



DARLINGTON

Borough Council

Licensing Act 2003 Sub Committee Supplementary Agenda

1.00 pm

Thursday, 2 July 2026

Council Chamber, Town Hall, Darlington

Members of the Public are welcome to attend this Meeting.

- (a) Supplementary Information for the Grant of a Premises Licence –
Report of the Executive Director for Economy and Public Protection
(Pages 3 - 14)

Reason for Urgency – To enable a decision to be made at the earliest possible date.

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SUPPLEMENTARY INFORMATION FOR THE GRANT OF A PREMISES LICENCE

Purpose of Report

1. Members have been invited to consider and determine an application from Rockliffe Hall, Hurworth Place, Darlington, DL2 2DU for a new Premises Licence. A hearing is scheduled for 2 July 2026, and since the publication of the subcommittee report, further relevant information has become available to assist in decision-making.

Summary

2. Mediation has continued between local residents and the management of Rockliffe Hall, following which conditions were agreed, resulting in six of the eleven households withdrawing their objections.

Recommendation

3. Members are requested to determine this application with a view to giving appropriate weight to:
 - Promoting the Licensing Objectives
 - Representations made by all parties
 - Guidance issued under Section 182 of the Licensing Act 2003
 - Darlington Borough Council's Statement of Licensing Policy

Trevor Watson
Executive Director for Economy and Public Protection

Main Report

Further information

4. Following the publication of a report to the Licensing Act Sub-Committee in relation to a hearing on 2 July 2026, mediation continued between residents and management of Rockliffe Hall.
5. The following conditions were agreed, and as a result, six of the eleven residents have since withdrawn their objections.

Proposed conditions

- No outdoor music events
- The external terrace and balcony areas shown on the attached plans shall cease to be used by residents and guests at midnight, except those who are smoking or vaping.
- All external doors and windows leading to all terraces and balconies shall remain closed when regulated entertainment involving amplified sound is taking place, except for access and egress.
- Films (Outdoors) to cease at 22:30.
- The requirement for Door Supervisors will be risk assessed when regulated entertainment is taking place.

Objectors

6. The remaining objections to this application are:
 - Julia Steel and Shaun Steel
 - Nigel Bainbridge and Ann Bainbridge
 - Ellen Timson and Andrew Hales
 - Stephen Leonard
 - Sandria Thomas
7. All those who objected have been sent a notice indicating the time and location of the hearing, along with information required under the Licensing Act.
8. **Appendix 7** has been amended to remove the withdrawn objections, and the latest version is attached to this report for reference at the hearing: **Appendix 7 (Revised 29/6/26)**.
9. Whilst the mediator has relayed all information agreed to the objectors via the contact details they provided, not all of them responded to say if they were happy with these proposals or indeed to confirm if they will be attending the hearing. The mediator personally visited their addresses to deliver this information, and to date, only one respondent has indicated that they may attend the hearing.

Options

10. This further information does not alter the options available to Members highlighted in the initial report in order to make a determination, which are:
 - a) Grant the licence subject to conditions that are consistent with the operating schedule accompanying the application and the mandatory conditions set out in the Licensing Act 2003.
 - b) Grant the licence subject to modified conditions to that of the operating schedule, where the committee considers it appropriate for the promotion of the licensing objectives and the mandatory conditions set out in the Licensing Act 2003.
 - c) To exclude from the scope of the licence any of the licensable activities to which the application relates.
 - d) To refuse to specify a person on the licence as the Designated Premises Supervisor.
 - e) To reject the application.
11. The Sub-Committee is required to determine the application for the grant of a premises licence, considering the representations received.

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Appendix 7
Revised 29/06/2026

Objections from residents

Dear Licensing Team

Re : Premises Licence Variation Application - Rockliffe Hall Limited, Hurworth Road,
Hurworth on Tees DL2 2DU

We are writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensing hours and activities until 02.00 seven days a week.

As local residents living in the immediate proximity to the premises we strongly object to this application on the grounds that noise levels from events would impact the enjoyment of our property and also severely disrupt our sleep. We already encounter noise disruption from football games / practice sessions through the day and evening. Referee's using whistles and players / spectators shouting and swearing is already a regular, annoying occurrence. We regularly hear music from this venue and also bottle bins being emptied late at night. Increased traffic travelling to and from Rockliffe Hall would also make the main road even busier than it is now which due to people parking on the main road, in some cases illegally on double yellow lines would cause significant issues.

In conclusion, we would like to strongly object to extending the opening hours at Rockliffe Hall to include the sale of alcohol, provision of films, live and recorded music and sporting events as this would cause considerable disruption to our peace and quiet and enjoyment of our own home.

Julia Steel

Shaun Steel

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockcliffe Hall Limited, Hurworth Road,
Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockcliffe Hall Limited to extend Rockcliffe's licensable hours and activities until 02:00, seven days a week.

As long-term local residents living close to the premises (backing onto Hurworth Road between the Oxford Garage and the mainline railway bridge), we strongly object to this application on the grounds that we have previous direct experience of events taking place at the Hotel which have caused unacceptable levels of noise late at night and into the early morning. This includes live music performances, fireworks, and parties/discos etc.

At some specific times of the year this is regrettable but maybe acceptable by local residents - for example on New Years' Eve or Bonfire Night, and we accept that at such times there may be general celebrations throughout the country giving rise to noise levels above what might be expected at other times.

Approval of this blanket application will result in the risk of this kind of upset to the peace and quiet of the village at any time up to 2am, on any night of the week throughout the whole year with no reasonable ability for residents to plan around it. Working families and those with young children cannot avoid being affected by the resultant noise pollution and will have no practical way to anticipate it given that the Hotel is a private venue. Whilst we ourselves fall into neither category, we still place a high value on the quiet enjoyment of our village home and object to the possibility that this might be interrupted on any night of the year without any notice.

We are grateful for this opportunity to make our voices heard and look forward to acknowledgement and the outcome of the License Application review in due course.

Regards

Nigel and Ann Bainbridge

[REDACTED]

[REDACTED]

[REDACTED]

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockliffe Hall Limited, Hurworth Road,
Hurworth-on-Tees, DL2 2DU

I am writing to submit a formal representation against the application by Rockliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As a local resident living in close proximity to the premises, I am concerned that the proposed extension of hours has the potential to undermine the licensing objective of preventing public nuisance. We can hear music and guests leaving the venue from my property during existing events.

Whilst I appreciate the importance of Rockliffe Hall as a local employer and visitor destination, extending licensable activities until 02:00 every day of the week represents a significant change from the current position and raises concerns regarding the impact on neighbouring residents.

My concerns include:

- Increased noise from amplified music and entertainment continuing later into the night.
- Noise generated by guests leaving the venue in the early hours, including conversations, vehicle movements, taxi arrivals and departures, and car doors closing.
- Increased disturbance to the sleep and wellbeing of local residents.
- The cumulative impact of regular late-night events on what is currently a relatively quiet residential village environment.
- The potential for increased traffic and activity on local roads during unsociable hours.

Residents choose to live in Hurworth in part because of its peaceful character. Allowing licensable activities until 02:00 on any night of the week risks materially changing the balance between the operation of the venue and the reasonable expectation of residents to enjoy their homes without late-night disturbance.

I respectfully ask that the Licensing Committee carefully considers the impact this variation could have on nearby residents and either refuse the application or impose appropriate conditions that adequately protect local amenity.

Thank you for considering my representation.

Yours faithfully,

Ellen Timson & Andrew Hales

[REDACTED]

[REDACTED]

[REDACTED]

Dear Licensing Team,

Re: Premises Licence Variation Application – Rockcliffe Hall Limited, Hurworth Road, Hurworth on Tees, DL2 2DU

We are writing to submit a formal representation against the application by Rockcliffe Hall Limited to extend its licensable hours and activities until 02:00, seven days a week.

As local residents living in immediate proximity to the premises, we strongly object to this application on the grounds that having heard the volume of music from previous events which travels due to the lack of noise blocking buildings surrounding Rockcliffe it would cause great disturbance (as it did in these events) with having two young children sleeping at the time, just to increase revenues for a venue that few people in the surrounding area can afford to utilise, one of the reasons that my family moved from a town to the village was the peaceful nature of the village and villages of this type which would be destroyed should this application be approved, you may think this is being overly dramatic but this license would allow them to play loud music potentially every night of the week and weekend (this is a revenue increasing proposal and they would be seeking to maximise this opportunity as every business would), especially weekends and ruin the tranquility this end of the village is afforded

Kr

Stephen Leonard

Dear Sir/Madam,

I would like to lodge my objection to Rockliffe Hall Hotel's application to host events from 8am to 2am from Monday to Saturday.

I live on the Grange Estate opposite the entrance to Rockliffe and the disturbance from increased traffic and noise, especially late at night will impact me. Some events also have fireworks which cause extreme distress to pets in the local area. Any licence granted should not allow noise disturbances from music, fireworks etc late at night, especially during the week. Hurworth is a quiet, pleasant village with many families and old people whose lives would be detrimentally affected by allowing this peaceful environment to be disturbed.

Kind regards,

Sandria Thomas

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