
SUPPLEMENTARY INFORMATION FOR THE GRANT OF A PREMISES LICENCE

Purpose of Report

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

Summary

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

Recommendation

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

Trevor Watson
Executive Director for Economy and Public Protection

Main Report

Further information

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 The following conditions were agreed, and as a result, six of the eleven residents have since withdrawn their objections.

Proposed conditions

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

Objectors

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 **Appendix 7** has been amended to remove the withdrawn objections, and the latest version is attached to this report for reference at the hearing: **Appendix 7 (Revised 29/6/26)**.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

Options

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