



DARLINGTON

Borough Council

Licensing Act 2003 Sub Committee Agenda

1.00 pm

Thursday, 2 July 2026

Council Chamber, Town Hall, Darlington

Members of the Public are welcome to attend this Meeting.

1. Election of Chair
2. Introductions/Attendance at Meeting
3. Declarations of Interest
4. Application for Grant of a Premise Licence - Rockliffe Hall, Hurworth Place, Darlington, DL2 2DU –
Report of the Executive Director for Economy and Public Protection
(Pages 3 - 92)
5. EXCLUSION OF THE PUBLIC AND PRESS –
To consider the exclusion of the Public and Press :-

RECOMMENDED – That pursuant to Sections 100A(4) and (5) of the Local Government Act 1972, the public be excluded from the meeting during the consideration of the ensuing items on the grounds that they involve the likely disclosure of exempt information as defined in exclusion paragraphs 1 and 7 of Part 1 of Schedule 12A of the Act.

A handwritten signature in black ink, reading 'A. Wennington'. The signature is fluid and cursive, with a long horizontal stroke at the bottom.

Amy Wennington
Assistant Director Law and Governance

Wednesday, 24 June 2026

Town Hall
Darlington.

Membership

Councillors Mrs Culley, Curry and K Nicholson

If you need this information in a different language or format or you have any other queries on this agenda please contact Hannah Miller, Democratic Officer, Resources and Governance Group, during normal office hours 8.30 a.m. to 4.45 p.m. Mondays to Thursdays and 8.30 a.m. to 4.15 p.m. Fridays Email: hannah.miller@darlington.gov.uk or telephone 01325 405801

LICENSING ACT 2003 SUB COMMITTEE

2 JULY 2026

APPLICATION FOR THE GRANT OF A PREMISES LICENCE

Purpose of Report

1. To invite Members to consider and determine an application from Rockliffe Hall, Hurworth Place, Darlington, DL2 2DU for a new Premises Licence.

Summary

2. The application requesting the grant of a new Premises Licence was submitted to the Licensing Authority on 15 May 2026 by the applicant Rockliffe Hall Limited.
3. The applicant has requested the following indoor and outdoor activities:
 - Provision of regulated entertainment from 08:00 to 02:00
 - Films*
 - Indoor sporting events*
 - Live music*
 - Recorded music*
 - Performances of dance*
 - Anything of a similar nature to live music, recorded music or dance*
 - Provision of late-night refreshment from 23:00 to 02:00
 - Supply of alcohol from 08:00 to 02:00
4. During the 28-day consultation period, the Licensing Authority received 11 relevant representations from residents in relation to at least one of the four licensing objectives.
5. As these representations were not withdrawn following mediation, under Section 18 (3) of the Licensing Act 2003, the authority must hold a hearing to consider them before making a determination.

Recommendation

6. 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

Background Papers

The Licensing Act 2003

Section 182 of the Licensing Act 2003 (Revised February 2026)

The Licensing Act 2003 (Hearings) Regulations 2005

The Licensing Act 2003 (Premises licences and club premises certificates) Regulations 2005

Statement of Licensing Policy

Appendix 1 - Current licence

Appendix 2 - New application

Appendix 3 - Plans

Appendix 4 - Location and project overview

Appendix 5 - Public notice

Appendix 6 - Agreed condition with the police

Appendix 7 - Objections from residents

Appendix 8 - Extracts from Section 182 Guidance

Appendix 9 - Extracts from Statement of Licensing Policy

Contact officer - Colin Dobson

Extension: 405988

Main Report

Background information

7. Rockliffe Hall already holds a Premises Licence; however, with substantial redevelopment of the site, including an entirely new building, it was felt that a licence variation would be insufficient for their requirements and that a new licence was needed to reflect their business model. Whilst the concept of holding a second licence is not defined in the Licensing Act, it is a widely accepted practice for managing risk. It is, however, the intention of the applicant to surrender the current licence on the satisfactory grant of a new licence. A copy of the current licence is in **Appendix 1**.
8. Should this application be granted, until the current licence is surrendered, only one licence will be operational at any time, and the Premises Licence Holder must notify the Licensing Authority which licence it is operating under.
9. This application was made to the licensing Authority on 15 May 2026 and deemed to have been properly served and advertised in accordance with the Licensing Act Regulations. The consultation ended on 12 June 2026.
10. The applicant described the premises as:

“Hotel with spa and entertainment facilities, a restaurant, golf course and clubhouse”

11. A copy of the application can be found in **Appendix 2**, and the plans are attached in **Appendix 3**.
12. A map of the area and project overview is provided in **Appendix 4**.
13. Responsible Authorities under the Licensing Act 2003 were automatically notified of this application, and the public was made aware through notices on the premises and an advertisement in a local newspaper, a copy of which is in **Appendix 5**. Details were also published on Darlington Borough Council's website.
14. Any representation made must be deemed relevant by the Licensing Authority and relate to at least one of the four licensing objectives, which are:
 - Prevention of Crime and Disorder
 - Public Safety
 - Prevention of Public Nuisance
 - Protection of Children from Harm

Representations

15. No representations were made by any of the Responsible Authorities.

16. In response to this application, the police and the applicant agreed to transfer the conditions of the current licence to the new licence with slight amendments, with no representations being made by them. The agreed conditions are in **Appendix 6**.
17. The applicant confirmed there will be no outside music events, so Environmental Health had no objections to this application.
18. There were 11 objections to this application by members of the public who are all local residents, and parties to this hearing:
 - Stephen Garrett and Heidi Garrett
 - Rachel Pickles and Khalid Zaman
 - Peter Cheadle
 - Julia Steel and Shaun Steel
 - Daniel Arkle
 - Nigel Bainbridge and Ann Bainbridge
 - Ellen Timson and Andrew Hales
 - Stephen Leonard
 - Stephanie Leonard
 - Sandria Thomas
 - Bill Cunningham
19. All objections were deemed relevant and related primarily to the preventing public nuisance licensing objective in relation to noise. Three objections highlighted children in nearby residences who could be affected by disturbed sleep, thereby undermining the objective of protecting children from harm. One objection highlighted concerns in relation to possible crime and antisocial behaviour linked to the sale of alcohol. These objections are produced in **Appendix 7**.

Mediation

20. Residents and management of Rockliffe Hall have demonstrated a willingness to negotiate a positive outcome throughout this process, and on 22 June 2026, a meeting was mediated by Assistant Licensing Manager Brian Murray; however, potential noise issues remain, notwithstanding that conditions in relation to previous noise complaints have been addressed within the current licence. At the time of writing this report, potential conditions were still being considered, and should any further information arise prior to the hearing, a supplementary report will be submitted for Members to consider.
21. The application requested the showing of films indoors and outdoors between 08:00 and 02:00 as part of the regulated entertainment. Rockliffe Hall agreed that outdoor films would not be shown beyond 22:30.
22. In response to Mr Garrett's objection, Rockliffe Hall Ltd. agreed to amend its application so that the external terrace areas shown on the attached plans shall cease to be used by residents and guests, save those who are smoking or vaping, at midnight. As already stated, they agreed that no outside music events would take place.
23. It should be noted that the current licence has a variety of hours covering its licensable activities. This includes terminal hours of 03:00 for the provision of dancing and recorded music outdoors. The terminal hour for activities requested on the new application will be 02:00.

Decision making

24. A licensing authority must have regard to guidance issued by the Secretary of State under Section 182 of the Licensing Act 2003. They may depart from it if they have reason to do so but will need to give full reasons for their actions.
25. Section 1.18 is a recent addition to the statutory guidance, which states that “when making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits”.
26. Relevant extracts of the Section 182 guidance have been produced in **Appendix 8**.
27. Relevant extracts from Darlington’s Statement of Licensing Policy are in **Appendix 9**.

Options

- 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.
28. The Sub-Committee is required to determine the application for the grant of a premises licence, considering the representations received.

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DARLINGTON
Borough Council

Licensing Act 2003 – Part A

PREMISES LICENCE – LAPREM00307

Premise Details:

Rockliffe Hall

HURWORTH PLACE DARLINGTON DL2 2DU

Date Granted: 3 May 2024

Duration of Licence:

Not Time Limited

Licensable Activities

Activity	Days of Week	Open	Close
Sale of Alcohol - Indoors for consumption both on and off the Premises	Every Day	08:00	02:00
Sale of Alcohol - Outdoors for consumption both on and off the Premises		09:00	01:00
Live Music - Indoors	Every Day	12:00	02:00
Live Music - Outdoors		09:00	00:00
Provision of facilities for Dancing - Indoors	Every Day	19:00	02:00
Provision of facilities for Dancing - Outdoors		09:00	03:00
Recorded Music - Indoors	Every Day	08:00	02:00
Recorded Music - Outdoors		09:00	03:00
Indoor Sporting Events	Every Day	09:00	00:00
Late Night Refreshment – Indoors & Outdoors	Every Day	23:00	02:00
Opening Hours	Every Day	00:00	00:00

Non Standard Times

To extend the provision of live music to 00:10am on New Year's Eve into New Year's Day in the Outdoor area only

Premises Licence Holder:

Rockliffe Hall Limited

Rockliffe Hall Hurworth On Tees DARLINGTON DL2 2DU

Details of designated premises supervisor where the premises licence authorises for the supply of alcohol

Name:	Shauna Robb
Licence Number:	NCCOOCJ4333
Licensing Authority:	Newcastle City Council

Annex 1 – Mandatory Conditions

1. Every Supply of alcohol under the premises licence must be made by or authorised by a person who holds a personal licence.
2. 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.
3.
 - (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).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5.
 - (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.
6. 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
7. 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.
8. For the purposes of the condition set out at 7 —
- a)** “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);
 - 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 amount 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)** “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.
9. Where the permitted price given by Paragraph (b) of paragraph 8 would (apart from the 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.
- (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.

Annex 2 – Conditions consistent with the operating schedule

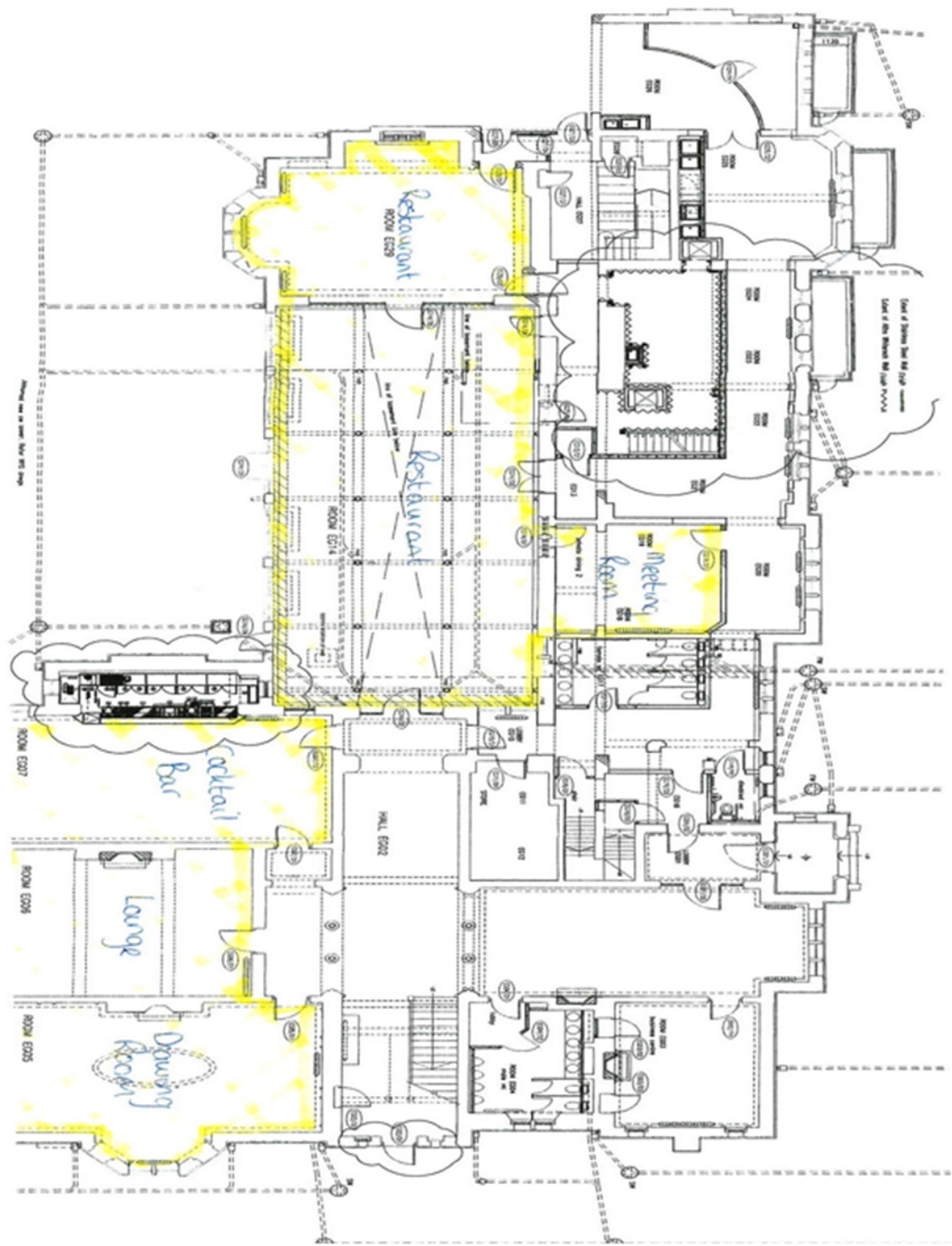
Conditions consistent with the Operating Schedule and/or converted from the Original Licence(s):

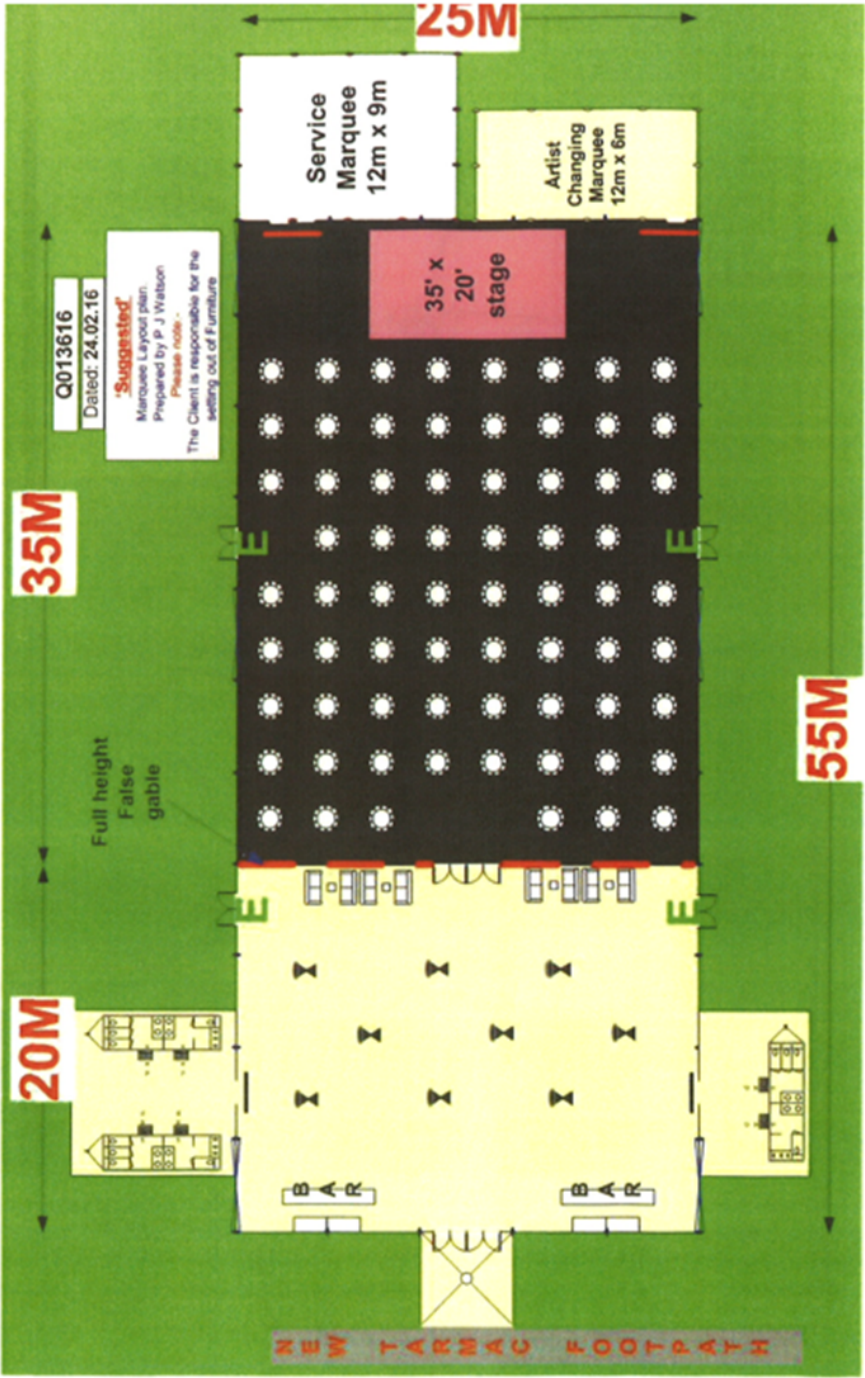
1. A fully functional CCTV system shall be in operation at all times the premises are open to the public.
2. A schedule of proposed outdoor events involving amplified regulated entertainment shall be submitted to the Licensing Authority at 3 monthly intervals detailing provisional artistes, the nature of the event and anticipated crowd levels. This schedule is to be agreed with the Environmental Health Team before any event takes place.
3. An event manual shall be submitted to the licensing Authority no later than 28 days prior to any outdoor event involving amplified regulated entertainment. This manual shall detail all aspects of the event including target audience, any stewarding arrangements, traffic controls, location of bars etc. The manual shall be agreed in writing with the Police, Environmental Health Team and the Licensing Authority prior to any outdoor event taking place.
4. All outdoor events shall include risk assessments within the event control manual covering the provision of security, parking provision, restrictions and limitations relating to events involving children under the age of 18 years and any other information relevant to the specific event(s).
5. A noise management scheme shall be submitted to the Environmental Health Team not less than 28 days prior to any outdoor event involving amplified regulated entertainment. This scheme shall detail the location of stages and amplifiers among other things and measures that will be taken to reduce noise. The scheme must be agreed prior to each event and complied with at the event.
6. A noise consultant shall be present at all outdoor events involving amplified regulated entertainment to ensure that the agreed noise management scheme is implemented.
7. Children under the age of 16 years shall only be permitted entry to the main premises and any temporary marquee structure when accompanied by a responsible adult.

Annex 3 – Conditions attached after a hearing by the licensing authority

1. In any one year calculated from July to June respectively the number of outdoor licensable event shall be limited to a maximum of nine occasions.
2. A member of Rockcliffe Hall staff shall attend those Hurworth Parish Council meetings that are open to the public and agree with the Parish Council the scope of leaflet drops informing residents of future events at the Hall.
3. Staff shall also notify those local residents who sign up to Rockcliffes emailing list of all upcoming events.

Annex 4 – Plans





Issued in accordance with the application to vary the premise licence to specify a Designated Premises Supervisor

Authorised Officer
Date of Issue 23 May 2024

PREMISES LICENCE GUIDANCE

1. Your Premises Licence has been granted and is enclosed.
2. The annual fee is due on the anniversary of its grant, unless you are exempt (e.g. community premises). Please ensure that the annual fee is paid on time.
3. Your Premises Licence has been granted for an unlimited period of time and is subject to the conditions mentioned in the licence.
4. You must ensure that the Premises Licence, or a certified copy of it, is kept at the premises in the custody or under the control of yourself or a person ("the nominated person") who works at the premises and whom you have nominated in writing for these purposes. A person commits an offence if he or she fails, without reasonable excuse, to comply with these requirements. The maximum fine is £500 on conviction.
5. You must ensure that a Summary of the Premises Licence, or a certified copy of that Summary, is prominently displayed at the premises. If you have nominated a person ("the nominated person"), under 4 above, you must prominently display at the premises a notice specifying the position held at the premises by that person. A person commits an offence if he or she fails, without reasonable excuse, to comply with these requirements. The maximum fine is £500 on conviction.
6. A Police Constable or an Authorised Person may require the holder of the Premises Licence or the nominated person to produce the Premises Licence, or a certified copy of it, for examination. A person commits an offence if he or she fails, without reasonable excuse to comply with these requirements. The maximum fine is £500 on conviction.
7. Where a Premises Licence or Summary is lost, stolen, damaged or destroyed, the holder of the licence may apply to the Council for a copy of the licence or Summary. A fee of £10.50 is payable.
8. Subject to reinstatement in certain circumstances, a Premises Licence lapses if the holder the licence dies, becomes mentally incapable, becomes insolvent, or is dissolved.
9. Where the holder of a Premises Licence wishes to surrender their licence they may give the Council notice to that effect. The notice must be accompanied by the Premises Licence or, if that is not practicable, by a statement of the reasons for the failure to provide the licence. The Premises Licence lapses on receipt of the notice by the Council.
10. The holder of a Premises Licence must, as soon as reasonably practicable, notify the Council of any changes in:
 - Name and address
 - Name and address of the Designated Premises Supervisor (unless that Supervisor has already notified the Council)

The notice must be accompanied by the Premises Licence or, if that is not practicable, by a statement of the reasons for the failure to provide the licence. The Premises Licence lapses on receipt of the notice by the Council. A fee of £10.50 is payable.

A person commits an offence if he or she fails, without reasonable excuse, to comply with these requirements. The maximum fine is £500 on conviction.

11. The holder of a Premises Licence may apply to the Council at any time for variation of the licence. Amongst other things, an application form will need to be completed, a fee will need to be paid and the application will need to be advertised and served on the Responsible Authorities. Please contact the Council for an application form and a guidance leaflet on how to apply for a variation. Please note that a Licence may not be varied to extend the period

for which a licence has effect, or to vary substantially the premises to which it relates – in those cases an application for a new Premises Licence will need to be made; please contact the Council for further details.

12. The holder of a Premises Licence may, if the licence authorises the supply of alcohol (or if it is intended to vary a licence so that it authorises the supply of alcohol), apply to vary the licence so as to specify the individual named in the application as the Designated Premises Supervisor. Amongst other things, an application form will need to be completed, a fee will need to be paid and the notice of the application must be given to the Police. It is possible for the applicant to ask for such a variation to have immediate effect on an interim basis. Please contact the Council for an application form and guidance leaflet on how to apply for a variation.
13. The Premises Licence may be transferred following an application made to the Council for a transfer of the Licence. Amongst other things, an application form will need to be completed, a fee will need to be paid and notice of the application must be given to the Police. It is possible for the applicant to ask for a transfer to have immediate effect on an interim basis. Please contact the Council for an application form and a guidance leaflet on how to apply for a transfer.
14. Where a Premises Licence has effect, and Interested Party or a Responsible Authority may apply to the Council for a review of the licence. You will be notified if an application is made to review your Premises Licence and you will have the opportunity to make representations about a review and to attend before the Council's Licensing Committee.
15. Your attention is drawn in particular to Part 7 of the Licensing Act 2003 which concerns offences under the Licensing Act 2003.

Application for a premises licence to be granted under the Licensing Act 2003

Please read the following instructions first

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

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

I/We Rockcliffe Hall Limited

(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 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

Part 1 – Premises details

Postal address of premises or, if none, Ordnance Survey map reference or description Rockcliffe (formerly Rockcliffe Hall Hotel) Hurworth Road Hurworth on Tees			
Post town	Darlington	Postcode	DL2 2DU

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£475,000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *			please complete section (A)
b)	a person other than an individual *			
	i	as a limited company/limited liability partnership	x	please complete section (B)
	ii	as a partnership (other than limited liability)		please complete section (B)
	iii	as an unincorporated association or		please complete section (B)
	iv	other (for example a statutory corporation)		please complete section (B)

c)	a recognised club		please complete section (B)
d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

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

(A) individual applicants (fill in as applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth		I am 18 years old or over		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)					

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Second individual applicant (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
Surname			First names		
Date of birth or over		I am 18 years old		Please tick yes	
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

(B) Other applicants

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

Name Rockliffe Hall Limited
Address Rockliffe Hall Hurworth Road Hurworth on Tees Darlington DL2 2DU

Registered number (where applicable) 05972297
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited liability company
Telephone number (if any)
E-mail address (optional) Richard.arnot@keystonelaw.co.uk

Part 3 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

Please give a general description of the premises (please read guidance note 1)
Hotel with spa and entertainment facilities, a restaurant, golf course and clubhouse.

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

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)		Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	x
c)	indoor sporting events (if ticking yes, fill in box C)	x
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	

e)	live music (if ticking yes, fill in box E)	x
f)	recorded music (if ticking yes, fill in box F)	x
g)	performances of dance (if ticking yes, fill in box G)	x
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	x

<u>Provision of late night refreshment</u> (if ticking yes, fill in box I)	x
<u>Supply of alcohol</u> (if ticking yes, fill in box J)	x

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 7)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	x
Mon	0800	0200	<u>Please give further details here</u> (please read guidance note 4)		
Tue	0800	0200			
Wed	0800	0200	<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)		
Thur	0800	0200			
Fri	0800	0200	<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 6) This activity may continue from the finish time on New Year's Day to the start time on New Year's Day		
Sat	0800	0200			
Sun	0800	0200			

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon	0800	0200	
Tue	0800	0200	<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed	0800	0200	
Thur	0800	0200	
Fri	0800	0200	<u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u> (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day.
Sat	0800	0200	
Sun	0800	0200	

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
				Both	
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)		
Mon					
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Wed					
Thur			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 3)		Indoors	
					Outdoors	
Day	Start	Finish			Both	x
Mon	0800	0200	Please give further details here (please read guidance note 4)			
Tue	0800	0200				
Wed	0800	0200	State any seasonal variations for the performance of live music (please read guidance note 5)			
Thur	0800	0200				
Fri	0800	0200	Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day			
Sat	0800	0200				
Sun	0800	0200				

F

Recorded music Standard days and timings (please read guidance note 7)			<u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u> (please read guidance note 3)		Indoors	
					Outdoors	
Day	Start	Finish			Both	x
Mon	0800	0200	<u>Please give further details here</u> (please read guidance note 4)			
Tue	0800	0200				
Wed	0800	0200	<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 5)			
Thur	0800	0200				
Fri	0800	0200	<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day			
Sat	0800	0200				
Sun	0800	0200				

G

Performances of dance Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	x
Mon	0800	0200	Please give further details here (please read guidance note 4)		
Tue	0800	0200			
Wed	0800	0200	State any seasonal variations for the performance of dance (please read guidance note 5)		
Thur	0800	0200			
Fri	0800	0200	Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day.		
Sat	0800	0200			
Sun	0800	0200			

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	
Mon	0800	0200		Outdoors	
				Both	x
Tue	0800	0200	<u>Please give further details here</u> (please read guidance note 4)		
Wed	0800	0200			
Thur	0800	0200	<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
Fri	0800	0200			
Sat	0800	0200	<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day.		
Sun	0800	0200			

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	
				Outdoors	
Day	Start	Finish		Both	x
Mon	2300	0200	<u>Please give further details here</u> (please read guidance note 4)		
Tue	2300	0200			
Wed	2300	0200			
Thur	2300	0200	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
Fri	2300	0200	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day.		
Sat	2300	0200			
Sun	2300	0200			

J

Supply of alcohol Standard days and timings (please read guidance note 7)			Will the supply of alcohol be for consumption – please tick (please read guidance note 8)	On the premises	
				Off the premises	
Day	Start	Finish		Both	x
Mon	0800	0200	State any seasonal variations for the supply of alcohol (please read guidance note 5)		
Tue	0800	0200			
Wed	0800	0200			
Thur	0800	0200	Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 6) This activity can continue from the finish time on New Year's Day to the start time on New Year's Day. No such time restriction shall apply to residents or their bona fide guests.		
Fri	0800	0200			
Sat	0800	0200			
Sun	0800	0200			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name	Shauna Robb
Date of birth	30 March 1984
Address	28 Purley Gardens Gosforth Newcastle upon Tyne
Postcode	NE3 3DJ
Personal licence number (if known)	NCCOOCJ4333

Issuing licensing authority (if known) Newcastle City Council

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 9). None

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			State any seasonal variations (please read guidance note 5)
Day	Start	Finish	
Mon	0000	0000	
Tue	0000	0000	
Wed	0000	0000	
Thur	0000	0000	
Fri	0000	0000	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 6)

Sat	0000	0000	
Sun	0000	0000	

M

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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)

Having had regard to the nature of the premises and the location, the attached schedule of conditions is appropriate and proportionate.

b) The prevention of crime and disorder

See attached schedule

c) Public safety

See attached schedule

d) The prevention of public nuisance

See attached schedule

e) The protection of children from harm

See attached schedule

Checklist:

Please tick to indicate agreement

•	I have made or enclosed payment of the fee.	
•	I have enclosed the plan of the premises.	x
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	x
•	I understand that I must now advertise my application.	x
•	I understand that if I do not comply with the above requirements my application will be rejected.	x
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

It is an offence, under Section 158 of the Licensing Act 2003, to make a false statement in or in connection with this application. Those who make a false statement may be liable on summary conviction to a fine of any amount.

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.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Declaration	[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). - The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)
Signature	Richard Arnot
Date	15.5.2026
Capacity	Solicitor on behalf of the Applicant

For joint applications, signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Richard Arnot Keystone Law 48 Chancery Lane			
Post town	London	Postcode	WC2A 1JF
Telephone number (if any)	07973 117 329		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) Richard.arnot@keystonelaw.co.uk			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the 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.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.

6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
10. Please list here steps you will take to promote all four licensing objectives together.
11. The application form must be signed.
12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
14. This is the address which we shall use to correspond with you about this application.
15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:
 - A licence may not be issued to an individual or an individual in a partnership which is not a limited liability 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 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 the right 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 which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 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).

Home Office online right to work checking service.

As an alternative to providing a copy of original documents, 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 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, will allow the licensing authority to carry out the check.

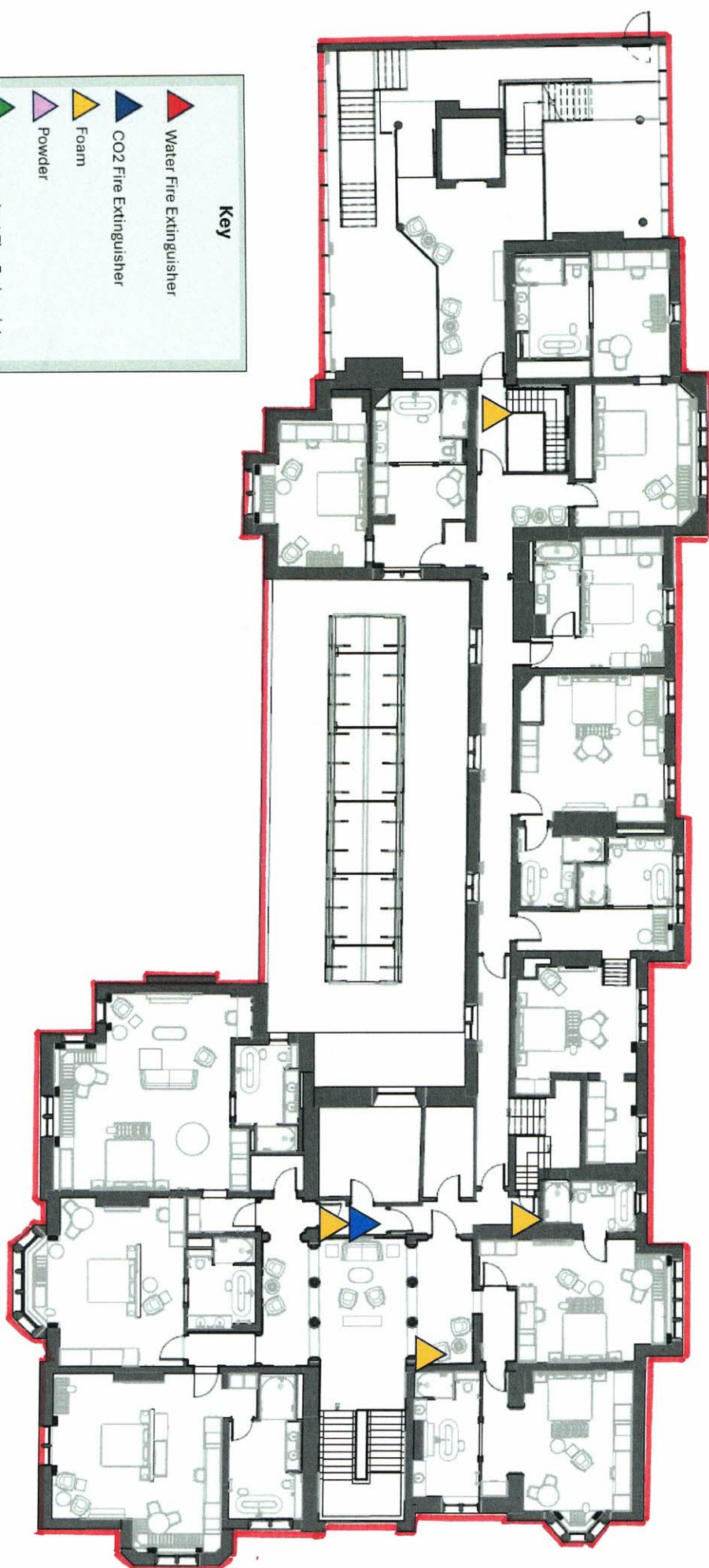
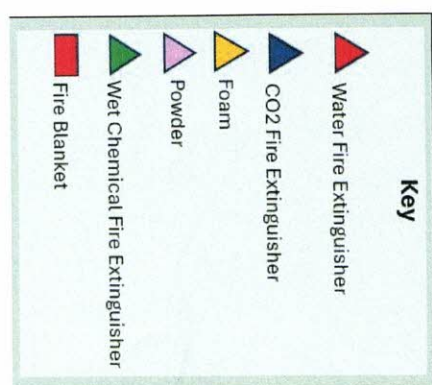
In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. 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 copies of documents as set out above.

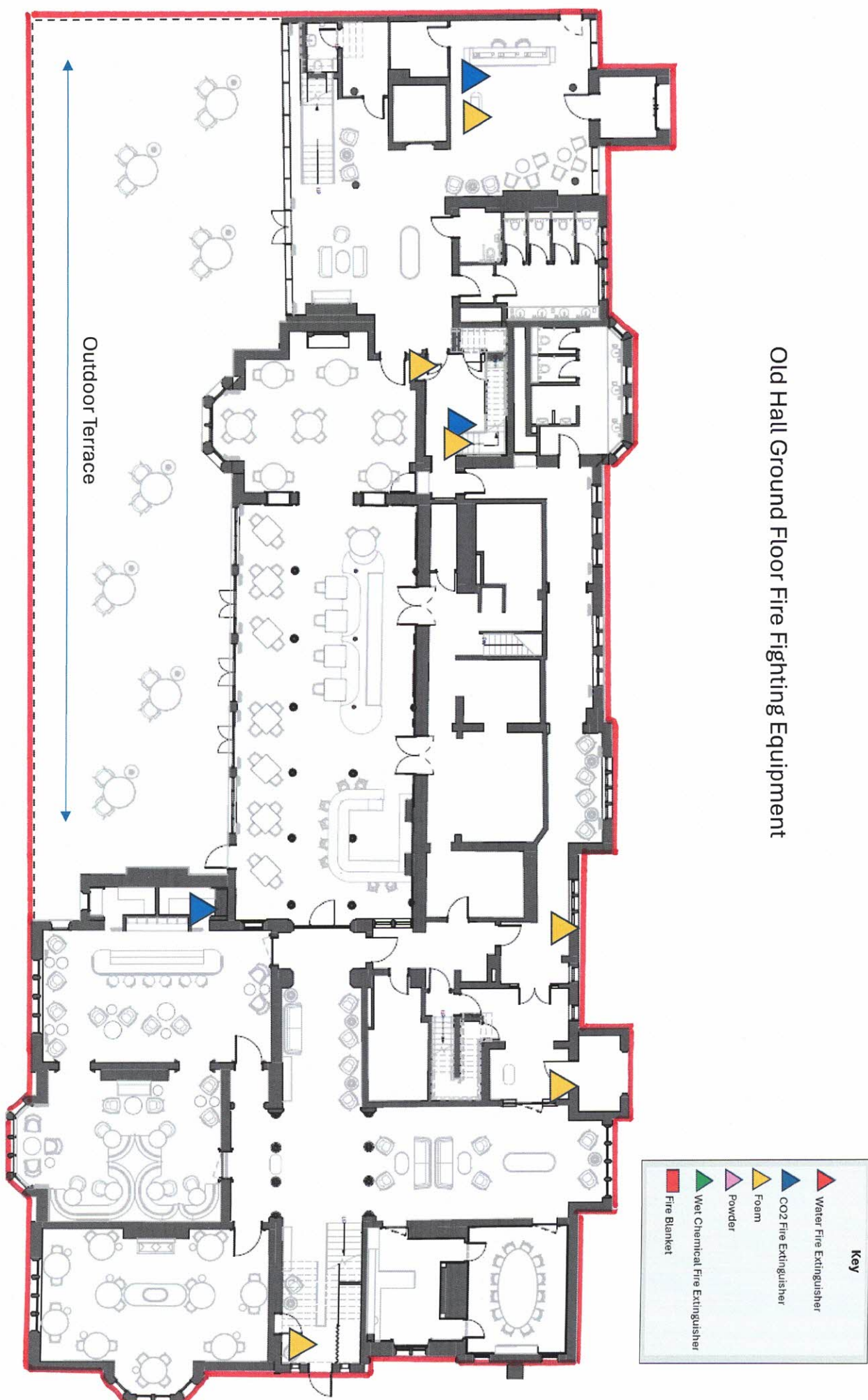
Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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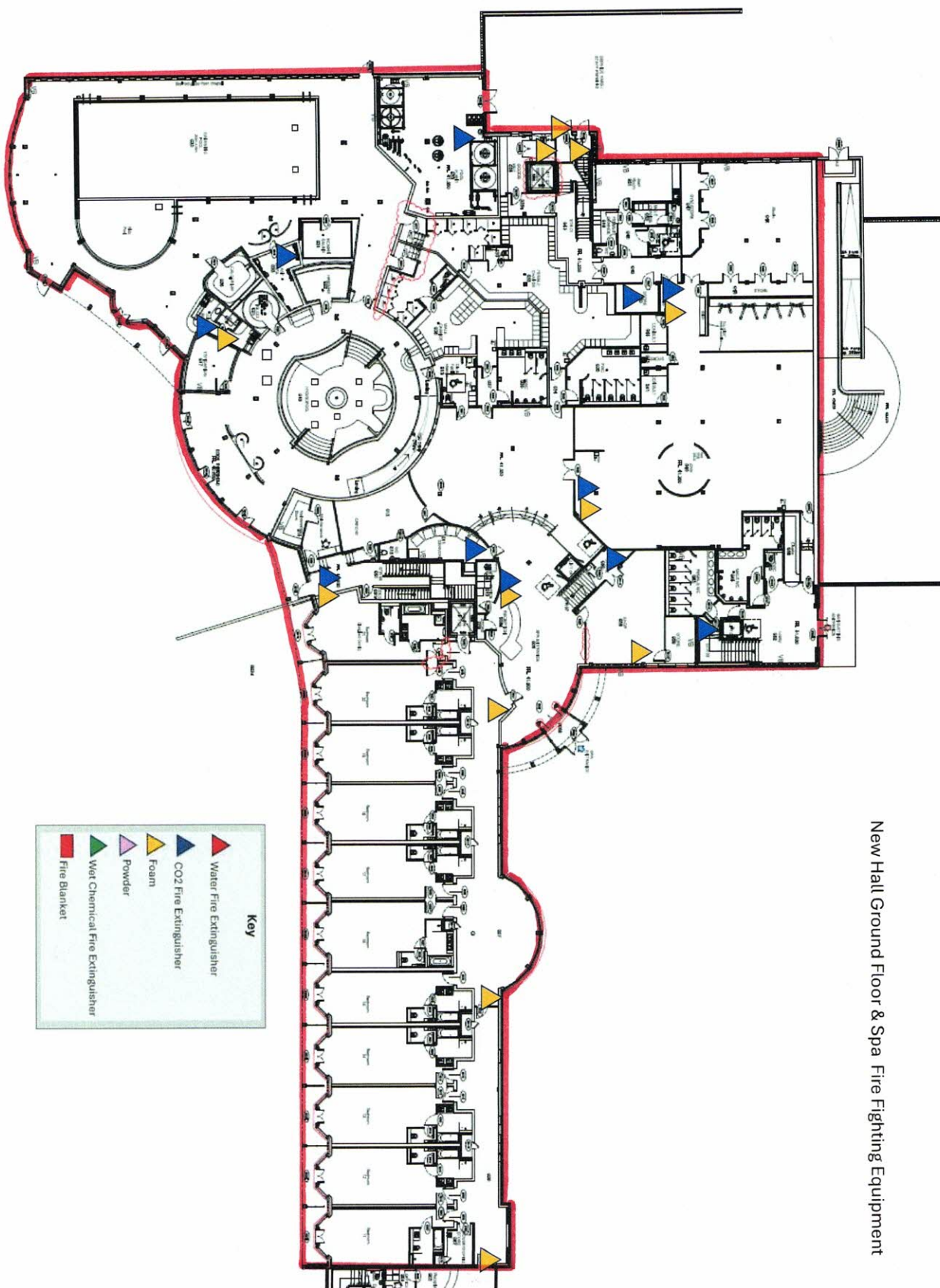
Old Hall 1st Floor Fire Fighting Equipment



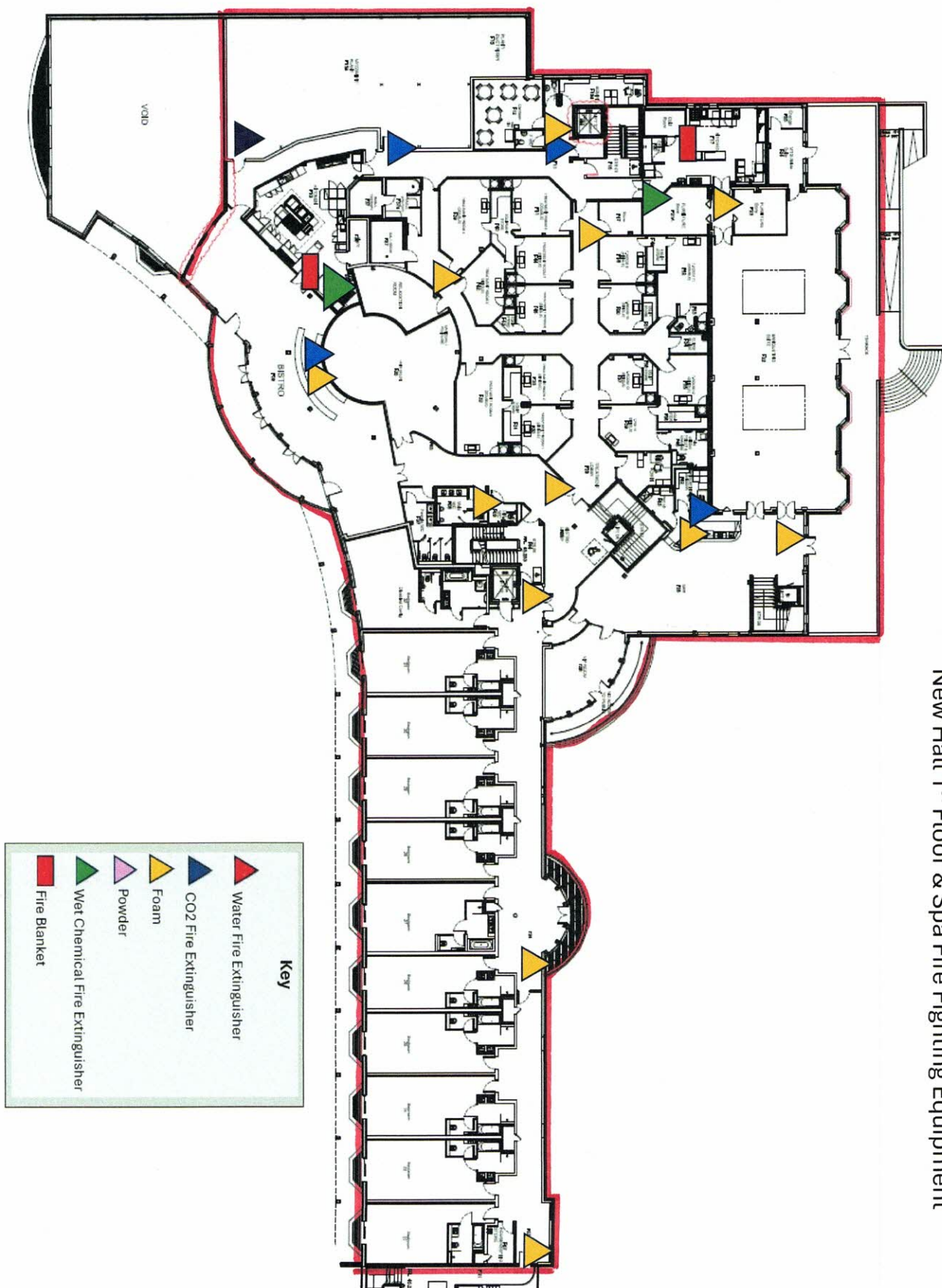
Old Hall Ground Floor Fire Fighting Equipment



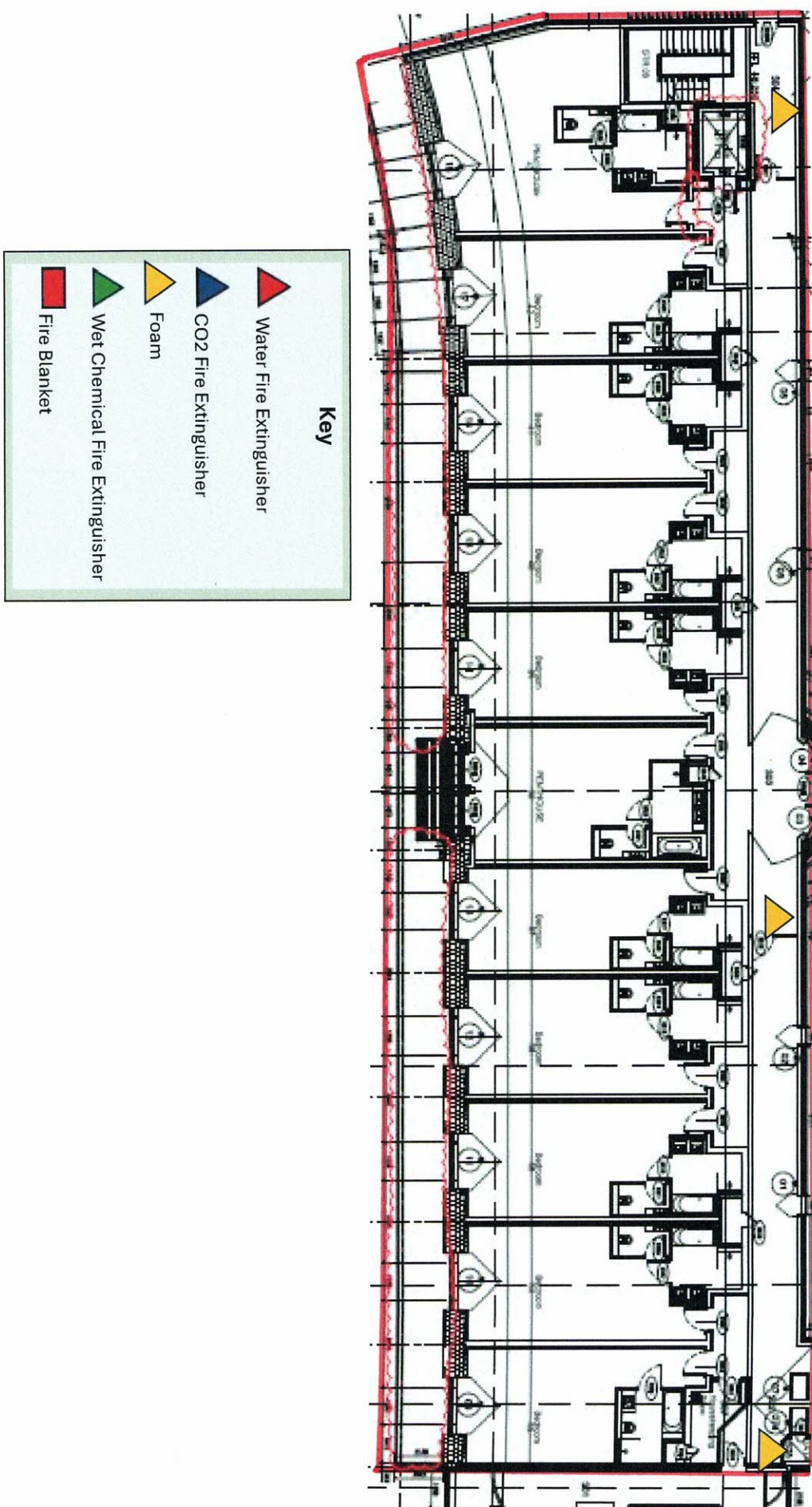
New Hall Ground Floor & Spa Fire Fighting Equipment



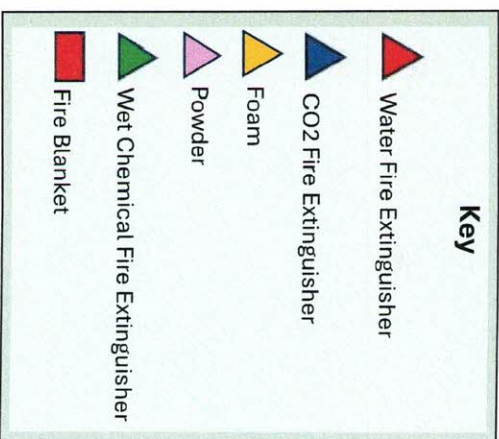
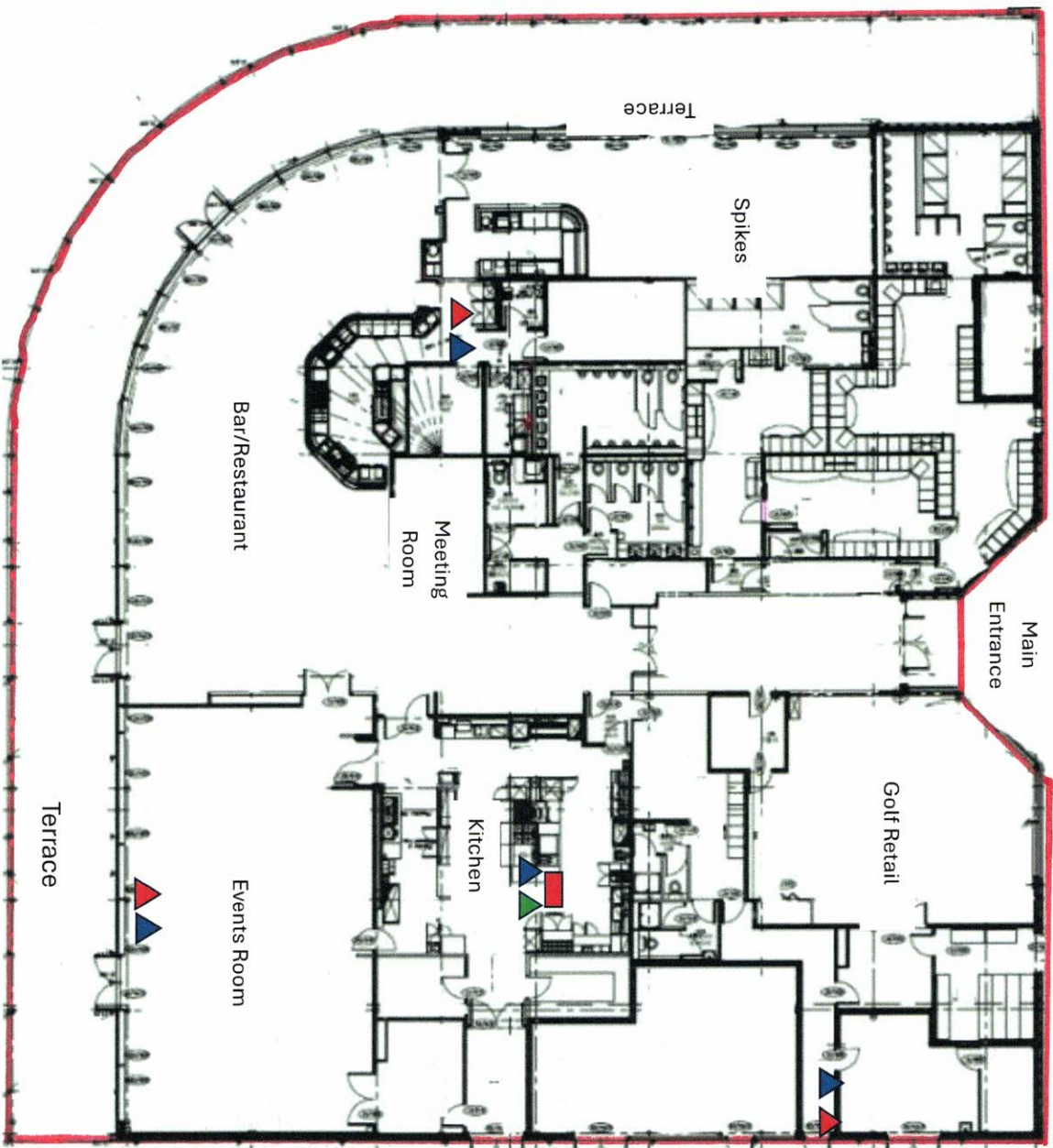
New Hall 1st Floor & Spa Fire Fighting Equipment



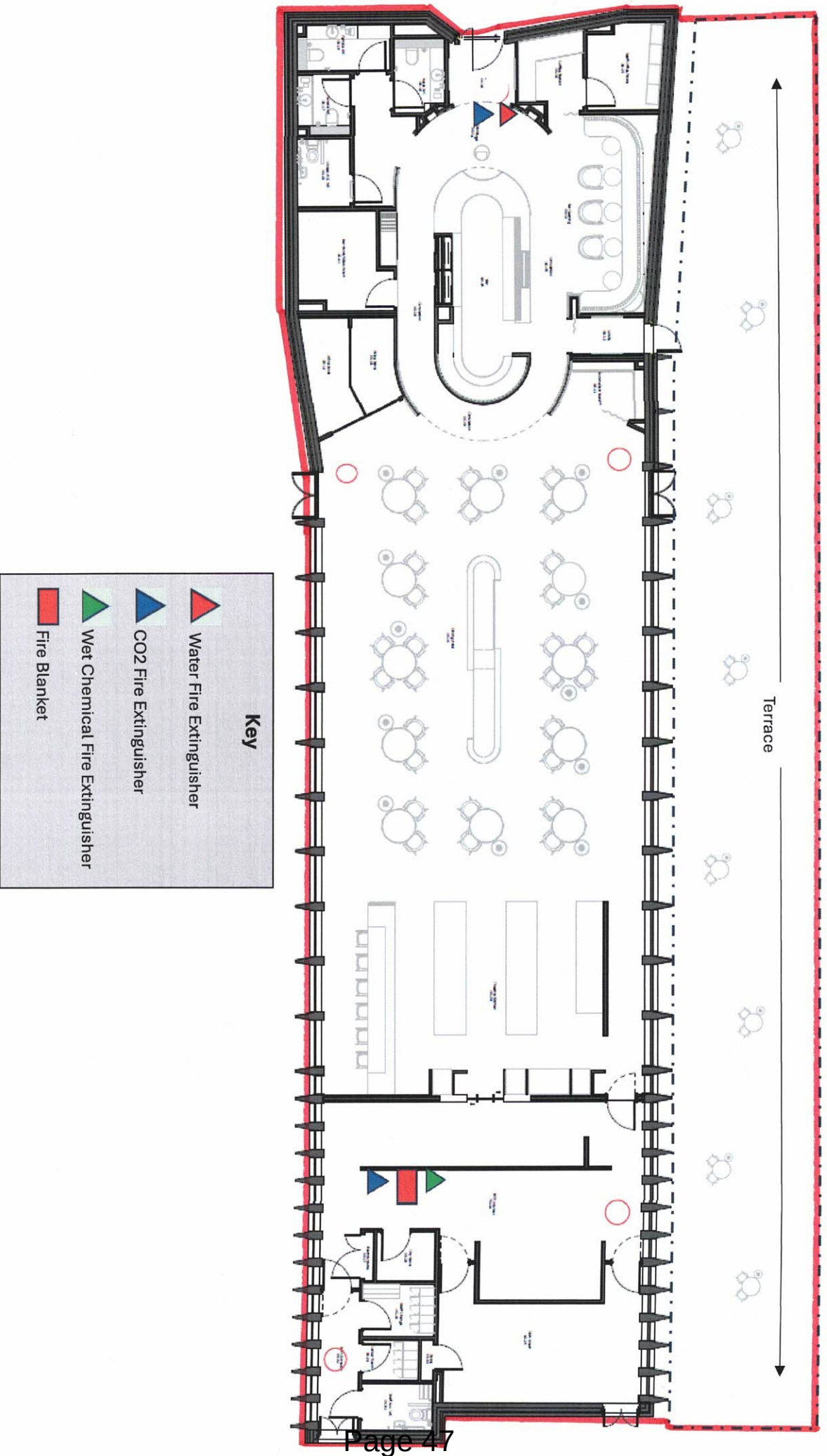
New Hall 2nd Floor Fire Fighting Equipment



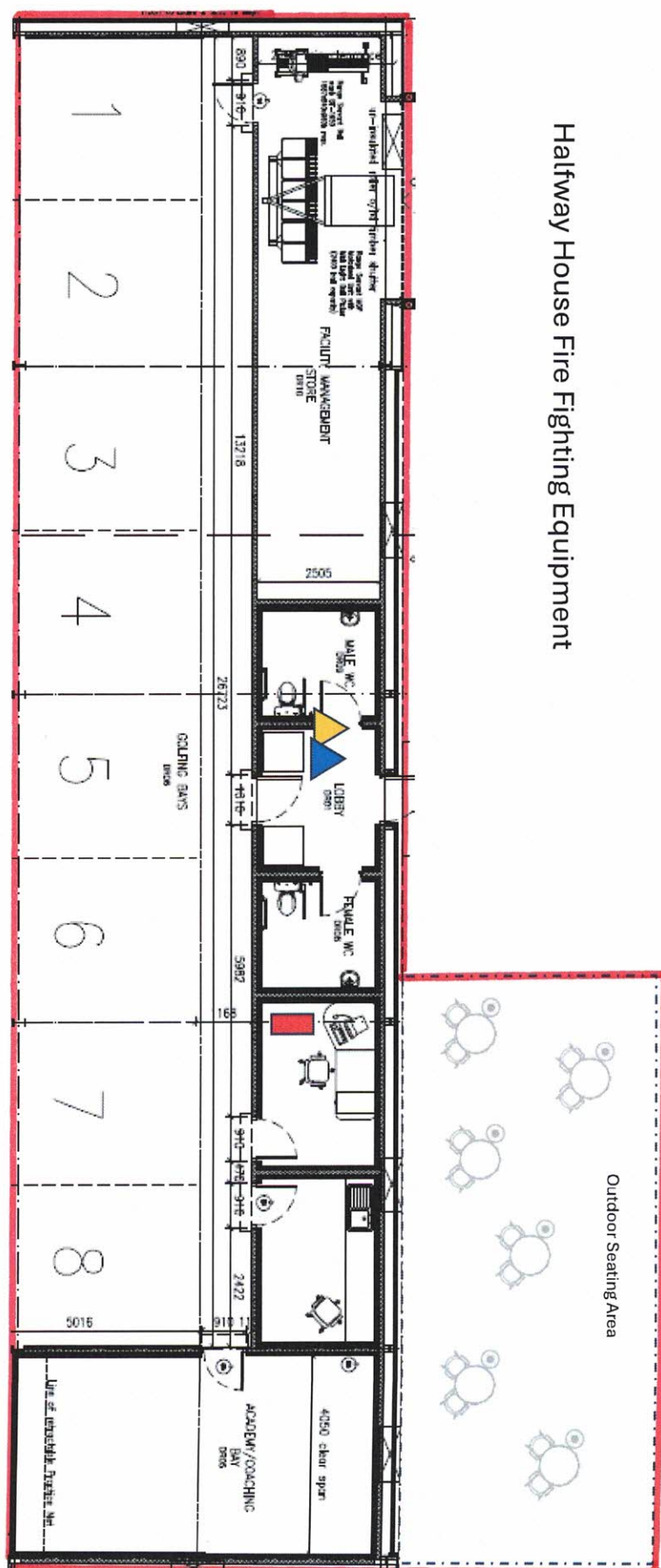
Clubhouse Fire Fighting Equipment



ATLAS RESTAURANT

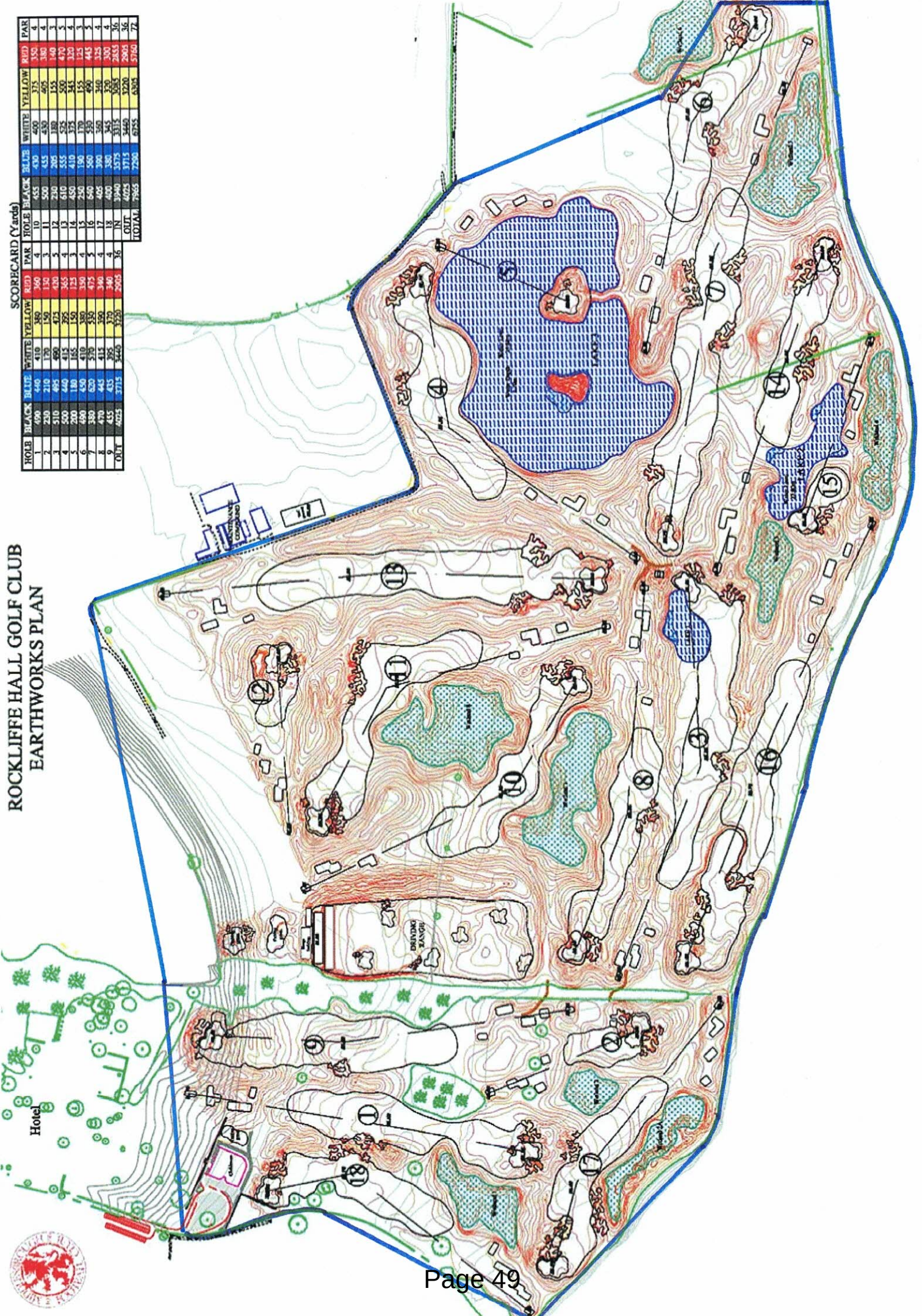


Halfway House Fire Fighting Equipment



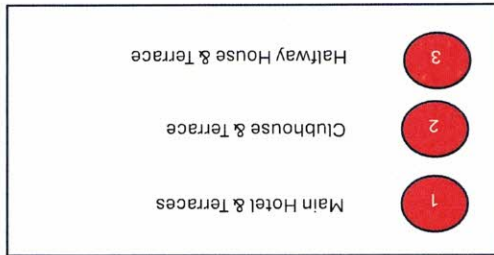
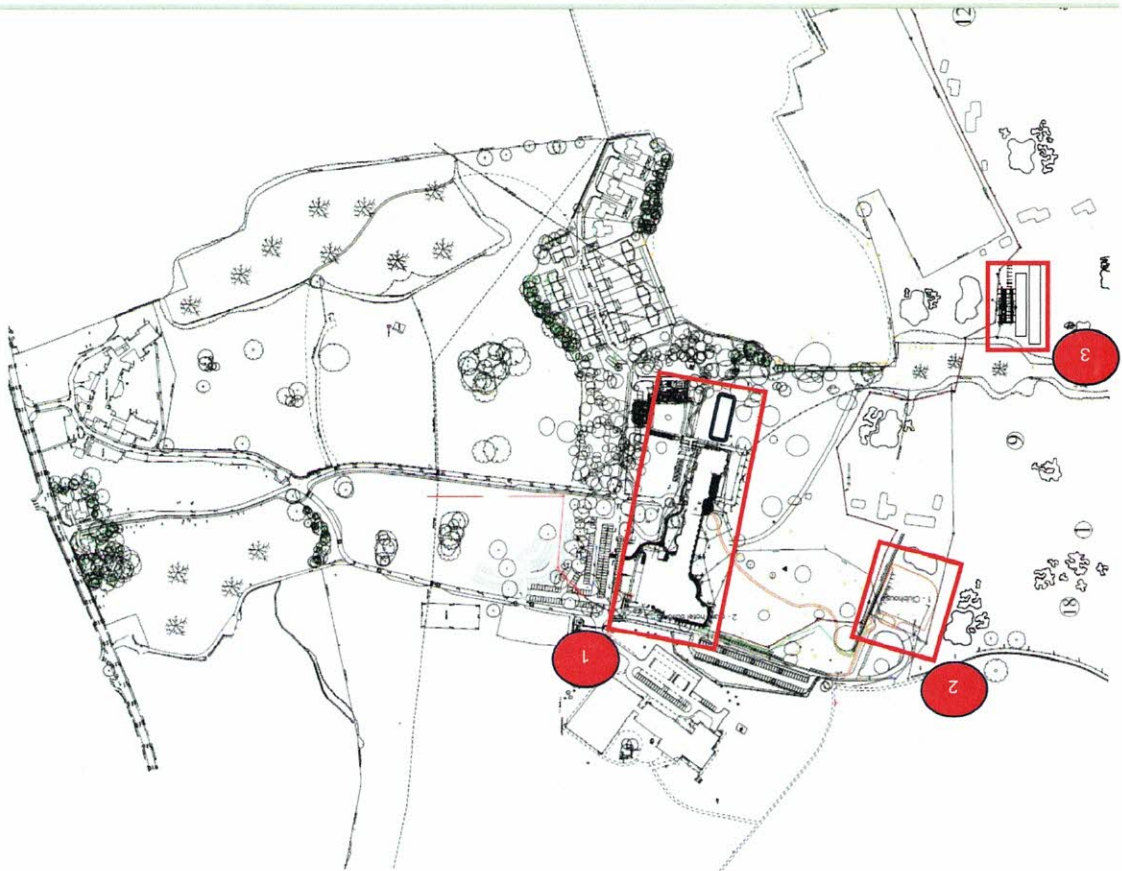
Key	
	Water Fire Extinguisher
	CO2 Fire Extinguisher
	Foam
	Powder
	Wet Chemical Fire Extinguisher
	Fire Blanket

ROCKLIFFE HALL GOLF CLUB EARTHWORKS PLAN

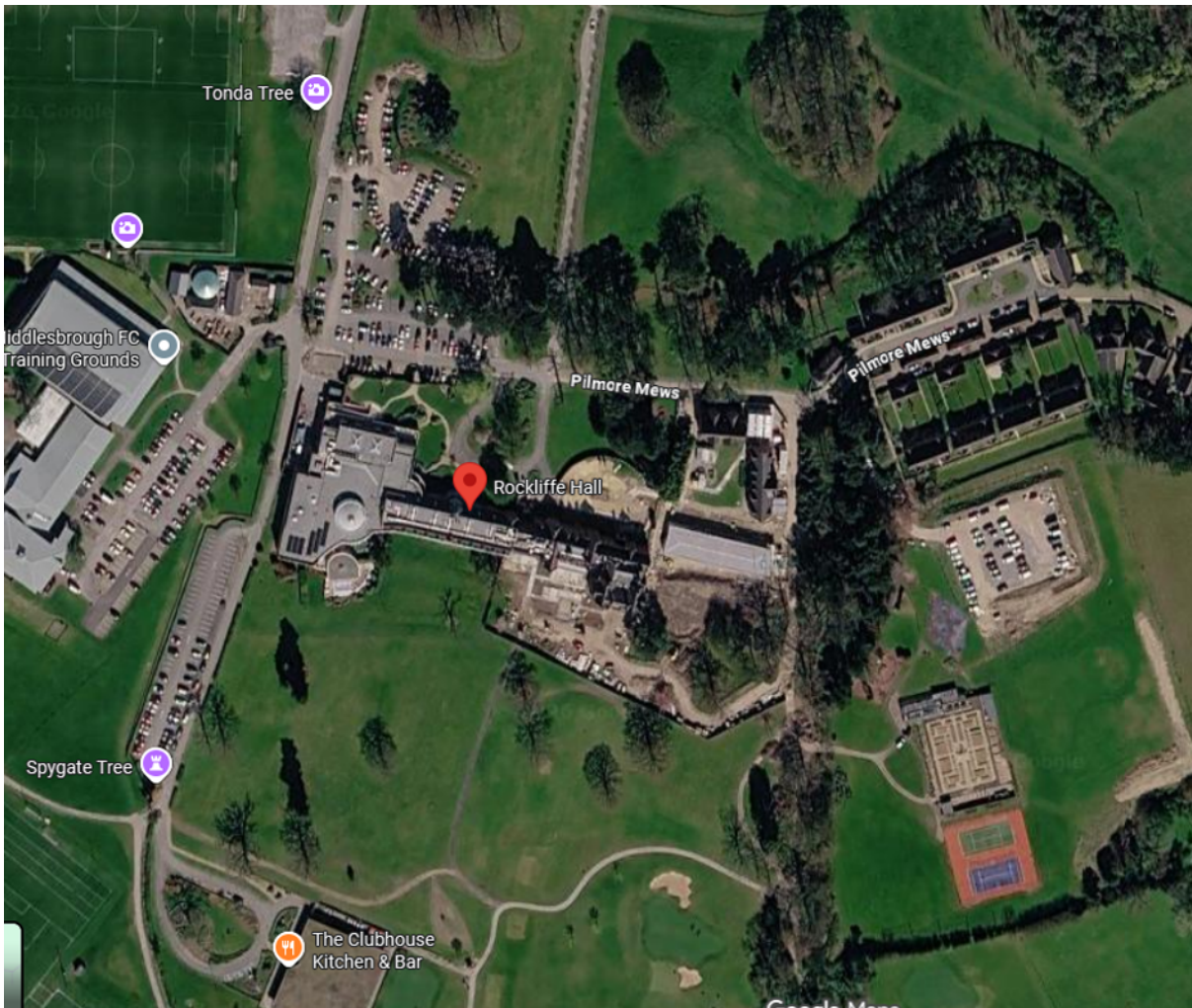


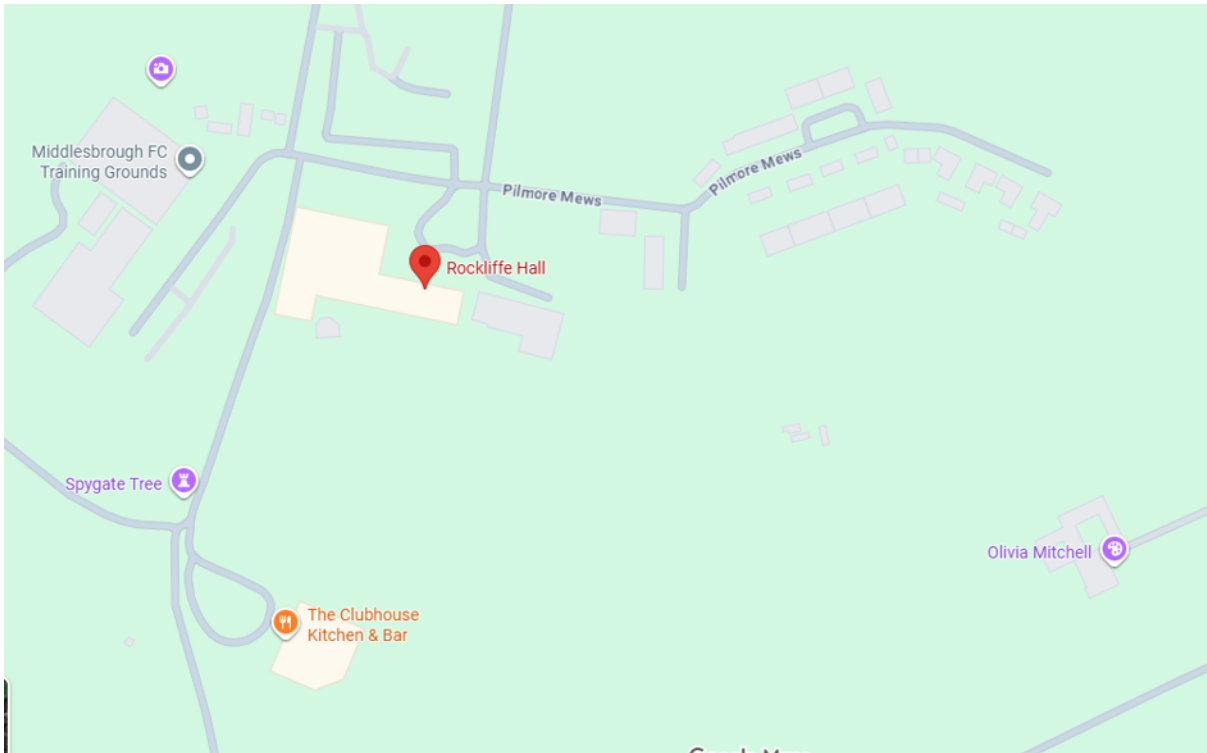
SCORECARD (Yards)

HOLE	BLACK	BLUE	WHITE	YELLOW	RED	PAR	HOLE	BLACK	BLUE	WHITE	YELLOW	RED	PAR
1	490	440	410	380	360	4	10	455	430	400	375	350	4
2	230	210	170	150	130	3	11	500	455	430	405	380	4
3	510	495	460	425	400	5	12	230	205	180	155	140	3
4	500	440	415	395	365	4	13	610	555	525	500	470	5
5	200	180	165	150	125	3	14	450	410	375	345	320	4
6	490	450	410	380	350	4	15	250	190	170	155	140	3
7	380	320	270	250	230	3	16	640	560	520	490	460	5
8	470	445	415	390	360	4	17	405	380	345	320	300	4
9	455	435	405	375	345	4	18	390	355	315	285	265	3
OUT	4025	3715	3440	3220	2905	36	IN	4025	3715	3440	3220	2905	36
TOTAL						72	TOTAL						72



Appendix 4





Appendix 5

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ALCOHOL & LICENSING

Darlington – Application for a New Premises Licence

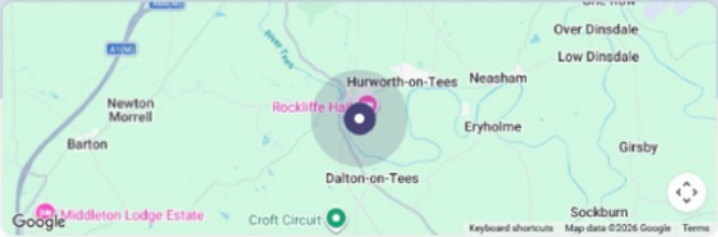
DL2 2DU • Published 22/05/26

Darlington & Stockton Times • Publish a notice

f

X

Save this notice



What is proposed?

APPLICATION FOR A PREMISES LICENCE LICENSING ACT 2003

Premises; Rockcliffe (formerly Rockcliffe Hall Hotel), Hurworth Road, Hurworth on Tees, Darlington DL2 2DU Applicant; Rockcliffe Hall Limited of the above address. An application is made to permit the sale of alcohol, the provision of films, live and recorded music, indoor sporting events, performances of dance and anything similar between the hours of 0800 – 0200 Monday to Sunday inclusive. In addition, late night refreshment is applied for between the hours of 2300 – 0200 Monday to Sunday inclusive. Conditions will apply. Anyone wishing to object to this application must write to the Licensing Authority at Darlington Borough Council, The Town Hall, Feethams, Darlington DL1 5QT no later than 12 June 2026. The application can be viewed at the above address between usual office hours or at www.darlington.gov.uk it is an offence to make a false or reckless statement in connection with this application. The punishment on conviction for such an offence in the Magistrates Court is an unlimited fine.

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Notice displayed at the premises



Appendix 6

Conditions

1. The Premises Licence Holder shall install and maintain a CCTV system which provides coverage of all internal areas to which the public have access (excluding the toilets).
2. The Premises Licence Holder shall ensure that the CCTV system continually records and that such recordings shall be kept for a minimum of 28 days.
3. A staff member who is able to operate the CCTV system shall be present at all times that the premises are open to the public.
4. CCTV footage shall be provided to the Police or an authorised officer of the Licensing Authority in an easily downloadable format following the receipt of a request. **Or footage will be uploaded via an Axon Link if provided by Police or an authorised Officer of the Licensing Authority within the stipulated timescale.**
5. The Premises Licence Holder shall maintain an incident log (whether in written or electronic form) which shall be kept for a minimum of 6 months. Such a log shall record all alcohol related crime reported to the management of the Premises, any alcohol related disorder and any refusal to sell alcohol.
6. All staff engaged in the sale of alcohol shall receive training in their responsibilities under the Licensing Act 2003. No relevant member of staff shall be permitted to sell alcohol until such time as they have successfully completed this training.
7. The Premises Licence Holder shall ensure that training records are kept for each relevant member of staff for a minimum of 1 year and shall be made available for inspection by the Police or an authorised officer of the Licensing Authority.
8. The Premises Licence Holder shall ensure that refresher training is given regularly and a record of such training is maintained.
9. The Premises Licence Holder shall operate a proof of age scheme, such as Challenge 25, whereby the only forms of acceptable identification shall either be a photographic driving licence, a passport, military identification or any other recognised form of photographic identification incorporating the PASS logo, or any other form of identification from time to time approved by the Secretary of State.
10. Alcohol may only be sold in the areas marked in blue on the plan entitled ' Earth Works Plan ' to golfers or individuals participating in or spectating at an activity at the premises via a mobile service. This condition shall not apply to The Halfway House.
- 11. The premises Licence Holder shall undertake a risk assessment for the general operation of the premises or individual events so far as they involve the provision of licensable activities.**
- 12. Prominent, clear and legible notices shall be displayed at the exits of the Rockliffe Suite, the Clubhouse and in the Reception area of the premises requesting that guests respect the needs of local residents and leave the premises and area quietly.**

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Appendix 7

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 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 it directly undermines two core licensing objectives: **The Prevention of Public Nuisance** and **The Protection of Children from Harm**.

Our specific grounds for objection are outlined below:

1. The Prevention of Public Nuisance (Existing and Escalating Noise Issues)

- **Terrace Noise:** We have suffered from noise nuisance originating from Rockliffe Hall over a number of years. This issue is particularly severe when noise filters outside because doors leading to the terrace area are routinely left open during events. Extending hours to 02:00 every night will drastically worsen this impact during hours when ambient background noise is lowest.
- **Marquee / Temporary Structures:** Most recently, festive events hosted at the front of Rockliffe Hall in large "tents" gave rise to significant and protracted low-frequency bass noise. The noise penetration was so severe that we were forced to turn up our television inside our own home to drown it out.
- **Inadequate Management Controls:** We have previously liaised directly with Rockliffe Hall management regarding these issues. However, the noise remained a consistent problem. Management has shown an over-reliance on residents to actively monitor and report noise levels rather than implementing their own proactive acoustic controls. We hold email correspondence and notes confirming inadequacy to effectively self-regulate, which can be provided to the committee if required.
- **History of Disturbance:** We have previously registered formal objections and provided evidence at a past licensing hearing regarding Rockliffe's application for open-air concerts. While that specific application was determined at the time, the historic and ongoing reality of noise escape continues to impact our property. A daily extension to 02:00 will institutionalise a permanent cumulative nuisance.
- **Environmental & Conservation Status:** Rockliffe Hall is situated within the designated **Hurworth Conservation Area** and directly borders the River Tees, which

serves as a vital, protected **local wildlife corridor**. Granting outdoor entertainment and alcohol sales until 02:00, Monday to Sunday, is entirely incompatible with the tranquil nature of this protected environment, local biodiversity, and the surrounding residential community.

2. The Protection of Children from Harm (Disruption to Sleep and Wellbeing)

- **Impact on Children:** The existing late-night noise levels have already caused severe disruption to our children's sleep. Extending licensable activities and the sale of alcohol until 02:00 every night of the week will cause protracted, ongoing sleep deprivation, which directly harms their health, development, and daily wellbeing.

Conclusion and Requested Conditions

Allowing alcohol sales, live/recorded music, and late-night refreshments until 02:00 every single night will cause an intolerable public nuisance. If the committee is minded to grant any part of this application, we request that strict conditions are attached, including:

- No outdoor events, marquee usage, or alcohol consumption in external areas past 22:00.
- A mandatory condition requiring all external doors and windows leading to the terrace to remain closed during any regulated entertainment.
- The installation of a permanent, council-approved noise-limiting device on all amplification systems.

We request that the Licensing Authority rejects this application in its current form to protect local residents, children, and the conservation environment.

Yours faithfully,

Stephen Garrett and Heidi Garrett

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Licensing Team,

We write to strongly object to the application submitted by Rockliffe Hall for an extension of its premises licence to permit licensable activities from 8:00am until 2:00am, seven days a week.

Whilst we are given to understand from the applicant that specifically there will be no large outdoor music concerts, we are seriously concerned that the application does include the provision of "outdoor music" at various locations within the complex until 2am. We would like to point out that this particular information was not clarified on the recent public notices displayed outside Rockliffe Hall.

Our objection to the application is based on potential breaches relating to the following objectives of the Licensing Act of 2003:

1. The prevention of public nuisance
2. The protection of children from harm

We live in very close proximity to the Rockliffe Hall complex and have a school-aged child.

We feel it is importance to note that we are already subjected to long hours of noise disturbance from various quarters of the Rockliffe establishment on a daily basis. This can include up to twelve hours of football activity on the multiple pitches until 10pm each weekday night and various weekend sporting activities that can last for nine hours a day. The noise includes shouting, screaming, whistle blowing and balls being kicked.

In addition to activities relating to the football, we are also able to hear sound arising from the hotel's cinema screen and on past occasions loud, thumping dance music and fireworks during events. The music could be loudly heard throughout our property with the doors and windows closed and other music on. The noise emanating from the complex can be heard some distance away in neighbouring villages.

We can see from the license application form (conditions schedule) that the majority of the information fields have been left completely blank and offer no supplementary information as to the nature and amplification level of the outdoor music or how Rockliffe intends to control/mitigate any potential noise nuisance that might arise. We are concerned about

what thought has been put into this and by the fact that in the past residents have had to monitor the noise of events themselves and submit complaints.

Hurworth Village and the surrounding area are rural communities comprised of residents of all ages and there is an elderly assisted living facility within the Rockcliffe Court complex next to the GP surgery.

The countryside surrounding Rockcliffe Hall and Hurworth Village also provides protected habitat for a range of wildlife species, as recognised by the Environmental Agency.

Ultimately we believe that the proposal represents a substantial increase in the potential for noise disturbance and would significantly alter the balance between Rockcliffe's rights to commercial activities and the rights of local residents to enjoy their homes and gardens without unreasonable noise disturbance.

Furthermore, we believe that granting such an extension risks setting an undesirable precedent for other venues in the surrounding area to seek similar late-night permissions.

For these reasons, we respectfully request that the Licensing Authority refuse the application as submitted.

Should the Authority nevertheless be minded to grant any part of the application, we strongly urge that robust and enforceable conditions be imposed, including strict controls on late-night activity, fireworks, noise monitoring, and event frequency, duration, and finishing times.

Thank you for considering this representation. We ask that this objection be taken fully into account when determining the application.

Yours faithfully,

Khalid Zaman
Rachel Pickles

[REDACTED]

[REDACTED]

I wish to lodge objection against a licence to allow Rockliffe Hall to hold functions and sell alcohol until 2am each day.

The grounds for objection are as below:

1. An increase in vehicular traffic to and from Rockliffe hall, at various times of the day and night, will cause further nuisance and disruption to housing directly opposite and adjacent to the entrance of Rockliffe Hall.
2. An increase in disruptive behaviour of Rockliffe guests, at various times of the day and night, causing disruption, nuisance and concern to house owners directly opposite and adjacent to Rockliffe Hall entrance.
3. An increase to crime and anti social behaviour, alcohol related disturbance, noise and disruption.
4. An increase in noise from music, films and media, which will affect local population of Hurworth Place.

Please consider the statements as a formal objection to the licensing of Rockliffe Hall, Hurworth.

Kind regards

Peter Cheadle

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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 Sir/Madam,

I am writing to formally object to the premises licence application for Rockcliffe (formerly Rockcliffe Hall Hotel), Hurworth Road, Hurworth on Tees.

I live on the Grange Estate and already experience noise from music played during events at Rockcliffe, particularly when the prevailing wind direction carries the sound towards the village. I am concerned that the extended licensing hours and additional entertainment permissions requested in this application will significantly increase noise disturbance and negatively affect residents' quality of life, especially during late evening and nighttime hours when people are trying to sleep.

One of the valued aspects of village life in Hurworth is its peaceful and quiet environment. I believe the proposed licence changes risk undermining this character.

I am also concerned about the wider impact on the surrounding natural environment and wildlife, as well as the likelihood of increased traffic and congestion in the area resulting from more frequent or larger events.

For these reasons, I respectfully ask that my objection be taken into consideration when reviewing this application.

Yours faithfully,

Daniel Arkle

[REDACTED]

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 Rockliffe'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 Licensing Team,

Im writing to submit a formal representation regarding the application by Rockliffe Hall Limited to extend licensable activities until 02:00, seven days per week.

I wish to make clear that I am not opposed to Rockliffe Hall as a business. My family and I regularly use and enjoy its facilities, and we recognise the positive contribution it makes to the local area. However, I have concerns regarding the potential impact of this variation on nearby residents.

The proposed extension of music, entertainment and alcohol-related activities until 02:00 every night of the week represents a significant change from the current position. Residents living in close proximity could be affected by increased late-night noise, music, guests leaving events, vehicle movements, taxi collections, and general disturbance during hours when people would reasonably expect peace and quiet.

My concern is not based on current operations, but on the longer-term implications of granting such a broad licence. Once granted, these permissions could be used for events throughout the year and may be difficult to reverse should problems arise. While individual events may be managed responsibly, the cumulative effect of regular late-night activity has the potential to adversely affect residential amenity.

I therefore ask that the Licensing Authority carefully consider whether the application is consistent with the licensing objective of preventing public nuisance. If the variation is to be granted, I would request that consideration be given to appropriate conditions and restrictions to protect neighbouring residents from excessive late-night disturbance.

Thank you for considering this representation.

Yours faithfully,

Stephanie Leonard

[REDACTED]

[REDACTED]

[REDACTED]

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

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 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. We believe it will inevitably cause noise problems and increased traffic in our area during the early morning hours, detracting from quality of sleep and life.

Best regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

Appendix 8

Extracts from Section 182 Statutory Guidance

The licensing objectives

Crime and disorder

2.1 Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).

2.2 In the exercise of their functions, licensing authorities should seek to co-operate with the Security Industry Authority (“SIA”) as far as possible and consider adding relevant conditions to licences where appropriate. The SIA also plays an important role in preventing crime and disorder by ensuring that door supervisors are properly licensed and, in partnership with police and other agencies, that security companies are not being used as fronts for serious and organised criminal activity. This may include making specific enquiries or visiting premises through intelligence led operations in conjunction with the police, local authorities and other partner agencies. Similarly, the provision of requirements for door supervision may be appropriate to ensure that people who are drunk, drug dealers or people carrying firearms do not enter the premises and ensuring that the police are kept informed.

2.3 Conditions should be targeted on deterrence and preventing crime and disorder including the prevention of illegal working in licensed premises (see paragraph 10.10). For example, where there is good reason to suppose that disorder may take place, the presence of closed-circuit television (CCTV) cameras both inside and immediately outside the premises can actively deter disorder, nuisance, anti-social behaviour and crime generally. Some licence holders may wish to have cameras on their premises for the prevention of crime directed against the business itself, its staff, or its customers. But any condition may require a broader approach, and it may be appropriate to ensure that the precise location of cameras is set out on plans to ensure that certain areas are properly covered and there is no subsequent dispute over the terms of the condition.

2.4 The inclusion of radio links and ring-round phone systems should be considered an appropriate condition for public houses, bars and nightclubs operating in city and town centre leisure areas with a high density of licensed premises. These systems allow managers of licensed premises to communicate instantly with the police and facilitate a rapid response to any disorder which may be endangering the customers and staff on the premises.

2.5 Conditions relating to the management competency of designated premises supervisors should not normally be attached to premises licences. It will normally be the responsibility of the premises licence holder as an employer, and not the licensing authority, to ensure

that the managers appointed at the premises are competent and appropriately trained. The designated premises supervisor is the key person who will usually be responsible for the day to day management of the premises by the premises licence holder, including the prevention of disorder. A condition of this kind may only be justified as appropriate in rare circumstances where it can be demonstrated that, in the circumstances associated with particular premises, poor management competency could give rise to issues of crime and disorder and public safety.

2.6 The prevention of crime includes the prevention of immigration crime including the prevention of illegal working in licensed premises. Licensing authorities should work with Home Office Immigration Enforcement, as well as the police, in respect of these matters. Licence conditions that are considered appropriate for the prevention of illegal working in licensed premises might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that evidence of a right to work check, either physical or digital (e.g. a copy of any document checked as part of a right to work check or a clear copy of the online right to work check) are retained at the licensed premises.

2.7 The objective to crime under the Licensing Act 2003 would include taking measures to prevent incidents of spiking which would usually be prosecuted under section 23 and 24 of the Offences Against the Person Act 1861, and section 61 of the Sexual Offences Act 2003. The following examples are within the range of behaviours that would be considered spiking. This list is not exhaustive:

- Putting alcohol into someone's drink without their knowledge or permission
- Putting prescription or illegal drugs into an alcoholic or non-alcoholic drink without their knowledge or permission
- Injecting another person with prescription or illegal drugs without their knowledge or permission
- Putting prescription or illegal drugs into another person's food without their knowledge or permission
- Putting prescription or illegal drugs into another person's cigarette or vape without their knowledge or permission

Public safety

2.8 Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above.

There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.

2.9 A number of matters should be considered in relation to public safety. These may include:

- Fire safety;
- Ensuring appropriate access for emergency services such as ambulances;
- Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4 above);
- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises (see paragraphs 2.12-2.13, and Chapter 10; and
- Considering the use of CCTV in and around the premises (as noted in paragraph 2.3 above, this may also assist with promoting the crime and disorder objective).

2.10 The measures that are appropriate to promote public safety will vary between premises and the matters listed above may not apply in all cases. As set out in Chapter 8 (8.38- 8.46), applicants should consider when making their application which steps it is appropriate to take to promote the public safety objective and demonstrate how they achieve that.

Counter terrorism and public safety

2.11 Licensing committees may wish to give due consideration to appropriate counter-terrorism measures and advice when considering licence applications, for example at high profile or large premises or events or where there are factors which may increase attractiveness to attacks, and in particular when in receipt of relevant advice from police counter terrorist staff.

2.12 It is particularly relevant to consider conditions around health care provision in this regard. Any additional licensing conditions should be appropriate and proportionate to the venue as noted in para 1.16. We recommend that all licensing authorities pay particular

attention to terrorist threats when making specific licence conditions in relation to security or health care provision at appropriate premises and events applying for a licence.

2.13 As noted in para 2.8 licensing authorities can recommend conditions where appropriate to do so, such as ensuring appropriate access for emergency services and vehicles such as ambulances; good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4); and ensuring the presence of sufficient trained first aiders on the premises and appropriate first aid kits.

2.14 However, in some instances, licensing authorities may wish to tailor their approach, depending on the particular nature of the application, and go further when addressing concerns around possible terrorist or other such risks. We have provided an Annex to help inform and support licensing authorities in their decision making with regards to additional licence conditions for premises and events, that may benefit from further security planning and health care provision in the aftermath of a particular type of incident.

Ensuring safe departure of those using the premises

2.15 Licence holders should make provision to ensure that premises users safely leave their premises. Measures that may assist include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks.

Maintenance and repair

2.16 Where there is a requirement in other legislation for premises open to the public or for employers to possess certificates attesting to the safety or satisfactory nature of certain equipment or fixtures on the premises, it would be inappropriate for a licensing condition to require possession of such a certificate. However, it would be permissible to require as a condition of a licence or certificate, if appropriate, checks on this equipment to be conducted at specified intervals and for evidence of these checks to be retained by the premises licence holder or club provided this does not duplicate or gold-plate a requirement in other legislation. Similarly, it would be permissible for licensing authorities, if they receive relevant representations from responsible authorities or any other persons, to attach conditions which require equipment of particular standards to be maintained on the premises. Responsible authorities – such as health and safety authorities – should therefore make their expectations clear in this respect to enable prospective licence holders or clubs to prepare effective operating schedules and club operating schedules.

Safe capacities

2.17 “Safe capacities” should only be imposed where appropriate for the promotion of public safety or the prevention of disorder on the relevant premises. For example, if a capacity has been imposed through other legislation, it would be inappropriate to reproduce it in a premises licence. Indeed, it would also be wrong to lay down conditions which conflict with other legal requirements. However, if no safe capacity has been imposed through other legislation, a responsible authority may consider it appropriate for a new capacity to be attached to the premises which would apply at any material time when the licensable activities are taking place and make representations to that effect. For example, in certain circumstances, capacity limits may be appropriate in preventing disorder, as overcrowded venues can increase the risks of crowds becoming frustrated and hostile.

2.18 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act^{[\[footnote 1\]](#)}, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

2.19 Public safety may include the safety of performers appearing at any premises, but does not extend to the prevention of injury from participation in a boxing or wrestling entertainment.

Public nuisance

2.20 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.21 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

2.22 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.

2.23 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.

2.24 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

2.25 Measures to control light pollution will also require careful thought. Bright lighting outside premises which is considered appropriate to prevent crime and disorder may itself give rise to light pollution for some neighbours. Applicants, licensing authorities and responsible authorities will need to balance these issues.

2.26 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated

places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.

Protection of children from harm

2.27 The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

2.28 The Government believes that it is completely unacceptable to sell alcohol to children. Conditions relating to the access of children where alcohol is sold and which are appropriate to protect them from harm should be carefully considered. Moreover, conditions restricting the access of children to premises should be strongly considered in circumstances where:

- adult entertainment is provided;
- a member or members of the current management have been convicted for serving alcohol to minors or with a reputation for allowing underage drinking (other than in the context of the exemption in the 2003 Act relating to 16 and 17 year olds consuming beer, wine and cider when accompanied by an adult during a table meal);
- it is known that unaccompanied children have been allowed access;
- there is a known association with drug taking or dealing; or
- in some cases, the premises are used exclusively or primarily for the sale of alcohol for consumption on the premises.

2.29 It is also possible that activities, such as adult entertainment, may take place at certain times on premises but not at other times. For example, premises may operate as a café bar during the day providing meals for families but also provide entertainment with a sexual content after 8.00pm. It is not possible to give an exhaustive list of what amounts to entertainment or services of an adult or sexual nature. Applicants, responsible authorities and licensing authorities will need to consider this point carefully. This would broadly include topless bar staff, striptease, lap-, table- or pole-dancing, performances involving feigned violence or horrific incidents, feigned or actual sexual acts or fetishism, or entertainment involving strong and offensive language.

2.30 Applicants must be clear in their operating schedules about the activities and times at which the events would take place to help determine when it is not appropriate for children to enter the premises. Consideration should also be given to the proximity of premises to schools and youth clubs so that applicants take appropriate steps to ensure that advertising

relating to their premises, or relating to events at their premises, is not displayed at a time when children are likely to be near the premises.

2.31 Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.

2.32 Conditions, where they are appropriate, should reflect the licensable activities taking place on the premises. In addition to the mandatory condition regarding age verification, other conditions relating to the protection of children from harm can include:

- restrictions on the hours when children may be present;
- restrictions or exclusions on the presence of children under certain ages when particular specified activities are taking place;
- restrictions on the parts of the premises to which children may have access;
- age restrictions (below 18);
- restrictions or exclusions when certain activities are taking place;
- requirements for an accompanying adult (including for example, a combination of requirements which provide that children under a particular age must be accompanied by an adult); and
- full exclusion of people under 18 from the premises when any licensable activities are taking place.

2.33 Please see also Chapter 10 for details about the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010.

2.34 Licensing authorities should give considerable weight to representations about child protection matters. In addition to the responsible authority whose functions relate directly to child protection, the Director of Public Health may also have access to relevant evidence to inform such representations. These representations may include, amongst other things, the use of health data about the harms that alcohol can cause to underage drinkers. Where a responsible authority, or other person, presents evidence to the licensing authority linking specific premises with harms to children (such as ambulance data or emergency department attendances by persons under 18 years old with alcohol- related illnesses or injuries) this evidence should be considered, and the licensing authority should also consider what action is appropriate to ensure this licensing objective is effectively enforced. In relation to applications for the grant of a licence in areas where evidence is presented on high levels of alcohol-related harms in persons aged under 18, it is recommended that the licensing authority considers what conditions may be appropriate to ensure that this objective is promoted effectively.

2.35 The 2003 Act provides that, where a premises licence or club premises certificate authorises the exhibition of a film, it must include a condition requiring the admission of children to films to be restricted in accordance with recommendations given either by a body designated under section 4 of the Video Recordings Act 1984 specified in the licence (the British Board of Film Classification is currently the only body which has been so designated) or by the licensing authority itself. Further details are given in Chapter 10.

2.36 Theatres may present a range of diverse activities and entertainment including, for example, variety shows incorporating adult entertainment. It is appropriate in these cases for a licensing authority to consider restricting the admission of children in such circumstances. Entertainments may also be presented at theatres specifically for children. It will be appropriate to consider whether a condition should be attached to a premises licence or club premises certificate which requires the presence of a sufficient number of adult staff on the premises to ensure the wellbeing of the children during any emergency.

Offences relating to the sale and supply of alcohol to children

2.37 Licensing authorities are expected to maintain close contact with the police, young offenders' teams and trading standards officers (who can carry out test purchases under section 154 of the 2003 Act) about the extent of unlawful sales and consumption of alcohol by minors and to be involved in the development of any strategies to control or prevent these unlawful activities and to pursue prosecutions. Licensing authorities, alongside the police, are prosecuting authorities for the purposes of these offences, except for the offences under section 147A (persistently selling alcohol to children). Where, as a matter of policy, warnings are given to retailers prior to any decision to prosecute in respect of an offence, it is important that each of the enforcement arms should be aware of the warnings each of them has given.

Hearings

9.31 The Licensing Act 2003 (Hearings) Regulations 2005 governing hearings may be found on the www.legislation.gov.uk website. If the licensing authority decides that representations are relevant, it must hold a hearing to consider them. The need for a hearing can only be avoided with the agreement of the licensing authority, where the applicant and all of the persons who made relevant representations have given notice to the authority that they consider a hearing to be unnecessary. Where this is the case and the authority agrees that a hearing is unnecessary, it must forthwith give notice to the parties that the hearing has been dispensed with. Notwithstanding those regulatory provisions, in cases where the licensing authority believes that a hearing is still necessary, it is

recommended that the authority should, as soon as possible, provide the parties with reasons in writing for the need to hold the hearing. In cases where only 'positive' representations are received, without qualifications, the licensing authority should consider whether a hearing is required. To this end, it may wish to notify the persons who made representations and give them the opportunity to withdraw those representations. This would need to be done in sufficient time before the hearing to ensure that parties were not put to unnecessary inconvenience.

9.32 Responsible authorities should try to conclude any discussions with the applicant in good time before the hearing. The 2005 Hearings Regulations permit licensing authorities to extend a time limit provided for by those Regulations for a specified period where it considers this to be necessary in the public interest. For example, if the application is amended at the last moment, the licensing committee should consider giving other persons time to address the revised application before the hearing commences. Where the authority has extended a time limit it must forthwith give a notice to the parties involved stating the period of the extension and the reasons for it.

9.33 The 2005 Hearings Regulations require that representations must be withdrawn 24 hours before the first day of any hearing. If they are withdrawn after this time, the hearing must proceed and the representations may be withdrawn orally at that hearing. However, where discussions between an applicant and those making representations are taking place and it is likely that all parties are on the point of reaching agreement, the licensing authority may wish to use the power given within the hearings regulations to extend time limits, if it considers this to be in the public interest.

9.34 Applicants should be encouraged to contact responsible authorities and others, such as local residents, who may be affected by the application before formulating their applications so that the mediation process may begin before the statutory time limits come into effect after submission of an application. The hearing process must meet the requirements of regulations made under the 2003 Act. Where matters arise which are not covered by the regulations, licensing authorities may make arrangements as they see fit as long as they are lawful.

9.35 There is no requirement in the 2003 Act for responsible authorities that have made representations to attend, but it is generally good practice and assists committees in reaching more informed decisions. Where several responsible authorities within a local authority have made representations on an application, a single local authority officer may

represent them at the hearing if the responsible authorities and the licensing authority agree. This local authority officer representing other responsible authorities may be a licensing officer, but only if this licensing officer is acting as a responsible authority on behalf of the licensing authority and has had no role in the licensing determination process. This is to ensure that the responsible authorities are represented by an independent officer separate from the licensing determination process.

9.36 As noted in paragraphs 9.13 to 9.19 above, where the licensing officer is acting as a responsible authority the relevant steps should be followed to ensure that this individual has no role in the decision making process regarding the licensing determination.

9.37 As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or other person may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation and should be allowed sufficient time to do so, within reasonable and practicable limits.

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

the steps that are appropriate to promote the licensing objectives;

the representations (including supporting information) presented by all the parties;

this Guidance;

its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal. After considering all the relevant issues, the licensing authority may grant the application subject to the relevant mandatory conditions and any conditions that are consistent with the operating schedule. Any additional conditions imposed must be appropriate for the promotion of the licensing objectives; there is no power for the licensing authority to attach

a condition that is merely aspirational. For example, conditions may not be attached which relate solely to the health of customers rather than their direct physical safety. Any conditions added to the licence must be those imposed at the hearing or those agreed when a hearing has not been necessary.

9.40 Alternatively, the licensing authority may refuse the application on the grounds that this is appropriate for the promotion of the licensing objectives. It may also refuse to specify a designated premises supervisor and/or only allow certain requested licensable activities. In the interests of transparency, the licensing authority should publish hearings procedures in full on its website to ensure that those involved have the most current information.

9.41 In the context of variations or minor variations, which may involve structural alteration to or change of use of a building, the decision of the licensing authority will not exempt an applicant from the need to apply for building control approval, planning permission or both of these where appropriate.

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

9.44 Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that any condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As

with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.

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Appendix 9

Extracts from Licensing Policy

7.0 THE IMPACT OF LICENSABLE ACTIVITIES

7.1 Policy: When considering whether a licensable activity should be approved the Licensing Authority will, if relevant representations are received, assess the likelihood of it contributing to unacceptable, adverse impact in terms of crime and disorder and public nuisance, in particular to local residents and businesses.

Applicants should therefore consider the following when making an application:

- a) The proposed hours and days of operation and how often an activity occurs.
- b) The location of the premises, particularly in relation to residential properties and such places as hospitals, hospices and places of worship.
- c) The number and type of current and future customers.
- d) The means of access and egress to the premises which should have public access on principal pedestrian routes.
- e) The availability of public transport for patrons arriving at and leaving the premises compared to the anticipated level of private transport usage.
- f) The likely effect of car parking demand on both principal roads and residential streets and the impact this may have on local residents and emergency access.
- g) The need for provision of portable toilet facilities outside of the premises.
- h) The cumulative impact of licensed premises within the area and the scope for mitigating such impact.
- i) Waste disposal arrangements including bin storage and the collection and containment of litter from the vicinity of the premises.
- j) Public nuisance caused by unauthorised advertising and fly-posting

and, in considering any application from premises which are currently licensed, the Licensing Authority will, if relevant representations are received, take into account any evidence of:

- k) Past demonstrable adverse impact from the activity, particularly on local residents and businesses; or**
- l) If adverse impact has been caused, that appropriate measures have been agreed and put into place to address any future adverse impact. If measures are to be put into effect or alternatively if there has been insufficient time to assess their usefulness a licence may be granted for a limited period only.**

7.2 Reason: To achieve the licensing objective of preventing public nuisance. To promote this objective the Licensing Authority, in considering the likelihood of adverse impact, will take into account, among other matters:

- The precise nature of the activity, particularly in terms of entertainment, as this may impact in terms of the age of patrons and their behaviour.
- Noise levels and type of noise, which may be acceptable during daytime hours but may have greater impact at times when ambient noise levels are much lower.
- The impact of patrons arriving, queuing and exiting which should take place on main pedestrian routes rather than through residential areas.
- The impact of other sources of nuisance from smells, smoke, refuse storage, vermin and other similar causes of nuisance.

NB Where steps can be taken to mitigate adverse impact and such steps are reliable, practical and robust then an activity may be licensed.

7.3 Additional Information:

The Licensing Authority will focus on matters within the control of the individual licensee and the steps they can take to achieve the licensing objectives.

In making its decisions the Licensing Authority accepts the difficulties that licence holders face in preventing anti-social behaviour once patrons are beyond the direct control of the licensee. However, the licensing objective of preventing public nuisance will not be achieved if patrons from licensed premises regularly behave in an anti-social way which impacts on local residents and/or businesses.

The Licensing Authority recognises a the Council's responsibility under the Crime and Disorder Act 1998 to do all it can to prevent crime and disorder. The aim of this Policy therefore is to achieve a balanced approach to these difficult issues.

Noise Nuisance

9.8 Policy: The Licensing Authority will expect the operating schedule to effectively address the assessments made to minimise noise disturbance, both inside the premises and as patrons are leaving the premises. Operating schedules must also outline the measures identified as being required to prevent nuisance to patrons, local residents and local businesses.

Reason: One of the greatest causes of annoyance to residents trying to sleep is the noise including music emanating from licensed premises. Such noise might preclude the grant of a licence or if one has already been granted for it to be reviewed with a view to possible revocation. It might also lead to a Noise Abatement Notice being issued under the Environmental Protection Act 1990 and related environmental legislation subject to evidence and circumstances. Responsible applicants and licensees will wish to avoid the need for such action, as they will wish to comply with the licensing objective of preventing public nuisance.

9.8.1 In addition, residents are frequently disturbed when patrons leave entertainment venues in the early hours of the morning. While licence holders cannot be held solely responsible for the behaviour of their patrons after they have left the premises, they have a duty to put in place such measures that will assist in the quieter exiting and dispersal of such patrons.

This is because people leaving the premises, particularly late at night or in the early hours of the morning, can be a significant problem. Patrons may be less inhibited about their behaviour and may be unaware of the noise they are creating. This is particularly the case when patrons have been exposed to high levels of sound within the premises, causing them to shout to be heard. Upon leaving the premises there may be then a tendency to continue to shout and this may cause more disturbance, in particular, to local residents.

9.8.2 Additional information:

The Licensing Authority will expect the applicant to propose practical steps to prevent nuisance or disturbance to local residents. In relation to noise from within the building the Licensing Authority will expect the applicant to have carried out a thorough acoustic assessment to ascertain the impact of any sound escaping from the licensed premises. This noise could relate not only to music but also from fixed plant equipment or from patrons themselves. If there is sound escape the Licensing Authority will expect this to have been addressed in practical ways such as:

- a) Working with the Council's Environmental Protection team to establish a suitable noise management scheme.
- b) Keeping doors and windows closed and providing adequate alternative ventilation.
- c) Reducing sound levels and installing a sound-limiting device to prevent sound exceeding the appropriate level.
- d) Installing and maintaining soundproofing measures to contain sound and vibration.
- e) Providing quieter areas for patrons.
- f) In the event of beer gardens or similar outdoor areas, ensuring that amplified music is not relayed to such areas and that these areas are properly screened.

The Licensing Authority will expect popular venues, which attract queues, to formulate a system to avoid disturbance to residents. This can sometimes be achieved by simply ensuring that the direction of the queue is away from any residential accommodation.

9.8.3 Excessive noise and/or disorder require more rigorous action. It is important that queues formed later in the evening are supervised to keep noise to a minimum. This action can also help stop drug dealers from passing on drugs during the queuing process but the prime purpose is to prevent noise and disturbance. Door Supervisors will generally carry out this role, but they must be given clear instructions as to their duties and responsibilities – where necessary they should be adequately supervised.

9.8.4 In terms of patrons leaving the premises particularly late at night or early in the morning the Licensing Authority will expect the applicant to have considered including in the operating schedule such practical steps as:

- a) Erecting prominent notices at the exits to premises asking customers to leave quietly and not to slam car doors.
- b) At appropriate times making loudspeaker announcements to the same effect.
- c) Instructing door staff to ask customers leaving the premises to leave the area quietly.
- d) Reducing the volume of music towards the end of the evening and having in place arrangements for playing quieter, more soothing music as the evening winds down.
- e) Availability of licensed taxis, private hire vehicles or public transport to take patrons from the premises.
- f) In appropriate cases, requiring Door Supervisors or a Manager to patrol nearby streets to assess for themselves whether there is a problem and how best to deal with it.
- g) Banning from the premises people who often leave in a noisy fashion.
- h) Increasing outside lighting levels without causing collateral intrusion.
- i) Installing outside CCTV systems.
- j) Where there is a private forecourt, preventing patrons from using it for eating and drinking etc after a specified time. NB this list is not exhaustive

13.3 Determination of Applications

Policy: In determining a licence application the overriding principle adopted by the Licensing Authority will be that each application will be determined on its individual merits, taking into account the law and Guidance. In the absence of any objection the licence will be granted, subject only to any mandatory conditions and those conditions which form part of the operating schedule

Reason: To comply with the legislative requirements of the Licensing Act and also Human Rights legislation.

13.4 Conditions

Policy: Licence conditions will be tailored to the individual style and characteristics of the premises and events and only be imposed to meet the licensing objectives. Licence conditions will not be imposed where the Licensing Authority considers other regulatory regimes provide sufficient protection to the public e.g. health and safety at work, fire safety legislation etc.

Reason: The Licensing Authority accepts that a “one size fits all” approach is not appropriate to achieving this outcome and that conditions should be tailored to the premises and activities to achieve the licensing objectives. Officers will seek to discuss proposed conditions in advance with the applicant and/or representative with the aim of achieving a mutually agreeable level of protection to the public and fulfilment of the licensing objectives. Club Premises Licences will so far as possible reflect local crime prevention strategies and the input of the Darlington Crime and Disorder Reduction Partnership.