

# 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](http://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 spokesperson<sup>2</sup>.
- 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 objectives<sup>3</sup>.
- 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 objectives<sup>3</sup> and may be questioned by members of the Licensing Panel and/or applicant.
- 7     **Other Persons**<sup>1</sup> in turn shall make their representations relating to one or more of the licensing objectives<sup>3</sup> 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.

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<sup>1</sup> : i.e. those other than responsible Authorities who have submitted representations;

<sup>2</sup> : 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;

<sup>3</sup>. 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.