleigh Walk, Sarisbury Green

Post Town

Southampton

Postcode

SO31 7NP

Contact telephone number in working hours

Email address (optional)

(B) BODY APPLICANT

Name and address

N/A

(C) AUTHORITY APPLICANT

Name and address

N/A

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety | <input checked="" type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input checked="" type="checkbox"/> |

Please state the ground(s) for representation (please read guidance note 1)

We live on Admirals Wood Estate and part of our garden wall is adjoining the rear garden of Coldeast Mansion and so, if granted in it's present format, this application could cause us unnecessary suffering of excess noise and vandalism.

The Prevention of Crime and Disorder

As we are in an adjoining property, we believe there should be a restriction not allowing glass bottles to be taken outside the building as they could be used as weapons and litter.

Sale of alcohol should not be permitted outside the building after 2100 hours.

NYE – the proposal to have events licensed until 0230 hours is unnecessary, most events cease at 0100 hours which is more realistic particularly as the mansion is surrounded in dwellings and would be subject of possible further disorder by people dispersing in the early hours.

Public Safety

The application is for attendees to be less than 5000 in number. We believe that a maximum number far less would be more appropriate and should be assessed on the interior dimensions of the premise. Day time events should take into consideration that in addition to residents' dwellings, there is, in close proximity to the mansion, a nursing home specialising in special care for the elderly. Granting of the licence would lead to increased traffic which could have a detrimental effect during access and egress.

Prevention of Public Nuisance

Our dwelling is the former dairy of Coldeast Mansion and is a locally listed building with a construction using wooden windows, therefore susceptible to suffering from excessive noise from outside and so to allow music and selling of alcohol in the grounds of the mansion until 2300 hours would have a detrimental effect on our lives. A cessation of music and alcohol in the grounds at 2100 hours would be more acceptable to us.

The application is requesting an off licence, we object to this as event guests would be allowed to purchase alcohol during the permitted licensing times for consumption off the premise and so groups such as stag/hen parties could purchase the alcohol and consume it in the local parks surrounding the premise causing public nuisance, noise and litter.

The Protection of Children from Harm

Day time events should take into consideration that there a special needs school in close proximity to the entrance of the mansion. Granting of the licence would lead to increased traffic which could have a detrimental effect during access and egress.

Please provide as much information as possible to support the representation (please read guidance note 2)

We would like review meetings twice a year so any issues and concerns can be addressed and a mutually agreeable resolution sought.

It is our understanding that the road leading to the mansion is un-adopted, what are the plans for this to be the responsibility of the Highways department.

If you have made representations before relating to this premises, please state what they were and when you made them

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS REPRESENTATION

Part 3 – Signatures (please read guidance note 3)

Signature of representee or representee's solicitor or other duly authorised agent. (please read guidance note 4). **If signing on behalf of the representee, please state in what capacity.**

Signature..... J R Taylor Linda Taylor

Date..... 7th September 2021

Capacity..... Representees

Contact name (where not previously given) and address for correspondence associated with this representation (please read guidance note 5)

Dairy Cottage, 2 Rayleigh Walk, Sarisbury Green

Post town Southampton

Post code SO312 7NP

NOTES FOR GUIDANCE

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details, for example dates of problems which are included in the grounds for representation if available.
3. The representation form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

DATA PROTECTION ACT 1998

The personal information you have provided, or which has been obtained from other sources, will only be used for the purpose of the licensing function, and for auditing, monitoring, statistical and other research.

The information may be shared with other council departments and statutory bodies. The licence holder will also be provided with a copy of your representation.

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FAREHAM BOROUGH COUNCIL

Fareham & Gosport

7 - SEP 2011

Environmental Health
Partnership

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name MRS SHIRLEY EASTWOOD
 Address 14 RAYLEIGH WALK, SALISBURY
GREEN, SOUTHAMPTON
 Postcode: SO31 7NP Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: JASON PARKER

Name of Premises: CONDIST MANSTON

Premises Address (where the Licence will take effect):

CONDIST DRIVE, SALISBURY GREEN, SOUTHAMPTON
HANTS Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

See attached letter

Public Safety

See attached letter

The Prevention of Public Nuisance

See attached letter

The Protection of Children from Harm

See attached letter

I, SHIRLEY EASTWOOD, hereby declare that all information I have submitted is true and correct.

Signed:

Dated: 6/9/21

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Mrs Shirley Eastwood
14 Rayleigh Walk
SO31 7NP

Objections to licencing application in respect of Coldeast Mansion

To the Licensing Team at Fareham Borough Council,

I am a local resident that lives directly behind Coldeast Mansion, within the road of Rayleigh Walk. I am writing this to formally give my objection to the licencing application for the proprietor of Coldeast Mansion to play live and recorded music, within the property, but more concerning, outside too. I am fully aware that both an outside bar area and dining pods are being built at the bottom of the Mansion's grounds. These respective buildings are incredibly close to my home and I therefore feel that the proprietors suggestion that the music will be kept low and remain inside the building impossible to guarantee. Patrons frequenting the outside areas will of course be opening doors and will undoubtedly generate their own level of noise because of conversations during and after the suggested hours of service. To have both the noise level and risk of anti-social behaviour from frequenting guests increased in our currently quiet residential area I find totally unacceptable.

I beg you to consider the local residents and their professions and the impact approving this application for Coldeast Mansion will have on us all. I myself am a teacher that often has to mark and prepare work in evenings and on weekends and my daughter is a Hampshire police constable that works shifts patterns and therefore, her down time at home often involves sleeping at different times of the day. My immediate neighbours are also shift workers one being a Highways supervisor, another an NHS worker and finally one is a carer for their elderly mother who lives with them. One of my neighbours also has young children as I am sure many other residents on the estate do which brings other concerns which I will highlight later. Upon reflection of these simple points, the loud music being played until the unsociable times that the application has been submitted for, seems completely unacceptable in a residential area such as ours. We all purchased our properties on this estate in good will, assuming that it was always going to be a residential area and not an entertainment venue.

I have voiced further concerns for your consideration under the four titles set out in your Licensing Act 2003 – representation form as follows:

'The Prevention of Public Nuisance' & 'Public Safety'

I believe the playing of music and especially live music to be a 'public nuisance' when played at unsociable hours on a regular basis in a residential area. Unfortunately, the application for Coldeast Mansion will subject all of us residents to exactly this as they have requested to play music Monday to Friday to 11.00pm and at weekends to 12.00pm midnight. If this proposal for music to be played inside and outside were to be approved, this would no doubt have a detrimental effect on all the resident's mental and physical health because of being kept awake on a regular basis, especially with their given professions as highlighted previously. Unfortunately, with my daughter being a Hampshire police constable, we know only too well that where there is alcohol and entertainment

there is also usually a fall out from the patrons/guests. Noise levels would be raised even further due to voices and conversations and people's behaviour deteriorating. These can lead to potential increased arguments and potential fighting in the local vicinity as guests make their way home. One would like to think that such behaviour can be tamed and controlled but if the proprietor himself is training his staff to deal with such behaviour then he too knows that there is a high risk of anti-social behaviour. This behaviour will also generate a noise level both inside the mansion but more importantly outside in the gardens that are directly next to my property. This noise level will be continuous throughout the evening Monday to Friday up to and possibly beyond 'midnight' and then at weekends beyond the early hours of the morning, as we know it will take time for the guests and patrons to be gently encouraged to leave the premises.

'The Prevention of Crime and Disorder'

Some of the above issues with deteriorating behaviour can then sometimes lead to other crimes such as increased littering, vandalism and urination in the local areas as guests make their way home. I also believe the additions to the Coldeast grounds eg. dining pods and outside bar will encourage the local youth to frequent the area even more. We have already had continued problems with young people entering the grounds to socialise and smoke drugs and this had led to increased littering and sometimes fires being started. Both the police and fire brigade have to be called to deal with such 'crime and disorder'. The grounds of the mansion have not yet been fenced off from the public and I have seen no plans yet for the proprietor to do so, yet I feel this should have been one of the first things that he should have addressed.


'The Protection of Children from Harm'

As previously stated one of my neighbours has young children and I am sure many other residents also have young families. They choose to live on this estate for its location and the current serenity. If the application is approved because of all of the issues I have already stated above; increased noise levels generated by music and anti-social behaviour, increased vandalism, littering and crime, increased verbal abuse and unsavoury language, will all be subjected on these young people. Their sleeping patterns will be affected without any doubt and from a teachers perspective I know how important sleep is for young people to learn effectively.

My final thought is that unfortunately, I think all of these changes will have a detrimental effect on the sale of my property in the future. This is of a great concern to me as single parent.

I hope you will give all of the above considerations serious thought and listen very carefully to all the resident's concerns before making any rash decisions about the future of the Coldeast Mansion and our estate.

Yours sincerely


Mrs S A Eastwood

02 September 2021

[REDACTED]

The Licensing Officer
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

To The Licensing Officer,

I am writing regarding the proposed application for Coldeast Mansion, Coldeast Drive, Sarisbury Green, Southampton, SO31 7PT.

We are very excited to see that The Coldeast Mansion is finally getting the love and care it deserves. From what we have heard from the new owners, they are very conscientious about maintaining a very high standard and want to create a new and exciting business in the Mansion, something it desperately needed.

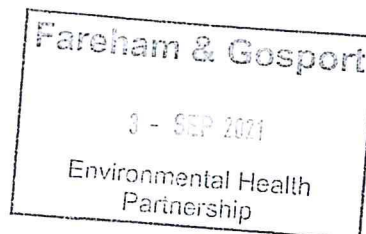
As excited as we are about the new facilities we are also nervous and concerned about the proposed licensing hours. We are a family of shift workers, working for Air Traffic Control at NATS Swanwick. My husband works as an Air Traffic Controller and I am a Training Assistant in the Simulator. Sleep is of the utmost importance, as you can appreciate, when controlling high volumes of aircraft and we picked our house because of the peace and quiet that we have enjoyed in this area.

We would like assurances that music will be no higher than an acceptable decibel limit (as heard from the outside) and that live or ambient recorded music will not be played outside the venue way into the early hours as this may be of detriment to our jobs by disturbing our sleep. It is very easy for doors to be left open when playing music indoors too so I hope something like a decibel limit or reduction in permitted hours would resolve that.

As I said before, we are excited about the venue and really hope it is a big success. But we just want to ensure that this is not at the cost of our livelihoods. We live on 42 Rothschild Drive so are the closest to the venue of the houses on our road.

Kind Regards, [REDACTED]

Elizabeth Greenham & Shaun Greenham
42 Rothschild Drive
Sarisbury Green
Hampshire
SO31 7NS





FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

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Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name MR & MRS BEDFORD

Address 16 RATHKELGH WALK, SARISBURY GREEN,

SOUTHAMPTON

Postcode: SO31 7NP Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant:

Name of Premises:

Premises Address (where the Licence will take effect):

COLD EAST MANSION, COLDEAST DRIVE, SARISBURY GREEN

SOUTHAMPTON Postcode: SO31 7NP

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Public Safety

The Prevention of Public Nuisance

The Protection of Children from Harm

I, Kelly Bedford....., hereby declare that all information I have submitted is true and correct.

Signed:

Dated:

6/9/2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

16 Rayleigh Walk
Sarisbury Green
Southampton
SO31 7NP

6/9/2021
KMB.

Dear Sir / Madam

We have attached a list of concerns that we feel would be detrimental to the welfare and adversely affect what at present is a very nice and peaceful estate.

In the cul de sac in which we live we have a Fire Officer, an NHS Nurse and a Police Officer. These people have been on the front line in what has been without question a very challenging time. They all work under incredible pressure putting their lives at risk for the benefit of other people. These hard working people deserve to know that when they come home they have some escape from situations that they have to deal with while at work. Aside from these individuals we have young families, an elderly lady recently diagnosed with Parkinsons and several night shift workers. All of these people rely on undisturbed sleep.

I would also like to bring to your attention a comment which one of the owners posted on a Facebook group that appears to be trying to resort to scaremongering tactics. He states that in the event they do not get the desired outcome for the mansion they would have no choice but to consider other options such as apartments and houses at the mansion, and in that event there would be no control over the noise those dwellings would create. We beg to differ and feel that people living in those dwellings would be less likely to cause a public nuisance than those visiting an entertainment venue.

We feel the quality of life would be severely compromised if the plans that the owners of Coldeast Mansion have proposed were to be approved. We would like to thank you for giving us this opportunity to voice our concerns and trust that you as home owners yourselves and elected and trusted Councillors can be relied upon to see our point of view as law abiding residents.

Yours sincerely

Kelly Bedford
Martin Bedford





The Prevention of crime and disorder

The presence of an entertainment venue encourages disorder in a residential environment. The fact that the staff are being trained to deal with crime and disorder indicates that it will be present to some degree. An entertainment venue on a residential estate away from the police presence found in a town centre has the potential to encourage such behaviour.

Public Safety

The presence of alcohol and possibly drugs at the venue is a potential danger especially when the venue closes and the customers come on to the sleeping streets of a dormitory estate. Those homes closest to the venue are at risk from anti-social behaviour such as fights, noise, littering and urination.

The lack of sleep for those residents such as: those who do shift work, the elderly, such as my mother, and children caused by noise and movement in the streets late at night will be detrimental to residents health and therefore safety.

The venue is close to my home. A fire in that building would put my home and family at risk. The likelihood of fire is increased by the presence of increased numbers of people and alcohol/drugs.

The Prevention of Public Nuisance

Asking customers to leave quietly is no guarantee that they will comply. Raised voices will be an issue if the customers have enjoyed the good night that the venue will want to provide. The area is residential with residents of all ages and health conditions living not only close by but on the approach roads to the venue. Traffic noise will be present throughout the evening and especially when the entertainment ends. The roads of the estate were not designed to accommodate the increased traffic that an entertainment venue will generate.

The Protection of Children from Harm

The protection of children extends beyond the venue. The sleep of children in their beds must be protected for their good health. The combined human and traffic noise generated by the venue will be harmful to them. The increased traffic accessing the venue will, in turn, increase the danger for children playing outside their homes.

FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name Adam Fordham
Address 12 Rayleigh walk, Sarisbury Green
..... Southampton
Postcode: SO31 7NP Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number 10494
Name of Applicant: Jason Parker
Name of Premises: Coldeast mansion
Premises Address (where the Licence will take effect):
..... Coldeast mansion, Coldeast Drive
..... Sarisbury Green, Soton Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Please See attached letter

Public Safety

Please See attached letter

The Prevention of Public Nuisance

Please See attached letter

The Protection of Children from Harm

Please See attached letter

I, ADAM FOSDHAM, hereby declare that all information I have submitted is true and correct.

Signed:



Dated:

06/07/2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Mr Fordham
12 Rayleigh Walk
SO31 7NP

Objections to licencing application in respect of Coldeast Mansion

To the Licensing Team at Fareham Borough Council,

I am a homeowner who resides directly behind Coldeast Mansion, within the road of Rayleigh Walk. I am writing this to formally give my objection to the licencing application for the proprietor of Coldeast Mansion to play live and recorded music, within the property, but more concerning, outside too.

'The Prevention of Public Nuisance' and 'The Protection of Children from Harm'

To the matter of allowing music to be played until the hour of 23:00pm outside for recorded and live music through the week, I do not just believe this will be a 'Public Nuisance', but in fact know it will be from the previous tenants also playing music outside until the same proposed hour. The music will no doubt travel, and as before, will keep me and my young family awake. I have two young children of 8 and 11, who both attend Sarisbury Junior School, and my main concern is their wellbeing as they are usually in bed at 20:30pm. If this proposal for music to be played outside until 23:00 were to be given the go ahead, this would no doubt have a detrimental affect on their health and schoolwork were it to keep them awake, as it had done previously. In addition, the further proposal to have even later revelry on occasions such as New Years Eve until 02:00am, would mean an even later disturbance, as the proprietor cannot guarantee its patrons will not frequent the outside areas, on this specific day or any for that matter.

My wife and I both work. I work full time as a Highways supervisor, and work shifts; my wife also works part time within the Travel Industry, and she too also works a shift pattern. Many of the residents who live in Rayleigh Walk work shift patterns. One of the residents works for the NHS; another for Hampshire Constabulary; and another is a carer for their elderly mother who lives with them. With this in mind, the loud music being played until these unsociable times is without doubt going to keep the local residents awake until such time as the music ceases; and irrefutably after, and therefore a 'Public Nuisance'.

It is not only the music being played outside which is of concern, but the noise of intoxicated revellers and the type of language my children may hear, especially during the summer months when their windows will be open. It is my understanding that 'Dining Pods' are being built only yards from my property, at the bottom of the Mansions grounds. The proprietors cannot guarantee that these 'Dining Pods' won't be frequented by their patrons (most notably, smokers) after hours (even after the music has stopped). This will not only mean we will receive noise disturbance from inside the building though the continuous opening of the Mansions doors, but the voices of its guests too.

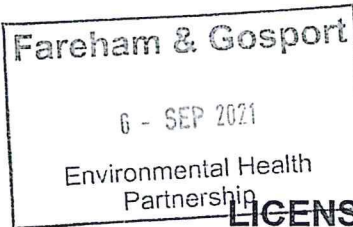
'The Prevention of Crime & Order' and 'Public Safety'

The grounds surrounding the Mansion is often frequented by 'youths'. I am referring to the surrounding wooded area to the Mansion which is easily accessible from the local park and fields. We at Rayleigh Walk have had numerous visits from the Fire brigade to put out several fires within these woods, caused by said 'youths' setting fire to logs. As there is no proposal to fence off this area, I believe this to be an issue to public safety. And with a clear route to the 'Dining Pods' being built, I also believe these 'Dining Pods' to be a late night meet point for local 'youths', which could attract vandalism and more cases of arson.

I hope these considerations are taken seriously, as I am also very concerned this may also have a detrimental effect on the sale of my property in the future.

Yours sincerely

Mr Fordham



FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

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Personal Details

Name ANITA JAMES AND STEPHEN FOULKES
 Address 69 COLUMBUS DRIVE
SARISBURY GREEN, HAMPSHIRE
 Postcode: SO31 7LZ Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: GRAPHITE PROPERTY MANAGEMENT LIMITED

Name of Premises: COLDEAST MANSION

Premises Address (where the Licence will take effect):

COLDEAST DRIVE, SARISBURY GREEN, HAMPSHIRE

Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Public Safety

The Prevention of Public Nuisance

PLEASE SEE ATTACHED LETTER

The Protection of Children from Harm

I, ANITA JAMES AND STEPHEN FOWLKER, hereby declare that all information I have submitted is true and correct.

Signed: 

Dated: 4th September 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

69 Columbus Drive
Sarisbury Green
Southampton
SO31 7LZ

4th September 2021

FAO: Licensing Team, Fareham Borough Council

In relation to: Licence Application by Graphite Property Management Limited for Coldeast Mansion

Dear Sir / Madam

We would like to raise our objections to the proposed licensing application made by Graphite Property Management Limited with respect to Coldeast Mansion.

Although it is good to see the Mansion being restored we would like to object to these specific aspects of the licence application:-

- The weekday late night refreshment time of 00:00 and premise end time of 00:30
- The weekend late night refreshment time of 01:00 and premises end time of 01:30
- The New Year's Eve end time of 02:30
- The provision of live and recorded music outside until 23:00 every evening of the week

The grounds for our objection are based on the prevention of public nuisance as the property is located within a quiet residential area. Sound travels within this vicinity and is amplified by the quietness of the area. To help you appreciate the potential impact, we have had several instances recently where even a small radio being used by builders working on local premises during the day has disrupted multiple households.

To be specific we would like to raise the following points in relation to public nuisance:

- The noise impact from people leaving the premises late at night. This was an issue when the previous owners of the property hosted events and we had to endure car doors slamming, engines revving and people shouting into the early hours of the morning.
- Live music outside until 23:00 where the sound will travel and is likely to be audible from local properties. This is a residential area popular with young families and commuters who don't wish to be subjected to music late into the evening each night of the week.
- Granting a Licence for live or recorded music does not restrict the nature of the music so could legitimately (if granted) range from ambient background music to live external performances which would have an even greater impact on quality of life for local residents.
- Residents should not need to keep their windows closed to minimize noise disruption – particularly in the summer months.
- The New Year's Eve finish time is extremely late and would be highly disruptive to local residents for all the reasons outlined above
-
- Concerns over the potential use of the venue to host Christmas events on a nightly basis meaning resulting in the inevitable increase in noise from people entering and exiting the premises. Whilst signage can be

used to ask guests to respect the local residents, this is not something that they can easily control and with Christmas party seasons often extending from mid-November through to early January, this could be up to 7 or 8 weeks of disruption every evening.

I hope you will consider our objections when making the decision over the granting of Licence application.

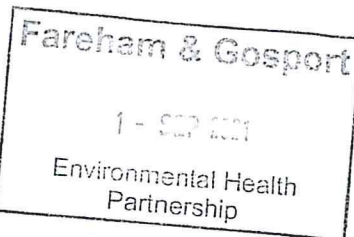
Your faithfully,

A black rectangular redaction box covering the signature of Anita James.A black rectangular redaction box covering the signature of Stephen Foulkes.

Anita James and Stephen Foulkes

FAREHAM

BOROUGH COUNCIL



LICENSING ACT 2003 – REPRESENTATION FORM

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Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name ..LOUISE ANDERSON.....

Address ..2 DEERBROOK CLOSE.....

.....SOUTHAMPTON.....

Postcode: ..SO31 7NA Contact telephone Number...[REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: ..JASON PARKER.....

Name of Premises: ..GOLD EAST MANSION.....

Premises Address (where the Licence will take effect):

.....GOLD EAST DRIVE.....

.....SARISBURY GREEN..... Postcode: ..SO31 7PT.....

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

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Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

THE MANSION IS VERY CLOSE TO POPULATED AREA, ALCOHOL SERVED TO SUCH A LATE HOUR CAUSES INCREASED CRIME, THE HOUSEHOLD ESTATE WILL BE TARGETED.

Public Safety

HIGHLY POPULATED AREA SURROUNDING THE COULDEST MANSION, WHEN IF ALCOHOL IS PERMITTED THE NOISE AND WILL BE UNBEARABLE.

The Prevention of Public Nuisance

✓
LIVE AND RECORDED MUSIC - WILL CAUSE PUBLIC NUISANCE. I AM A SHIFT WORKER AND LATE NIGHT NOISE WILL AFFECT MY MENTAL CAPACITY AT WORK AND MY MENTAL HEALTH.

The Protection of Children from Harm

I, LOUISE ADAMS, hereby declare that all information I have submitted is true and correct.

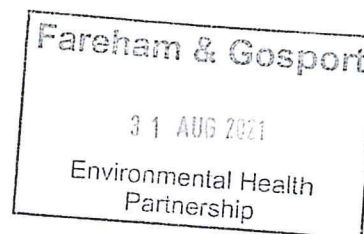
Signed:  Dated: 30/08/21

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Banger Representation

Adrian and Judith Banger
278 Brook Lane
Sarisbury Green
SO31 7DP



26th August 2021

To the Licensing Officer re application reference 10494.

Dear Sir/Madam

Objection to the licence application by Graphite Property Management for Coldeast Mansion

We write in connection with the above music and alcohol licence application.

We most strongly object to the application based on the following concerns in relation to the prevention of public nuisance.

The late night and early morning hours for playing amplified live and recorded music, either inside or out, are not in keeping with the residential nature of the close local area.

As the location is extremely close to quiet residential housing (much of which is home to families with young children) the noise levels and potential for public nuisance during trading hours, and as patrons leave the premises, would be disruptive to normal life, to the detriment of the health of those trying to sleep and a cause of great concern.

The amount of traffic currently in Coldeast Drive and Brook Lane during the proposed trading hours is currently practically nil.

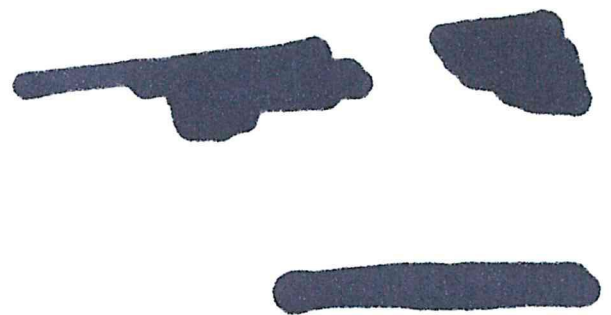
In all ways such a business is not compatible with this location.

We understand that similar applications for this property have been refused in the past.

Yours faithfully

AT and JA Banger

Email address included for acknowledgement of receipt of this letter. Thank you.



Type text here
Not appli

FAREHAM

BOROUGH COUNCIL

FORM FOR REPRESENTATIONS FROM RESPONSIBLE AUTHORITIES AND INTERESTED PARTIES

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

- Before completing this form please read the guidance notes on page 7.
- If you are completing this form by hand please write legibly inside the boxes in black ink and stay within the box provided.
- Once completed please send your representation form to The Licensing Officer at the relevant authority.

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

I/We Anthony & Tina Hill wish to make a representation(s)
(Insert your name)

regarding the application for Premises Licence to be issued under the Licensing Act 2003,
for the premises described in Part 1 below.

Part 1 – Premises or Club Premises Details

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

Graphite Property Management Ltd
COLDEAST MANSION
Coldeast Drive
Sarisbury Green

Post town
Southampton

Post code
SO31 7PT

Name of premises licence holder or club holding club premises certificate (if known)
Not known

Number of premises licence or club premises certificate (if known)

Fareham & Gosport

31 AUG 2021

Environmental Health
Partnership

Part 2 – Your Details

I am

Please tick ✓

- 1) an interested party
- a) a person living in the vicinity of the premises ☒
 - b) a body representing persons living in the vicinity of the premises ☐
 - c) a person involved in business in the vicinity of the premises ☐
 - d) a body representing persons involved in business in the vicinity of the premises ☐
- 2) a responsible authority ☐
- 3) a member of the club to which this application relates ☐

(A) REPRESENTATIVE DETAILS (fill in as applicable)

Mr ☐ Mr ☐ Mrs ☐ Miss ☐ Ms ☐ Other title (for example, Rev) ☐

Surname

HILL

First names

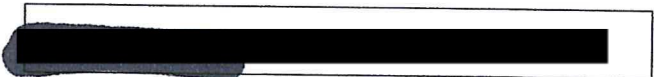
ANTHONY & TINA

Yes**Are you over 18****Current address if different from premises address**51ROTHSCHILD DRIVE
SARISBURY GREEN**Post Town**

SOUTHAMPTON

Postcode

S031 7NS

Contact telephone number in working hours**Email address (optional)**

(B) BODY APPLICANT

Name and address Not applicable

(C) AUTHORITY APPLICANT

Name and address Not applicable

an

This application to review relates to the following licensing objective(s)

Please tick one or more boxes ✓

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input type="checkbox"/> |
| 2) public safety | <input type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/> |

Please state the ground(s) for representation (please read guidance note 1)

TO WHOM IT MAY CONCERN

I write to object to the APPLICATION FOR PREMISES LICENCE applied for by Graphite Property Management, Trading as Coldeast Mansion, on the grounds of 'Innapropriate closing times'.

It should be noted from the Site Notice that the earliest closing time is 00.00 Mon - Thurs, and the latest is 01.00 Fri -Sat, plus 02.30 on New Years Eve.

Coldeast Mansion is adjacent to, and is part of a large residential development, and the effect of this business will be extremely detrimental to the surrounding area from noise pollution all day, and up to and including the early hours of the morning, through disturbed sleep.

I suggest probable disturbance will include the surrounding area due to:

Drunken behaviour

Live music inside and out

Recorded music inside and out

Customers leaving the premises at closing times - voices, vehicles

Dispersment of pedestrians & vehicles via Brook Lane to the A27

Dispersment of pedestrians via Holly Hill Park

AN

Please provide as much information as possible to support the representation (please read guidance note 2)

For your information, in support of my representation, I have researched closing times of other licenced premises in the local area:

The Rising Sun - Warsash 23.00
The Navigator/Harpers - Swanwick 23.00
Miller & Carter - Bursledon - 23.00
The Talisman - Park Gate 23.00
The Village Inn - Swanwick - Mon/Thurs 23.00, Fri/Sat 00.00
The Ship Inn - Swanwick - Mon/Thurs 23.00, Fri/Sat 00.00
Strawberry Field Tavern - Locks Heath - Mon/Thurs 23.00, Fri/Sat 00.00
Holiday Inn Hotel - Tichfield - 21.00
Joseph Paxton - Tichfield Common - Garden closure - 21.00

If you have made representations before relating to this premises, please state what they were and when you made them

Not Applicable

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE [AMOUNT], UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS REPRESENTATION

Part 3 – Signatures (please read guidance note 3)

Signature of representee or representee's solicitor or other duly authorised agent. (please read guidance note 4). If signing on behalf of the representee, please state in what capacity.

Signature..... 

Date..... 25-08-21 25/8/21

Capacity.....

Contact name (where not previously given) and address for correspondence associated with this representation (please read guidance note 5)

Post town

Post code

NOTES FOR GUIDANCE

1. The ground(s) for representation must be based on one of the licensing objectives.
2. Please list any additional information or details, for example dates of problems which are included in the grounds for representation if available.
3. The representation form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

DATA PROTECTION ACT 1998

The personal information you have provided, or which has been obtained from other sources, will only be used for the purpose of the licensing function, and for auditing, monitoring, statistical and other research.

The information may be shared with other council departments and statutory bodies. The licence holder will also be provided with a copy of your representation.



FAREHAM

BOROUGH COUNCIL

Fareham & Gosport

31 AUG 2021

Environmental Health
Partnership

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name Steve Tarrant / Lucie

Tarrant.....

Address 65 Columbus Drive Sarisbury

Green.....

.....

Postcode So31 7LZ: Contact telephone Number

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: ...Jason Parker

.....

Name of Premises: Coldeast Mansion

.....

Premises Address (where the Licence will take effect):

...Coldeast Drive

Sarisbury Green

Southampton

.....

.

..... Postcode: So317PT

.....

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

Public Safety

We are concerned about the effects of late night traffic leaving the mansion late at night on quiet residential roads. There is also the increased risk of drink driving in a residential area throughout the day & night. The roads are busy with lots of young children on bikes etc.

**The Prevention of Public Nuisance**

We are very concerned about the application for live & recorded music from the outdoor activities & the possibility of large indoor functions which has the possibility of noise pollution into the early hours of the morning 7 days a week. We believe this will have an effect on ourselves & our young children's quality of sleep. Music from the leisure activities at the park is plainly audible at our house & that is a lot further away than the mansion is.

I believe a previous application for outdoor entertainment was turned down in 2016.

The Protection of Children from Harm

We believe that the granting of a license for the outdoor live music and the allowing of indoor live entertainment until the early hours of the morning will be harmful to our young children & other children in the vicinity. We believe that the late night entertainment & the noise caused by people leaving late at night will have a serious effect on their sleep.

I, STEVE TARRANT, hereby declare that all information I have submitted is true and correct.

Signed: [REDACTED] Dated: 26/8/21

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ



Tull Representation

116 Columbus Drive
Sarisbury Green
Southampton
SO31 7NJ

The Licensing Officer
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ



28th August 2021

Dear Sir / Madam,

Re: Cold East Mansions – Licensing Application

We are responding to the Licensing Application requested on behalf of Graphite Property Management Limited to extend the licensing hours at the above address.

Our property backs onto Cold East Mansions, and we want to oppose the application as we have had issues with the existing license which prohibited a license past 11.30pm and inhibiting guests to use the outside areas after this time. On several occasions we had to complain to Environmental Health about the blatant disregard of these restrictions and the inability of the hotel management to impose them.

The noise from the venue reverberates around the residential estate due to the open space that the building is sited in, we can even hear noise from the Leisure Facility that is approx. half a mile away already, which is fine as this is a daytime activity.

We welcome the use of the building and feel that it would be good for the building and estate, however due to its location in a peaceful residential area cannot accept the hours being extended as requested by the owners.

I am sure the new owners will offer every type of reassurance that the restrictions will not be breached but they, as the previous owners, rely on staff to enforce them which, clearly from experience, this does not happen, and the owners are not present all the time to reinforce them.

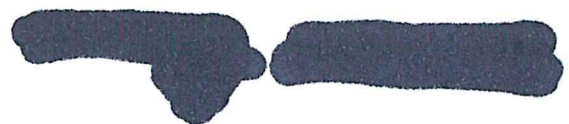
It is very disappointing that no representatives of the new owners have spent anytime consulting with the neighbours of the building, apart from one letter which was received 2 months after work started. This lack of interaction doesn't bode well to them respecting the views of the neighbouring estate.

We hope that the business goes well and that we are proven wrong with the enforcement of the existing license but feel that until this has been established that extending the license is premature and unacceptable.

We look forward to your early response or would be happy to consult with the Council and Graphite Property Management on this matter, but our view remains unchanged that we vigorously oppose the extended license at this time.

Your faithfully,


Mr & Mrs Tull



FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name ANDREW TULL

Address 116, COLUMBUS DRIVE, SARISBURY
GREEN, SOUTHAMPTON

Postcode: SO31 7NT Contact telephone Number: [REDACTED]

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: GRAPHITE PROPERTY MANAGEMENT LIMITED

Name of Premises: COLDEAST MANSIONS

Premises Address (where the Licence will take effect):

COLDEAST DRIVE, SARISBURY GREEN

SOUTHAMPTON Postcode: SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

We are concerned that extended licensing hours will contribute ~~to~~ to the rise in crime & disorder through intoxicated clientele in the area. Our property directly backs onto the mansion & we are concerned for the security of our property.

Public Safety

See Above

* We have already had to complain about the use of the building by the previous owner to the Environmental Agency due to the blatant disregard to the existing licensing hours & FBC refusal to extend the hours on 2nd November 2016.


The Prevention of Public Nuisance

With the extended hours for live music this will cause disturbance in a very quiet residential area. The sound will reverberate around the estate due to the open nature of the area. In summer we sleep with our windows open but this will not be possible with live music till the early hours.

The Protection of Children from Harm

The estate also contains several houses for vulnerable ~~of~~ people with medical conditions. The noise & disturbance from the extended hours & live music license will have an adverse effect on their wellbeing.

I, Andrew Tull , hereby declare that all information I have submitted is true and correct.

Signed:  Dated: 4/9/21

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

FAREHAM

BOROUGH COUNCIL

LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Panel.

Personal Details

Name: Paul Friedrich & Sarah Friedrich.....

Address 1 Mansion House Close, Sarisbury, Hampshire, SO31 7NE.....

Postcode: SO31 7NE..... Contact telephone Number  ..

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Licence number

Name of Applicant: Jason Parker / Graphite Property Management Ltd.....

Name of Premises: Coldeast Mansion.....

Premises Address (where the Licence will take effect):

Coldeast Mansion, Coldeast Drive, Sarisbury Green, Southampton, Hants,

..... Postcode SO31 7PT

Reason/s for representation

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives.

Any representations that are considered to be vexatious or frivolous will not be considered.

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

The application relates to a premises within a residential area. Access to the premises is obtained through the residential area, either by vehicle or on foot.

The residential area is of family sized properties. Residential adult social care properties also exist within the development.

Late night drinking venues can be associated with crime and disorder, and these premises tend to be concentrated in areas of similarity. As an example, Albert Road in Southsea. This allows policing and security to be concentrated in one area and on hand in sufficient numbers to deal with relevant situations.

For an isolated premises such as Coldeast Mansion within a residential area, the thought of late night disturbance, crime & disorder is likely to cause anxiety and concern for residents as policing and security are unlikely to be present.

Public Safety

The premises is within a residential area, where family sized properties exist as well as adult social care properties.

The isolated location of the premises, aligned with guests leaving a late night drinking venue late at night and exiting through a residential area, could cause confrontational issues between guests and residents, along with the potential to cause anxiety and concern for residents.

Once guests leave the premises, they will then be within the residential area.

The Prevention of Public Nuisance

The premises is within a residential development containing family sized properties and adult residential social care properties. The development is set within a woodland setting and is considered to be a quiet area due to the density of housing that was allowed to be built.

Access to the premises, either by vehicle or by foot, is through the residential area.

The late night leaving of guests and associated noise pollution of cars leaving, people in numbers leaving on foot, people talking/shouting/singing as they leave, will naturally cause a public nuisance, as once they are off the premises, they will then be within the residential area.

Residents would then have no control over the noise pollution and public nuisance referred to above.

With regards to the licence application itself, live and recorded music will naturally cause noise pollution in a residential area, let alone a quiet neighbourhood, especially as the application is for the continuous playing of music.

Potential noise escape is a specific concern, particularly during the summer months when it is not unreasonable to expect residents' windows to be open. The very nature of music being played outside is that it cannot be insulated.

These points and residents' concerns were also noted in a previous licencing judgement for the same premises, dated November 2016.

The judgement stated that 'Patrons shall not be allowed to access outside areas at the premises after 9pm on any day other than for access & egress or to gain access to smoking areas'. 'When regulated entertainment is taking place at the premises all external windows and doors shall be closed except for purposes of access and egress and for access to smoking areas'.

As far as we can see, there is no reference in the application to a maximum number of patrons for events, nor whether the premises car park could facilitate such a number. Would patrons be parking outside resident's properties, and accessing their vehicles late at night?

We would suggest that a late night drinking venue playing music continuously inside & outside within a residential development containing families and adult residential care is unsuitable and will cause disruption, nuisance and anxiety for residents.

The Protection of Children from Harm

The premises is within a residential development of family sized properties and adult social care properties.

Disturbance from noise escape and noise pollution late into the night will clearly have a detrimental impact on children living within the residential development.

The previous licencing judgement stated that 'Patrons shall not be allowed to access outside areas at the premises after 9pm on any day other than for access & egress or to gain access to smoking areas'. 'When regulated entertainment is taking place at the premises all external windows and doors shall be closed except for purposes of access and egress and for access to smoking areas'.

I, Paul & Sarah Friedrich, hereby declare that all information I have submitted is true and correct.

Signed: P & S Friedrich. Dated: 30 August 2021

Please send completed form to:

The Licensing Team
Fareham Borough Council
Civic Offices
Civic Way
Fareham
PO16 7AZ

Licensing Act 2003 Guidance: How to Make a Licensing Representation

Criteria for making a representation

Under the Licensing Act 2003, any person is able to make written representation in relation to certain types of applications. However, for a representation to be considered relevant, it must address the likely effect the granting of the application will have on the promotion of one or more of the following licensing objectives:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Representations must relate to the impact of licensable activities carried on from the premises on those objectives listed above. By way of an illustrative example: "...a representation from a local business person about the commercial damage caused by competition from a new licensed premises would not be relevant. On the other hand, a representation by a businessperson that nuisance caused by new premises would deter customers from entering the local area, and the steps proposed by the applicant to prevent that nuisance were inadequate, would be relevant."¹

Please also be aware that the Licensing Authority will not consider representations that are frivolous or vexatious. The former category refers to representations that display a lack of seriousness in purpose or nature, whilst the latter relates to representations which appear to be intended to cause aggravation or annoyance, whether to a competitor or other person, without reasonable cause of justification.

Any person who is aggrieved by a rejection of their representation on either of the above grounds may lodge a complaint via the Council's complaints procedure.

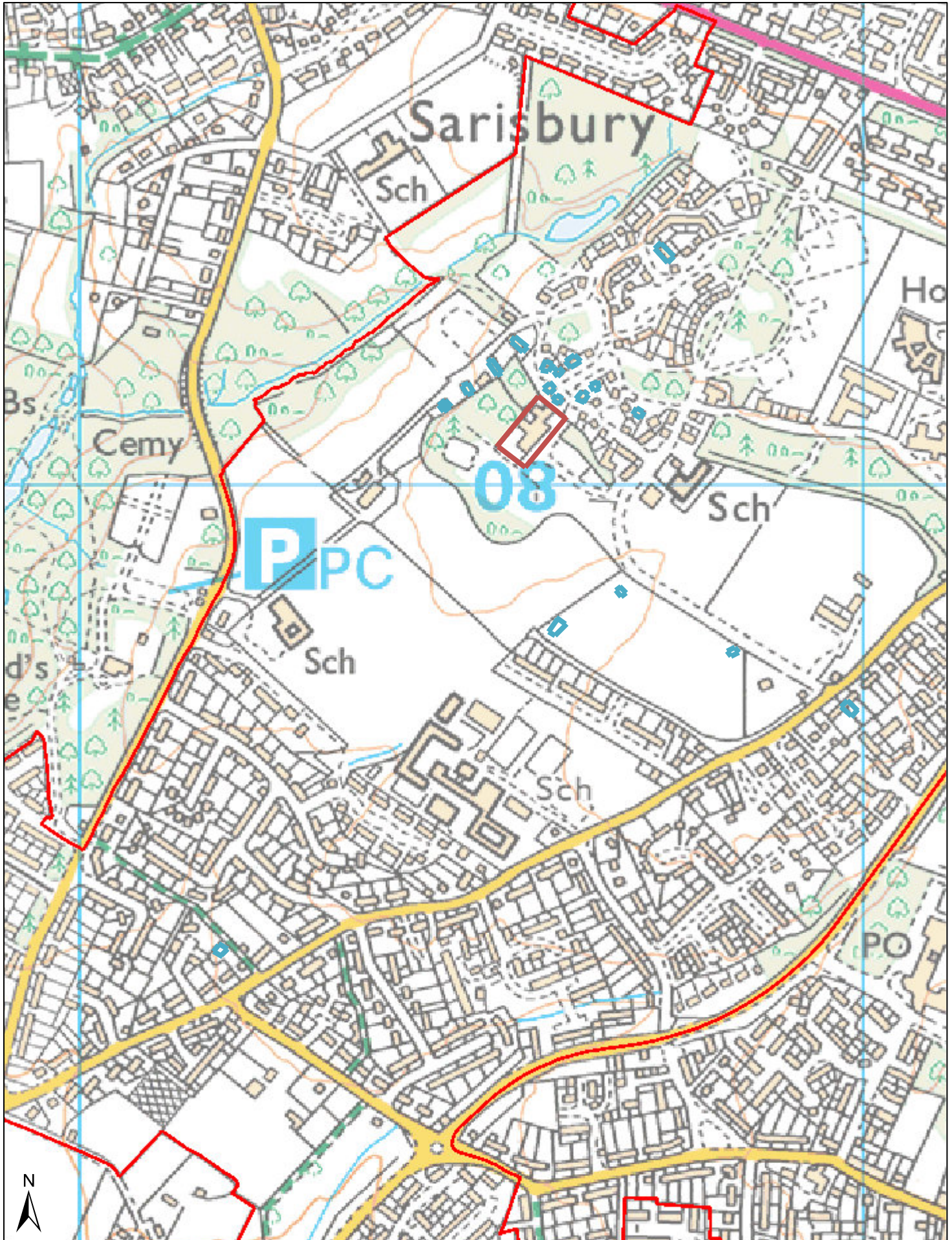
Making a representation

Relevant representations must be in writing and submitted to the Licensing Authority within the 28-day notice period. Late representations will not be considered and will be returned.

If you are unsure when the application was made, you can view the following website http://www.fareham.gov.uk/licensing_and_inspections/licensing/premlicensing.aspx and follow the link near the bottom of the page 'Register of current applications and reviews requested'. Alternatively, you can look at the site notice posted at the premises which advertises the application. If you would like information about licences already in force please contact the Licensing Team at Fareham Borough Council on 01329 824373.

We have prepared a 'Representation Form' which can be used to assist you when making representations. The form is designed to help extract the type of information which is required to ensure the representation is relevant and therefore, can be accepted.

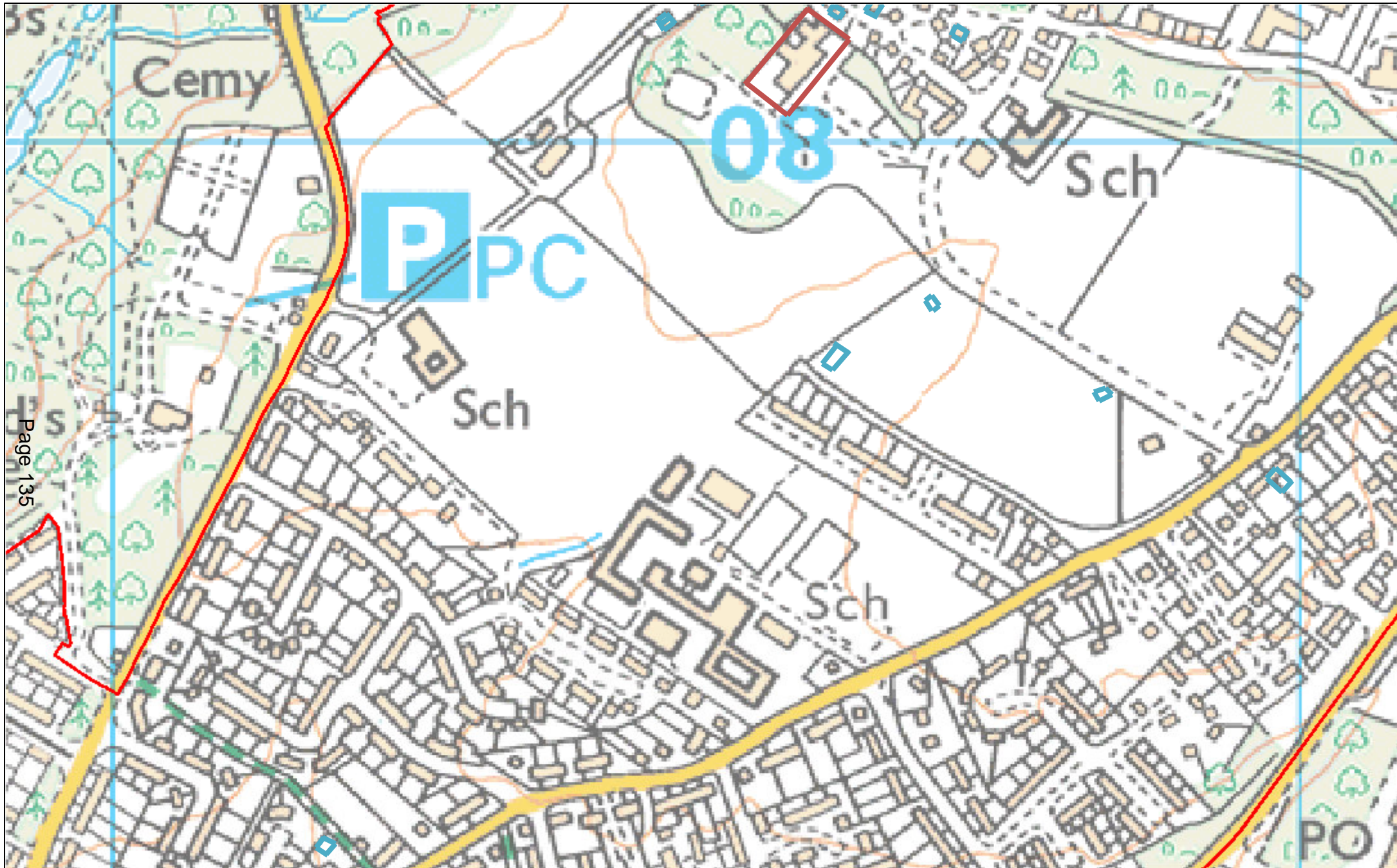
¹ Amended Guidance issued under Section 182 of the Licensing Act 2003 – October 2012



Environmental Health Map



Environmental Health Map



Graphite Property Management Ltd
The Mansion
Coldeast Drive
Sarisbury
Southampton
SO31 7PT

APPENDIX F

Premises Licence Application – Supporting Letter.

To whom it may concern,

This document accompanies our application for a premises license and seeks to explain how we will ensure we will meet our responsibilities as a responsible licensee. We have sought to explain how we will safely and responsibly operate and what licensable activities will be provided. We also detail how we intend to meet the core Licensing Objectives of:

Prevention of Crime and Disorder
Public Safety
Prevention of Public Nuisance
Protection of Children from Harm

Background

Fern Property Ltd (Fern) has acquired Coldeast Mansion from the Administrators of Coldeast Mansion Ltd, the former owner/operator of this locally important but previously failed hospitality venue.

The original intention was for Fern to seek a change of use of the property to fully residential accommodation. Should consent have been granted, the property would have then been converted into 40-50 units of open-market accommodation and access to the property by members of the public would have been lost forever.

During the acquisition process, the directors of Fern were asked whether they would consider retaining the property within the hospitality sector, thereby retaining public access and creating employment for local people.

Fern has subsequently undertaken a series of appraisals and reached the conclusion that Coldeast Mansion *could* be traded as a viable hospitality venue subject to a number of variables being positively implemented. It must be recognised that maintaining over 25000sqft of historically significant buildings on nearly 9 acres of grounds is a difficult and expensive undertaking and any business occupying a property of this kind will need to generate significant revenue streams to ensure the long-term viability of the property.

Coldeast Mansion currently comprises 37 fully self-contained serviced apartments which have been fitted out and furnished to a basic standard. The remaining spaces comprise a series of well-proportioned rooms that feature limited but nonetheless noteworthy and attractive historic architectural features. These “communal” spaces had been utilised by the previous owners solely to host a number of weddings with limited success. These spaces were not open to the public or guests staying in the accommodation units.

The new owners quickly identified the need for the entire building and grounds to be worked as a single entity with the various income generating elements supporting each other if the property was to stand a chance of succeeding as a hospitality venue with long term viability.

The Future of The Mansion

Despite the original intentions, Fern has now commenced an ambitious investment programme that will ultimately see all accommodation units refurbished with hotel guests and locals able to enjoy a new restaurant and bar that will provide all day dining and beverage sales 7 days per week. This requires considerable investment in a fully functioning commercial kitchen, a new bar in the Library room supported by a guest lounge in the Admiral room, repurposing of accommodation to provide new ladies and gents WC's, a new welcoming reception area, 3 new indoor dining rooms, outdoor dining on the terrace and provision of 6 outdoor dining pods. In addition, function/event spaces will also need to be refurbished to enable hosting of weddings, birthdays, etc together with a new, fully functioning business suite offering local businesses and organisations access to a high-quality business space. All of the above will require the appropriate services, fire protection, CCTV coverage, heating and air-conditioning.

Fern has appointed Graphite Property Management Ltd (Graphite) to operate The Mansion at Coldeast with the food and beverage operation to trade as "Becketts at the Mansion". Becketts is a well run, highly regarded and acclaimed restaurant and bar with rooms that has operated in Southsea for over 30 years with the past 5 years being under the careful stewardship of Jason & Soraya Parker. A full refurbishment programme was undertaken in 2016 which included the acquisition of the adjoining property to create a one-of-a-kind high quality establishment in these 1820's Georgian townhouse properties. The refurbishment was recognised by the Portsmouth Society Design Awards with the "Best Restoration Project".

Graphite is owned and run by Jason Parker and Daniel Byrne. Jason enjoys 14 years of hospitality experience having converted the former Midland Bank in Kings Road, Southsea into the acclaimed "8 Kings Road" restaurant and bar. Jason is also a director and shareholder in Fern Property Ltd and brings over 30 years of property related experience to this venture as well as being a Personal Licence Holder. Daniel owns Bernards Estate Agents, a highly successful local chain of estate agency offices based in and around Portsmouth. Daniel has over 20 years' experience in managing property and staff and brings considerable organisational skills and enthusiasm to the project.

Graphite will operate the entire building as a single hospitality venture to provide:-

Aparthotel accommodation,
Indoor and outdoor dining - Breakfast, brunch, lunch, afternoon tea and dinner,
High quality bar and lounge,
Event/function catering – weddings, birthdays, etc,
Business meetings,
Casual low key indoor and outdoor entertainment – live music events, historic car meets, etc.

To ensure that the licensable elements of the venue has the best chance of operating successfully and within the licencing objectives, Graphite has secured Tom Chapman as Operations Manager & Matthew Liversedge as Food & Beverage Manager. Both have worked for managed companies such as Fuller's Smith & Turner & The Stables. Together they have over 30 years of hospitality knowledge and are both Personal Licence Holders.

Operation of The Mansion

Indoor Food & Beverage

Our restaurant kitchen will be open for food orders from 08:00 – 21:30 Monday – Sunday serving breakfast, brunch, lunch, afternoon tea and a premium casual dining menu for the evenings. This will be supported by a high-quality bar in the Library room and adjoining Admiral room.

Outside

The outside dining offer will incorporate a number of tables and chairs located on the terrace and surrounding lawns. In addition we will offer 6 private dining pods which are indicated in the 'Exterior Table Proposal', each of which can comfortably accommodate 8 guests per pod. The outdoor dining areas including the dining pods will be supported by the outside bar/kitchen cabin, which will serve a limited menu including a sharing boards concept together with a small selection of alcoholic and soft drinks, teas, coffee and cakes/ice creams. The outside areas will be fully staffed with a minimum of a supervisor level employee permanently stationed outside to ensure that the guest experience is of the highest standards and that any risk of noise/disturbance is kept to an absolute minimum. It should be noted that the nearest houses to the outdoor dining areas are located well in excess of 100m distant.

Events

The Mansion are planning to hold events throughout the establishment to cater for weddings, birthdays, christenings, etc. Some events may request a DJ hence why we have applied for a live music licence until midnight. It is likely that most events will take place on weekends.

Provision of Recorded Music

The premises will play amplified recorded background music throughout the communal rooms and outside as well as in the dining pods.

Music played outside will cease at 23:00 Monday -Sunday.

Music volume levels will be maintained so as not to cause nuisance to neighbours or our hotel guests. All music will be centrally controlled via on-line applications operated by supervisors and managers on mobile devices. The intention is to create a comfortable atmosphere for diners and resident guests.

Community

It is our intention to integrate with and become an asset to the community. The Mansion is not located on a main thoroughfare and therefore will be reliant on local customers to bolster the revenue generated by hotel residents. We aim to provide a relaxing, welcoming establishment for food and beverages to be served at a premium casual dining level. Our target audience is families, business travellers and the more senior generation. We also aim to be a venue where the local community can come together, be that a yoga class in our Orangery or for where families can come to enjoy a baby and toddler group. We recognise that whilst our activities are fairly well insulated by our surrounding 9 acres of grounds, the Mansion is situated amongst residential homes and at all times we will seek to respect this. We are fully engaged with both of the adjoining housing Residents Associations and once the works have progressed to an acceptable level, we will invite our immediate neighbours to visit the Mansion so that they can see for themselves the efforts that we are undertaking. We anticipate that we will soon be employing 35 - 45 employees, many of which will be from the local area. We are also looking to

engage the services of local contractors and suppliers. We will also be bringing visitors to Fareham to stay in our accommodation who will in turn utilise local services and businesses.

How will we meet the Licensing Objectives?

We have carefully considered Fareham Borough Council's Statement of Licensing Policy. We recognise and understand the necessity for this venue to meet the 4 licensing objectives of:-

Prevention of crime and disorder
Public safety
Prevention of public nuisance
Protection of children from harm

We are undertaking a full risk assessment to ensure that we meet the above.

All Licensable activities are sought to be available 24 hours daily for Hotel residents and their bonafide guests.

Example measures to meet the Licensing Objectives:-

Regular staff training will include:-

Identifying and avoiding any risk of underage drinking through our Challenge 25 age policy,
First Aid,
Fire Marshall,
Conflict management.

We will not tolerate drug use or sale and will report any such issues appropriately,
We will ensure a Personal Licence Holder is on-site during all times that members of the public are being sold alcohol,
We will ensure that any person selling or supplying alcoholic drink under the authority of a personal license holder asks for a photo ID proof of age where they have reason to suspect that the individual may be under 25 years of age,
We will seek to minimise the risk of customers becoming inebriated and will avoid running any campaigns that reward excessive drinking,
We will make free drinking water available at all times the premises is open to the public,
We will install CCTV to ensure we have coverage of areas where licensable activities will take place,
We will request that all customers leave the venue quietly and if leaving by car, that they drive carefully, especially through the surrounding residential neighbourhoods,
We will have a 24-hour staff presence on-site,
Toilets will be routinely checked, the date and time of inspection will be recorded, and the records to be available upon request to an authorised officer of the licensing authority or police,
We will keep noise levels to a minimum and will comply with the conditions of our licence,
We will make sure that escape routes and exits, including external exits, are maintained to ensure that they are not obstructed, in good order with non-slippery and even surfaces, free of trip hazards and clearly identified,
We will make sure that when disabled people are present, adequate arrangements exist to enable their safe evacuation in the event of an emergency,
We will make sure that we have valid public liability insurance in force and that a copy of the schedule is available for inspection by an authorised officer on request.

We understand that the previous owners failed The Mansion, their staff and the local people. We have no affiliation with the previous owners and are approaching all aspects of this venture in a responsible manner. We understand that our neighbours may be nervous of any proposed activity within the Mansion but hope that they can give us the opportunity to prove that we can and will be a valuable asset to the community. The future of The Mansion, if it is to have one, will require a level of commercial activity to support its existence. The owners, managers and staff of The Mansion will seek to undertake the proposed licensable activities in such a manner that will avoid risk of nuisance or harm whilst providing the ability to preserve this fabulous building and grounds for future generations.

We very much hope that our Premises Licence Application can be supported.

With thanks

Jason Parker
Director
Graphite Property Management Ltd

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Where a premises licence authorises the supply of alcohol, the licence must include the following conditions:

that 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.

- 2**
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
- 3.** The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 4.**
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
5. 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.
6. Alcohol minimum permitted price - from 6 April 2014 - on and off sales/supply
- 1 A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
 - 2 For the purposes of the condition set out in paragraph 1 –
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula –

$$P = D + (D \times V)$$
 where-
 - (i) P is the permitted price,
 - (ii) D is the 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
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence –
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

Conditions proposed by applicant and police

7. A full CCTV system will be installed around the premises and it will be operated and maintained at the premises.

8. There will be a staff member on site 24 hours a day.

9. Any person in possession or distribution of drugs or any illegal substances will be banned from the premises and reported.

10. Training

The premises licence holder shall ensure that a training package is in place in order for all staff involved with the sale, supply or delivery of alcohol to be sufficiently trained in licensing matters proportionate to their role and responsibilities. Particular attention should be paid to underage sales / ID verification and the refusal of alcohol sales to drunk persons. Records shall be kept of this training, dated and signed by the staff member and trainer. Refresher training shall be completed at least every 6 months again with documented records that are available for Police inspection. A written record shall be retained at the premises that lists the staff members who have been authorised to sell alcohol following their training. This shall also be made available to the Police on request.

11. Refusals / ID checks / incident book

The premises licence holder shall ensure that a refusals book / ID checks / incident book or log is maintained by staff at the premises. These records shall be retained for a minimum of 1 year and be made available to the Police and other responsible authorities upon request.

12. All emergency exits will be clearly signed and will be kept clear at all times, Fire safety procedures are put into place including fire extinguishers. Smoke detectors and emergency lighting are placed around the building.

13. Licensee will ensure the staff are trained in relation to the sale of alcohol, particularly with regard to drunkenness and underage persons.

14. Risk Assessment

The premises licence holder shall ensure that all public and private events or functions are subject to a written Risk Assessment that shall include the date, times and nature of the event, the assessment of risk and the measures put in place to address any identified risks. All Risk Assessments shall be documented and retained for a minimum of 1 year and shall be made available for inspection by Police and Council officials upon request.

15. All customers will be asked to leave quietly and there will be notices to remind our customers to leave quietly.

16. Selling of alcohol will be confined to inside only after 11pm.

17. Consumption on the premises

The premises licence holder shall ensure that all alcohol purchased via on sales shall be consumed on the premises or within its allocated external seating area if one exists.

18. All music outside will finish at 11pm Monday - Sunday

19. Staff will ask any person under the age of 21 to show photographic ID such as the Citizen card, photographic driving licence or passport.

20. ID - challenge 25

The premises licence holder shall ensure that a system is in place to ensure that every individual who appears to be under 25 years of age seeking to purchase or be supplied with alcohol at or from the premises, shall produce acceptable means of identification and age confirmation to confirm they are 18 or over. Acceptable identification shall be a passport, photo driving licence, PASS accredited photo ID or Military ID. If the person seeking alcohol is unable to produce acceptable means of identification, no sale or supply of alcohol will be made to or for that person.