

IN THE MATTER OF:

FARMHOUSE TAVERN 130 NEWTON ROAD TORQUAY DEVON

HEARING: 5 JULY 2018

GREENE KING BREWING & RETAILING LTD

APPLICANT

SKELETON ARGUMENT ON BEHALF OF THE APPLICANT

1. This is an application for a variation of the existing Premises Licence for the Farmhouse Tavern (the Premises) a copy of which Licence appears at Annex 1 to this document.
2. A hearing is required as uncompromised representations have been received from a number of local residents. Terms have, effectively, been agreed with the Council's Environmental Health Officer to which reference is made below, dealing with the potential for possible noise nuisance.
3. The applicant is Greene King Brewing & Retailing Ltd who own or operate over 3,000 pubs, restaurants and hotels across the UK including brands such as the Chef & Brewer, Farmhouse Inns and Hungry Horse. What is proposed here is a food lead Pub and Carvery operation.
4. This premises have recently been acquired and are being renovated and redeveloped by Greene King representing a capitalised inward investment by them of the order of £1.4 million and leading to the creation of some 35 – 40 full and part time jobs, the majority of which will be sourced locally.
5. Greene King are responsible and experienced operators of licensed premises, many of which are in noise sensitive locations with robust systems in place for the exercise of due diligence to ensure that their premises are properly and responsibly run in accordance with the law and to ensure the avoidance of the commission of regulatory offences and the possibility of public nuisance and / or crime and disorder in particular.

6. As a development site, these premises have yet to re-open but upon completion of the development and before opening, a Designated Premises Supervisor will be appointed, a Senior Manager of the premises with appropriate qualifications and all staff will be trained as part of Greene Kings national development programme.
7. As indicated above, this site has been acquired by Greene King. Approval to alterations to the layout of the premises have already been received pursuant to a Minor Variation application lodged on 25th April, 2018 and granted on 14th May, 2018. At Annex 2 is a copy of the existing and approved layout drawings. The current variation application does not impact on that layout approval at all.
8. The existing Premises Licence authorises a number of licensable activities from 11.00 to 12 midnight daily and contains at Annex 2 and Annex 3 of the Premises Licence a significant number of geriatric conditions largely brought forward from the old licensing regime, the majority of which are no longer applicable or relevant to the operation of these premises.
9. The variation application in respect of which this hearing is required contains three elements:-
 - a) the advancement of the commencement time for licensable activities from 11.00am until 9.00am in the morning.
 - b) the advancement of the opening hours of the premises (but not for licensable activity) to 7.00am in the morning to facilitate the possible service of breakfasts etc – not of itself a matter impacting on the licensing objectives.
 - c) to modernise the Licence by the deletion of the existing licensing conditions which appear at Annex 2 and 3 to the Premises Licence and their substitution by those conditions as set out in Section M of the variation application which are those conditions which would have appeared were this a new Licence application made on behalf of the Applicant.
10. In respect of the possibility of potential public nuisance, those proposed conditions include a condition that:-
 - a) patrons will be encouraged by staff to leave quietly and respect the interests of occupiers of any nearby noise sensitive premises. Where appropriate the Licensee or a suitable member of staff will monitor patrons leaving at closing time.

b) noise or vibration shall not emanate from the premises so as to cause a nuisance to nearby property.

ENVIRONMENTAL HEALTH

11. As part of the Minor Variation application and more particularly as part of this application, a dialogue has taken place with Environmental Health (Karl Martin) as a result of which appropriate assurances, satisfactory to Environmental Health, have been offered and can, where appropriate, be converted into conditions on any variation application approved. Those assurances appear at Annex 3 to this Skeleton.

RESPONSIBLE AUTHORITIES

12. Save for Environmental Health as above, no representation or potential representations have been made by any of the Responsible Authorities.

13. Paragraph 9.12 of the latest Guidance is relevant in this regard, to which reference will be made at the hearing.

RESIDENTIAL REPRESENTATIONS RECEIVED

14. As mentioned above, representations have been received from three local residents.

15. The first representation from Mrs Hilary Lee objects to the increase in licensing hours, the possibility of outside drinking and eating areas close to the houses and the possibility for live music etc to cause greater levels of disturbance later into the night. No evening extension is requested for permitted hours and no part of the layout of the premises forms part of this application.

16. The second objection (from Trevor Badcott) appears to have been received by the Council on 30th May and recites a lot of historical issues with regard to the operation of the premises with which, of course, the Applicant as a recent purchaser is not associated.

17. This representation references a function room which, as part of the redevelopment, is no longer in existence and will form part of a dining area within the premises and has concern about the times and activities being extended on the ambit of the Licence. No alteration is intention is intended to the existing licensable activities approved, nor any

evening extension proposed. Reference is made to the beer garden or eating area outside but again this does not form part of the current application.

18. The third representation is from Mrs. S Hanna Ford substantially references the layout of the premises both internally and externally which is not part of the application on which the discretion of the Licensing Committee is or will be engaged.
19. Insofar as the concerns raised do not relate either to the four licensing objectives in the context of the application as being made they are of course, as a matter of Law, not relevant to this application.
20. Insofar as there may be a suggestion that the changes proposed to the Licence under this application may lead to a potentially detrimental effect on the residential amenity of those in the vicinity with a perceived risk that this will result in a rise in anti-social behaviour and public nuisance, no evidence appears to be offered or is available to support such assertion and indeed it is thought that the investment in and the redevelopment of these premises as a substantially food lead pub restaurant with limited entertainment would be seen as an attractive development.

IN SUMMARY

- a. The applicant is a well-known and respected operator of licensed premises.
- b. No evidence is or can be advanced or is otherwise available that the Applicant is not a responsible operator or that they will not have in place effective and credible due diligence policies to ensure the proper management of their premises.
- c. There is no evidence available to suggest that, to the extent that the representations are relevant to the application in hand, the application will result in a significant aggravated problem of crime and disorder or public nuisance arising from this application sufficient to justify either the refusal of this variation, the imposition of additional conditions not otherwise agreed or to curtail the hours of operation particularly in the evening where no change is proposed.

John Gaunt & Partners

June 2018

IN THE MATTER OF:

FARMHOUSE TAVERN 130 NEWTON ROAD TORQUAY DEVON

HEARING: 5 JULY 2018

GREENE KING BREWING & RETAILING LTD

APPLICANT

ANNEX 1

Licensing Act 2003
Premises Licence

456

LOCAL AUTHORITY



Torbay Council
 Licensing & Public Protection
 c/o Town Hall
 Castle Circus
 Torquay
 TQ1 3DR

Part 1 - Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Farmhouse Tavern

130 Newton Road, Torquay, Devon, TQ2 7AD.

Telephone 01803 613451

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- a performance of live music
- any playing of recorded music
- provision of late night refreshment
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORIZES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
E. Performance of live music (Indoors)	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am
F. Playing of recorded music (Indoors)	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am
L. Late night refreshment (Indoors)	Monday to Sunday	11:00pm	Midnight
	New Year's Eve	11:00pm	3:00am
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Sunday	11:00am	12:30am
New Year's Eve	11:00am	3:30am

WHERE THE LICENCE AUTHORIZES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON and OFF the premises



Licensing Act 2003
Premises Licence

456

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE	
Ei Group plc	3 Monkspath Hall Road, Shirley, Solihull, West Midlands, B90 4SJ. Telephone 0121 7337700
REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)	
Ei Group plc	2562808
NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORIZES THE SUPPLY OF ALCOHOL	
Christopher WEBLEY	The Farmhouse Tavern, 130 Newton Road, Torquay, Devon, TQ2 7AD.
PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORIZES FOR THE SUPPLY OF ALCOHOL	
Licence No. TQ91454	Issued by South Hams

Stephen Cox

Steve Cox
Environmental Health Manager
15 February 2017



ANNEXES

ANNEXE 1

MANDATORY CONDITION: WHERE LICENCE AUTHORISES SUPPLY OF ALCOHOL

- 1) No supply of alcohol may be made under the premises licence:-
 - (a) at a time where 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/her personal licence is suspended.
- 2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
- 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:-



ANNEXES continued ...

- (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.

Minimum Drinks Pricing

1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2) For the purposes of the condition set out in paragraph 1

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979

(b) "permitted price" is the price found by applying the formula $P = D + (D \times V)$

Where:-

- (i) P is the permitted price
- (ii) D is the 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) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

3) Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pence, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

4) (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

MANDATORY CONDITION: DOOR SUPERVISION

1) Where one or more individuals are carrying out security activities, each individual must be licensed by the Security Industry Authority.

2) But nothing in the aforementioned conditions requires such a condition to be imposed in respect of a) and b) and (b)(i) and (b)(ii)

(a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), are exempt.

(b) In respect of premises in relation to-



ANNEXES continued ...

- (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
- (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).

3) For the purposes of the aforementioned conditions:-

- (a) "security activity" means an activity to which paragraph 2(1)(a) of that Schedule applies, and
- (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.

ANNEXE 2

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

PUBLIC ENTERTAINMENT LICENCE STANDARD CONDITIONS - 2000 REVISION

1. GENERAL

- (a) In these conditions the term 'Council' shall mean the Torbay Borough Council or any officer authorised to use appropriate Delegated Powers on its behalf.
- (b) In these conditions, the term 'Licence' shall be the Public Entertainment Licence issued or renewed from time to time by the Council.
- (c) In these conditions, the term 'Premises' shall be the building, land or any part thereof more particularly referred to in the Licence.
- (d) In these conditions, the term 'Licensee' shall be that person or those several persons whose name or names are so indicated on the Licence.
- (e) In these conditions, the terms "Door Steward", "Security Staff", "Door Staff" and "Steward", whether in the singular or the plural, shall be any person employed as a steward who has the authority of the proprietor or licensee exclusively or mainly to decide upon the suitability of customers to be allowed entry to the premises, to maintain order on the premises and/or to assist patrons escape in the event of fire. Such staff shall have no other duties and shall be in addition to staff employed on cloakroom, bar, food preparation, food service, pay desk and disc jockey duties.

2. DISPLAY

- (a) The Licence, and any Schedule of Special Conditions applicable thereto, shall be permanently exhibited in a conspicuous position within the entrance or foyer of the Premises.
- (b) A copy of these conditions shall be displayed in a part of the Premises where it can be easily seen by all members of staff.
- (c) There shall be affixed and kept in some conspicuous place on the door or entrance of the Premises an inscription in one inch capital letters in the following words:-
"LICENSED IN PURSUANCE OF ACT OF PARLIAMENT FOR PUBLIC ENTERTAINMENTS"

3. SANITARY EQUIPMENT AND CLEANLINESS



ANNEXES continued ...

- (a) All parts of the Premises, including fittings, shall be kept clean to the satisfaction of the Council.
- (b) Suitable and sufficient sanitary accommodation shall be provided. All lavatories, wash hand basins, water closets and urinals shall at all times be properly maintained in good order and repair, effectively cleansed, ventilated and supplied with water and all necessary requisites. All doors leading thereto shall be suitably marked.

4. STEWARDS, CAPACITY AND CONTROL

- (a) The Licensee shall take all due precautions for the safety of public, the performers and employees and, except with the approval of the Council in writing, shall retain control over all licensed portions of the Premises. Any instructions given by the Council regarding the safety of the audience or any other person present at the entertainment shall be put into effect as soon as required.
- (b) The Licensee shall be responsible for compliance with these conditions and will be in attendance at the Premises throughout the provision of any entertainment. Arrangements may be made for a responsible person, being not less than 21 years of age, to be appointed in writing for the purpose of deputising for the Licensee in his absence. He shall be assisted by a staff of attendants or stewards as required by these Standard Conditions and any Special Conditions of the Licence.
- (c) The Licensee shall be responsible for ensuring that public entertainment is offered only within the terms, on the days and within the hours more particularly set out in the Licence or other written notification to the Licensee. This shall include the instigation of a scheme or procedure for ensuring that the maximum allowable capacity is not exceeded. Such arrangements shall include provisions whereby any authorised officer of the Council or any member of the Devon Fire and Rescue Service in uniform or a Police Constable can determine, without a physical count, the number of persons on the Premises. Counting by means of a numbered ticket system including complimentary, guest or other free tickets which at any one time for a single performance will indicate the maximum number of persons admitted into the Premises may be substituted in place of counting machines. Such arrangements shall also include provisions for ascertaining the number of persons present on different levels within the Premises if more than one is in use.
- (d) Throughout the time that the public are on the Premises, the following minimum number of stewards shall be provided unless the Licence specifies some other number in which case such other number will apply:-

(i) NON LIQUOR LICENSED PREMISES

In respect of the whole premises

For every level in use under 100 capacity

For every level in use over 100 capacity

(ii) LIQUOR LICENSED PREMISES

One steward shall be provided for each 75 people based on the maximum permitted capacity for the Premises.

(Figures shown indicate the ratio of stewards to persons attending the entertainment assuming the maximum level of permitted capacity)

- (e) This condition shall be operative only where it is stipulated in the licence document that it shall do so. The Licence document may also specify arrangements different from those detailed below in which case such alternative requirements will take precedence. If the premises have the benefit of a Special Hours Certificate issued by the Licensing Justices, all reference to 'premises' within this Condition shall be limited to those areas covered by such Certificate and only during such times as specified therein. In all other cases, the arrangements shall apply to all areas shown in the Licence document.

Any person employed as a steward shall have been appropriately trained and registered with Torbay Council by having successfully completed a course of instruction under the Torbay Door Stewards Registration and Training Scheme and confirmed to be a fit and proper person to carry out such duties. In addition, any person in the employ of the proprietor or licensee who has applied for entry to the Scheme may be employed on such duties provided that such person has not been advised that participation within the Scheme will be subject to Committee approval and is ONLY prevented from undertaking appropriate training by the unavailability of a course. In these circumstances, any such unregistered person shall not be counted as part of the required number of stewards under the Special Conditions of the Licence or



ANNEXES continued ...

Paragraph 4d. above unless a specific request shall have been made to the Council for a temporary registration to be granted in respect of that person, consent to use such applicant as part of the required number being indicated by the issue of a Temporary Registration Badge. Under no circumstances will the number of temporarily registered staff exceed 50% of the required minimum number of stewards. A list shall be kept of all staff employed in respect of stewarding duties, such record to include the dates on which appropriate training has been provided or the date a Temporary Registration shall have been granted. In addition, a register shall be kept at the premises of all stewards on duty on each day the premises are opened to the public, such register to be entered with the name of the employee, the time that the duty commenced and ended and each entry shall be signed by both the employee and the Licensee. Both the list and register shall be retained for at least twelve calendar months and produced on demand at any reasonable time to an officer appointed for the purpose by the Council, a member of the Devon Fire and Rescue Service or a Police Constable. All such stewards shall, whilst the public are on the premises, wear the appropriate photographic identity badge in a position where it can be seen and read. In the event that the full number of required stewards is not available at any time, the premises will be allowed to open to the public on the basis that the capacity in such circumstances shall be reduced and shall not exceed 75 people to each available steward with a minimum of one to each fire exit. Whenever such arrangements shall have become necessary, the register referred to above shall be annotated accordingly giving appropriate reasons for the change.

- (f) Any person acting as a steward in any circumstances other than those outlined in Paragraph 4e. above shall have been given appropriate instruction in Fire Safety and First Aid.
- (g) All persons acting as stewards shall wear appropriate distinctive clothing or armbands so that they may be readily identifiable as stewards.

5. ENTRANCES, EXITS, GANGWAYS, FASTENINGS AND NOTICES

- (a) The exits in the Premises shall be clearly indicated and maintained to afford the public ready and ample means of safe escape.
- (b) In all such premises where it is deemed necessary by the Council and the Fire Service, a diagrammatic plan showing clearly the escape routes and the seating pattern shall be deposited with the Council and a copy displayed within the main entrance to the Premises.
- (c) All exit doors shall be kept unlocked and available for exit during the whole time that the public are on the Premises, provided that any person leaving during a performance or exhibition may be directed to certain exits at the discretion of the management.
- (d) Exit doors shall open in the direction of exit travel. Any doors which have been permitted by the Council to open inwards shall be locked in the open position when the Licence is in force and the public are on the premises. The key shall be removed to a safe place not accessible to members of the public.
- (e) All exit doors must, if fastened during the time the public are on the Premises, be secured during such time by automatic bolts only, of a pattern to be approved by the Council and the Fire Service. Doors secured by such bolts shall be clearly marked "PUSH BAR TO OPEN" in block letters not less than 20 mm. and preferably 50 mm. in height immediately above or below the push bar.
- (f) All doors and fastenings shall at all times be kept in proper working order.
- (g) All exits shall be indicated by the word "EXIT" in plain block lettering not less than 125 mm. high placed above any door or opening leading to any exit. This notice should be placed between 2 m. and 2.5 m. from the floor.
- (h) The word "PRIVATE" or the description of the room to which the door leads shall be painted in letters not less than 25 mm. in height on any door which is in view of the persons present and which does not lead to an exit.
- (i) Exit routes shall be maintained free from obstruction at all times, and in particular, no provision for hanging clothing or storing any article shall be made in corridors, passageways, gangways or exitways.
- (j) All floors, stairs and steps shall be maintained with non-slippery and even surfaces and any floor covering shall be so secured and maintained that it will not ruck or be in any way a source of danger. Mats shall be sunk so as to be flush with the surface of the floor. The nosings and treads of stairs used by the public shall be kept in good repair and shall



ANNEXES continued ...

be conspicuous

- (k) Persons must not be allowed to stand, sit or otherwise remain in any gangway or exitway.
- (l) Curtains shall not be hung across gangways, exitways or over staircases. Where hung over doorways or across corridors, they shall draw easily from the centre and slide freely and shall be clear of the floor.
- (m) Before the public is admitted to the Premises, the Licensee shall inspect or cause to be inspected all doors, exits and exitways to ensure that the same shall comply with these requirements and that all fastenings and bolts are in proper working order.

6. SEATING AND STANDING

- (a) In any part of the Premises which is regularly or exclusively used for a closely seated audience, all seats shall be securely fixed to the floor.
- (b) In any part of the Premises not so regularly used chairs, if provided, shall be securely fastened together in lengths of not less than four nor more than twelve whenever more than 250 persons are to be accommodated. There shall be space of not less than 300mm between the back of one seat and the front of the one behind measured between perpendiculars. Provision shall be made for the end seats in each row which flank the gangways to be securely fastened to the floor.
- (c) Except with the consent of the Council, no seat shall be more than 4 metres from a gangway.
- (d) Where any entertainment involving a closely seated audience is provided, seats must be allocated by row and seat number. The seating arrangements must be notified by the provision of a suitable plan to the Council and the Fire Service. Such seating arrangements shall not be installed or used unless they have been first approved by the Council.

7. ELECTRICAL, LIGHTING, HEATING AND VENTILATION ARRANGEMENTS

- (a) The whole of the electrical installation of the Premises shall be installed in a safe and satisfactory manner and shall be maintained in good working order. No work shall be carried out on the system except by a suitably qualified and competent electrician.
- (b) It shall be the duty of the Licensee to arrange an inspection of the whole of the electrical installation in the premises at least once in each three year period (or such shorter period as shall have been stipulated in writing by the Council). Such inspection shall be carried out by a competent electrician who shall be required to issue a Certificate of Fitness which must be produced to the Council as required.
- (c) The Licensee shall obtain a Certificate of Fitness for all temporary electrical installations, including all electrical appliances in the auditorium. A copy of each certificate shall be available on the Premises, while the installation is extant, and it shall be produced to the Council as required. Such installation shall only be carried out by a competent person and be intrinsically safe.
- (d) All temporary electrical installations shall be disconnected from the permanent installation immediately after each occasion on which they are used and shall be entirely removed immediately the need therefore has ceased.
- (e) All wires, cables and conduits from such temporary installations shall be installed in such a way that they shall not be liable to snagging, looping or damage and so become a danger to persons present.
- (f) A record shall be kept of Certificates of Fitness obtained
- (g) The current regulations of the Institution of Electrical Engineers for the electrical equipment shall be taken as a standard for the electrical installation generally.



ANNEXES continued ...

- (h) A sensitive Earth Leakage Protection System (Residual Current Device) having a rated residual operating current of not exceeding 30 milliamps shall be installed and maintained as part of the fixed power circuit installation. The device shall be regularly tested (at least once a month) and a record of such tests kept in a log book and produced to the Council as required.
- (i) A nominated person conversant with the position of and procedures for dealing with the electrical installation is to be available at all times when the public are on the Premises.
- (j) Where entertainers require a three phase supply, all such equipment shall be installed only by a competent electrical contractor.
- (k) All parts of the premises shall be adequately illuminated and, except where otherwise permitted by the Council, those portions to which the public has access and all routes of escape for performers and staff shall be provided with adequate means of illumination from two independent sources.
- (l) The emergency lighting shall at all times when the public are upon the Premises be maintained in working order and so kept in use (except in such parts as are for the time being adequately lit by daylight) that it is adequate to enable the public to see their way out of the Premises and clear of the building.
- (m) The emergency lighting shall not be controllable from the stage nor from any place accessible to the public.
- (n) The emergency lighting shall be maintained to British Standard 5266, be tested regularly, at least once a month, and a record kept of such tests, such record to be provided to the Council as required.
- (o) In the event of failure of the general lighting, the public shall be required to leave the Premises forthwith.
- (p) In the event of the failure of the emergency lighting, the auditorium shall be immediately fully illuminated by the general lighting and the public shall be required to leave the Premises forthwith.
- (q) Any batteries supplying emergency lighting shall be fully charged before the public are admitted to the Premises. They shall be of such capacity and so maintained as to be capable of supplying at normal voltage the full load of the emergency lighting during the time required for "safe escape" of the public in an emergency.
- (r) When the public has been required to leave the Premises owing to a failure covered by these provisions, they shall not be readmitted until the general lighting or emergency lighting, as the case may be, failure of which was the reason for their being required to leave, shall have been fully restored.
- (s) All lighting to exit notices shall be maintained in good repair and shall not in any circumstances be extinguished or dimmed while the public are on the Premises.
- (t) In all cases where it is desired to install temporary lighting, notice must be given to the Council, in writing, at least 48 hours before the desired commencement of any work.
- (u) All temporary work must be immediately removed when no longer required for the purpose for which it was installed.
- (v) All parts of the premises shall be kept properly and sufficiently ventilated to the satisfaction of the Council and, in those places where it is required for the purposes of the evacuation of smoke, the system shall be installed and maintained to the satisfaction of the Devon Fire and Rescue Service.

8. FIRE PRECAUTIONS

- (a) All curtains and drapes within the Premises shall be flame resistant to the satisfaction of the Council. The Licensee shall provide documentary evidence of the nature and date of any fire-proofing treatment. Details of such treatments shall be recorded in a log book and produced to the Council as required.
- (b) The surfaces of walls and ceilings of the Premises to be of not less than Class 1 flame spread as defined by British Standard 476 :Part 7. and escape routes to be not less than Class 0 as defined by paragraph A.8 of Approved



ANNEXES continued ...

Document B2/3/4 of the Building Regulations. No redecoration of these surfaces may be carried out without the prior consent of the Council.

- (c) A competent person trained in the handling and use of the fire equipment provided must be in charge of such equipment during the whole time that the public are on the Premises. The person so in charge shall not be assigned or allowed to perform any duties which will prevent him or her from being immediately available at all times.
- (d) A staff fire drill, including an evacuation procedure, shall be held at least once a month under the direction of the Licensee. A record shall be kept of such drills, and made available to the Council as required.
- (e) The Licensee shall take all possible steps to eliminate the danger of fire occurring and shall ensure that all members of staff, stewards and attendants are fully instructed in their duties in the event of fire.
- (f) A written copy of fire drill instructions, including action to be taken when a fire or other emergency is discovered, shall be displayed on the premises with these conditions.
- (g) No portable heating appliances of any description shall be used in the Premises while the public are present, without the consent of the Council.
- (h) No explosive or highly inflammable material shall be brought into the Premises and no liquefied petroleum gas cylinder shall be used or stored in any part of the Premises whilst the public are present.
- (i) No cotton wool or other similar highly inflammable material shall be used for scenery, decoration or costume.
- (j) Fire fighting equipment and a suitable approved alarm system shall be installed within the Premises and in such a way as shall be required by the Council and the Fire Officer. All such equipment shall be maintained in good and efficient working order and kept ready for use and regularly tested. Portable fire extinguishers should be discharged at regular intervals in accordance with Clause 10:2 of British Standard Code of Practice 5306 : Part 3 : 1980. Any backstage automatic sprinkler installations must be designed, installed and maintained in accordance with the latest requirements of the Fire Officers' Committee by a company entered on that Committee's Approved List of Installers Parts I,II or III. All tests are to be recorded in a log book to be produced as required by the Council.
- (k) Fire appliances containing carbon tetrachloride (CTC) or methyl bromide shall not be kept or used on the Premises.
- (l) Smoking will be prohibited within any stage area and dressing rooms and notices will be prominently displayed to this effect.
- (m) Immediately a fire is discovered or suspected, the Fire Brigade shall be called immediately by dialling 999. Any outbreak of fire, however small, shall be recorded in a log book.
- (n) A conspicuous notice shall be displayed at the entrance or in the foyer of the Premises describing the position of the nearest telephone.
- (o) The Licensee shall give at least 21 days written notice to the Council of any proposed dangerous performance or exhibition, including exhibitions involving the use of naked flames and no such exhibition shall be permitted unless prior consent has been given by the Council.
- (p) Pyrotechnics shall not be used other than on a stage which is capable of being separated from the public by a fire-resisting curtain and the Council has given its express consent. In this connection, pyrotechnics means apparatus or other devices used to produce smoke, vapour or firework type effects.
- (q) The Licensee shall provide to the Council at least 28 days notice of his intention to install strobe or laser equipment and such equipment shall not be used without the express consent of the Council
- (r) Combustible materials may only be stored in such positions as may be approved by the Council.
- (s) Heating of the Premises shall be provided and maintained in a manner satisfactory to the Council. If required by the Council, a certificate in a prescribed form to the effect that the space heating apparatus and hot water boilers have



ANNEXES continued ...

been examined and tested and are in a safe working condition, shall be given annually by a recognised insurance company and shall be submitted to the Council with any initial or renewal Licence application.

- (f) Every heating appliance used on the Premises shall be so protected or situated sufficiently far from any woodwork, hangings or other materials that it shall not be likely to catch fire.
- (u) All gas burners must be of a type and position approved by the Council. Gas taps within reach of the public shall be of a secret or safety pattern.

9. STRUCTURE AND SUITABILITY

- (a) No alteration, either permanent or temporary, whether in construction or rearrangement of any detail, or otherwise, shall be made in the Premises without the consent of the Council. Plans and particulars, in duplicate, of such alterations must be sent to the Council for approval and no work may commence until such approval is given. Such consent will not be required for any work which is necessary for the efficient maintenance of the approved arrangements and which will be carried out in accordance with these conditions and the Council's technical requirements.
- (b) Notice shall also be given to the Council of any intention to carry out work necessitating the use of internal or external scaffolding, cradles or plant. If the Council shall so require, the Premises shall be closed to the public until the work has been completed and the scaffolding, cradles and plant have been removed.
- (c) In the event of any Premises being closed for the purpose of effecting alterations, additions, repairs, or decorating they shall not be reopened to the public unless and until the consent of the Council shall have been obtained. At least fourteen days notice in writing to the Council shall be given by the Licensee of his intention to reopen the premises and, in order that necessary inspections and tests may be made at the Premises by the Council, a clear interval of 48 hours (not including Sundays and Bank Holidays) shall elapse between the completion of the building and its equipment in accordance with the requirements of the Council and the date of proposed re-opening of the Premises.
- (d) Except with the prior consent of the Council, no work in connection with any alterations, repairs or redecoration in areas occupied by the public or performers shall be carried out whilst the public are on the Premises.
- (e) Any consent under this Condition does not relieve the Licensee of any necessity to seek a variation in the terms of the Licence where it is clear that such variation would be necessary as the direct result of the works carried out. eg. Removal of walls between separate rooms so affecting the capacity of each.
- (f) If required by the Council, the Licensee shall at his own expense provide a certificate to the effect that the Premises have been examined by a competent Technical Adviser (deemed to be suitable by the Council) and found to be structurally sound for the purpose for which they are intended to be used. Such certificate shall include an inspection of all ceilings and ornamental plasterwork. The certificate shall be renewed every five years or at any other time when required by the Council.
- (g) Where the Licence permits the provision of dancing, a suitable and clearly identifiable single area must be available for this purpose. The minimum area to be set aside shall be four square metres where the Licence permits a maximum capacity of between 1 and 99 people, six square metres where the Licence permits a maximum capacity between 100 and 199 people and nine square metres where the Licence permits a maximum capacity of over 200 people

10. CONDUCT OF PREMISES AND NOISE NUISANCE

- (a) The Licensee shall keep and maintain good order and decent behaviour in the Premises during the hours of public entertainment. No performance or exhibition provided shall be of an obscene, indecent or objectionable nature.
- (b) The Licensee shall at all times ensure that persons on or leaving the Premises and using adjacent car parks and highways conduct themselves in an orderly manner and do not in any way cause annoyance to residents or persons passing by.
- (c) The Licensee shall ensure that noise shall not emanate from the Premises such as to cause persons in the neighbourhood to be unreasonably disturbed. To this end, adequate sound insulation should be provided and regard must be had to the ventilation requirements for the Premises. All sound insulation must be installed to the satisfaction



ANNEXES continued...

of the Council

- (d) The volume of amplified sound used in connection with the entertainment provided shall at all times be under the control of the Licensee or Management and the controlling mechanism shall be operated from a part of the Premises not accessible to the public.
- (e) During any period of time where amplified sound is played in any part of the Premises either:-
- (i) the noise level shall not exceed 102 dB(A)(slow) at any time or 95 dB(A) Leq over a 10 minute period OR
 - (ii) the contents of "The Draft Code of Practice on Sound Levels in Discotheques" (HMSO Ref. ISBN 01175 1862X) be adopted in its entirety on the Premises OR
 - (iii) suitable noise compressors/limiters (Entertainment Noise Controllers) be installed and operated to the satisfaction of the Council.

11. HYPNOTISM AND OTHER ENTERTAINMENTS PROVIDING SPECIAL RISKS

- (a) Unless the express written consent of the Council shall first have been obtained, no entertainment shall be provided in any part of the premises consisting of or involving:-
- Hypnotism (as defined by the Hypnotism Act 1952);
 - Striptease, lap dancing or any similar performance;
 - The use of special effects, or matters in respect of which special risks will arise, including the introduction to any area occupied by the public of any material, vapour, liquid, foam or foodstuff; or
 - The use of any temporary structure or staged area

Applications for such consent must be made in writing in a form to be prescribed by the Council and submitted not less than 28 days (or such other period as the Council may specify in particular circumstances) before the performance is intended to be provided. Additional information considered appropriate to the application may be required to be provided and, after due consideration, additional conditions may be imposed in relation to the entertainment, for which an additional fee may be payable. A copy of the application shall at the same time be forwarded to the Chief Officer of Police and Fire Authority.

- (b) With regard to a performance involving hypnotism, the application shall, in all cases, contain the following particulars. (1) the name and address of the person by whom the exhibition, demonstration or performance is to be given, (hereinafter called "the hypnotist"); (2) a description of the proposed exhibition, demonstration or performance; and (3) a statement as to whether, and if so, giving full details thereof, the hypnotist has been previously refused, or had withdrawn, a consent by any Licensing Authority or been convicted of any offence under the Hypnotism Act 1952 or of an offence involving the breach of a condition regulating or prohibiting the giving of an exhibition, demonstration or performance of hypnotism on any person at a place licensed for public entertainment.

- (c) In relation to any consent given for a hypnotism display, the following conditions shall apply:-

- 1 No exhibition, demonstration or performance shall be held whereby:
harm is caused or is likely to be caused to any person attending it, any person is caused, while under the influence of hypnotism, to say or do anything offensive to the public; if the Council notifies the Licensee in writing that it objects to anything said or done in the course of the exhibition such thing shall not thereafter be included in the exhibition, there is the giving of hypnotherapy or any other form of treatment, there is any experiment in which there is either the age regression of the subject or the subject is suspended between two supports (so called "catalepsy") or there is the giving of suggestions to the subject that he should perform any act or behave in any manner which is likely to be interpreted as indecent, offensive or harmful, nor that the subject should consume any substance which is either noxious or harmful.
- 2 All hypnotic or post-hypnotic suggestions shall be completely removed from the minds of the subjects (including those of the audience) before they leave the room or place in which the performance takes place. Likewise, any post-hypnotic suggestions given shall take place only in the presence of the hypnotist and shall not continue after the performance or away from the room or place in which the performance takes place.
- 3 The exhibition shall conform to the description submitted to the Council unless the Council has required or



ANNEXES continued

expressly authorised a modification.

- 4 Any modifications in the exhibition subsequently required by the Council shall be made immediately upon notice thereof being given by the Council to the Licensee.
- 5 No inducements shall be offered to any person to subject themselves to the influence of the hypnotist.
- 6 No poster, advertisement or programme relating to the exhibition shall be displayed, sold or supplied by or on behalf of the Licensee either at the premises or elsewhere, which is likely to be injurious to morality or otherwise offensive to public feeling; if the Council notifies the Licensee in writing that it objects to such an item so displayed, sold or supplied, that item shall not thereafter be displayed, sold or supplied. All such items promoting the exhibition shall draw attention, in a clear and legible manner to the prohibition on the hypnotising of persons under the age of 18 imposed by Section 3 of the Hypnotism Act 1952.

12. MISCELLANEOUS

- (a) If the premises have the benefit of a Special Hours Certificate, issued by the Licensing Justices under Section 77 of the Licensing Act 1964, all drinking glasses in which drinks are served shall be of strengthened glass. No drink shall be served in a glass bottle from which it is intended or likely that a customer will drink.
- (b) A log book shall be kept upon the Premises in which shall be entered particulars of inspections required to be made under, and compliance with, Conditions 5m, 7i, 7h, 7n, 8a, 8d, 8j, 8m, 11h and 11l of these Conditions. The log book shall be kept available and produced for inspection when required by the persons authorised under these Conditions.
- (c) Any officer appointed for the purpose by the Council or any member of the Devon Fire and Rescue Service in uniform, or a Police Constable, may at all reasonable times enter the Premises with a view to seeing whether the provisions of the Local Government (Miscellaneous Provisions) Act 1982 and conditions made thereunder have been complied with.
- (d) The Licence may be revoked by the Council if at any time the Licensee is convicted of any offence of using any place for an entertainment other than in accordance with the terms, conditions or restrictions of the Licence.
- (e) The Council reserves the power after the grant, renewal or transfer of the Licence at any time to dispense with or modify or relax any of these terms, conditions or restrictions, and to make such additional terms, restrictions and conditions as they may deem requisite to meet the circumstances of any particular case.
- (f) Any application by a Licensee to alter any of the terms, restrictions and conditions applicable to the Licence shall be in the form prescribed by the Council and contain all information reasonably required by the Council to allow the modifications to be considered.
- (g) Facilities and equipment suitable for the number of patrons and the type of event undertaken by virtue of the Licence, shall be provided to enable first-aid treatment to be given promptly in the event of injury to patrons or staff.
- (h) A responsible member of staff shall be designated to take charge of a situation, call an ambulance and administer first aid in the event of any patron or member of staff becoming badly injured or taken seriously ill whilst on the Premises.
- (i) In the event of any accident causing injury to any person or property within the Premises, the Licensee shall within 48 hours report the same to the Council and shall supply any particulars in respect thereof as the Council may require. In addition, the Licensee shall record any particulars in respect thereof as shall be required by the Council. (This requirement is without prejudice to the Statutory Requirements).
- (j) The date on which any staff have obtained first aid qualifications or received refresher training shall be recorded and kept with the log book.

Please note: condition 4e regarding Torbay Door Stewards Registration and Training Scheme has now been superseded by the mandatory condition on door supervision.

Additional Conditions transferred from Public Entertainment Licence



ANNEXES continued ...

1. This licence shall apply only to those parts of the premises named below and the maximum number of persons to be permitted within those areas shall not exceed the figure stated:-

The Lounge Bar - 100
The Restaurant - 100

Restrictions transferred from the On Licence

The restrictions related to permitted hours do not prohibit:

- (a) during the first twenty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) during the first thirty minutes after the above hours the consumption of the alcohol on the premises by persons taking meals there if the alcohol was supplied for consumption as ancillary to the meals;
- (d) consumption of the alcohol on the premises or the taking of sale or supply of alcohol to any person residing in the licensed premises;
- (e) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (f) the sale of alcohol to a trader or club for the purpose of the trade or club.
- (g) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces;
- (h) the taking of alcohol from the premises by a person residing there; or
- (i) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied; or
- (j) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol so supplied, if the liquor is supplied at the expense of the employer or of the person carrying on or in charge of the business on the premises.

Credit Sales

Alcohol shall not be sold or supplied unless it is paid for before or at the time when it is sold or supplied, except alcohol sold or supplied:

- (a) with and for consumption at a meal supplied at the same time, consumed with the meal and paid for together with the meal;
- (b) for consumption by a person residing in the premises or his guest and paid for together with his accommodation;
- (c) to a canteen or mess.

The Prevention of Crime and Disorder

- 1. A clear and legible Notice shall be displayed outside the main entrance of the premises indicating the permitted hours under the terms of the Premises Licence during which licensable activities are permitted.
- 2. Notices shall be displayed inside the premises forbidding under age drinking and the supply or use of illegal drugs on the premises.



ANNEXES continued ...

3. Cigarettes shall be sold in the lounge bar through a machine and a small selection of cigars are sold to adults from behind the bar. The sale of cigarettes shall be monitored by the licensee/bar staff.

Public Safety

1. The gas system including appliances shall be inspected and tested by a Corgi registered Gas Engineer annually and a satisfactory Gas Safety Certificate shall be maintained and kept on site and made available for inspection by Officers of relevant statutory bodies.
2. All electrical appliances shall be tested annually by a qualified N I C E I C Engineer and labelled accordingly.
3. Fire fighting equipment has been and shall be provided in accordance with the Fire Officer's requirements and shall be assessed by the Licensees on a regular basis and recorded in a Book maintained at the premises for this purpose.
4. A supply of first aid equipment and materials shall be available for the use of patrons based on a risk assessment carried out by the Licensees.
5. All staff shall have received suitable training as to evacuation procedures.
6. A means of addressing patrons which can be heard above any entertainment shall be available.

The Prevention of Public Nuisance

1. Noise or vibration from the premises shall not be excessive so as to give rise to reasonable complaint.
2. Patrons shall be reminded not to stand around talking in the street outside the premises or car park after midnight and shall be asked to leave the vicinity quickly and quietly where necessary.
3. Management shall control the sound levels of any music or entertainment in the premises.
4. No movement of bins or rubbish outside the premises shall take place between midnight and 7.00am.

The Protection of Children From Harm

1. Notices shall be displayed at the bar forbidding under age drinking.
2. No persons under the age of 18 years shall be allowed access to the premises without adult supervision.
3. No children shall be allowed in the immediate vicinity of the Bar/Severy at any time.
4. Children under 14 shall be restricted to the Family Area (pool room), the beer garden and the restaurant/function room.

ANNEXE 3

CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

The Prevention of Public Nuisance

1. Noise or vibration shall not emanate from the premises such as to cause persons in the neighbourhood to be unreasonably disturbed. In general terms, noise from the premises shall not be audible within any noise sensitive premises (e.g. dwelling) with windows open for normal ventilation especially after 23:00hr. This shall be assessed from the boundary to the nearest residential properties, on all sides of the licensed premises. The criteria that shall be applied are;
 - (i) Before 23:00hr- Noise emanating from the premises shall not be clearly distinguishable above other noise.
 - (ii) After 23:00hr- Noise emanating from the premises shall not be distinguishable above background levels of noise.
 - (iii) The local authority shall reserve the right in cases of tonal noise and where premises are attached to others (i.e. semi's and terraced properties), to make further assessments from within the residential property.



ANNEXES continued ...

2. To reduce noise break out, doors and windows facing onto any noise sensitive premises (e.g. dwelling) shall be kept shut during entertainment. A management scheme shall be in place to ensure this situation remains.
3. The placing of refuse, such as bottles, into receptacles outside the premises shall take place at times that will prevent disturbances to nearby properties.
4. The handling of beer kegs, bottles and other similar items shall not take place in the late evening, at night and during the early morning, when the noise generated could cause a nuisance particularly outside buildings.
5. Cooking, noxious or persistent smells from the premises shall not cause a nuisance to nearby properties and the premises must be properly vented.
6. Provision of mechanical ventilatoin and air conditioning system shall not allow noise breakout from the premises or cause a nuisance by its operation.

The Protection of Children from Harm

1. All Amusement with prizes machines must be sited to ensure they are under direct supervision of the staff at all times.
2. A management system shall be introduced to ensure that staff are aware of the legal requirements relating to underage sales and the prevention from use of AWP machines by those under eighteen.

ANNEXE 4

PLANS

Copy attached to Licence.



LOCAL AUTHORITY



Torbay Council
Licensing & Public Protection
c/o Town Hall
Castle Circus
Torquay
TQ1 3DR

Premises Details

POSTAL ADDRESS OF PREMISES, OR IF NONE, ORDNANCE SURVEY MAP REFERENCE OR DESCRIPTION

Farmhouse Tavern

130 Newton Road, Torquay, Devon, TQ2 7AD.

Telephone 01803 613451

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- a performance of live music
- any playing of recorded music
- provision of late night refreshment
- the sale by retail of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
E. Performance of live music (Indoors)	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am
F. Playing of recorded music (Indoors)	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am
L. Late night refreshment (Indoors)	Monday to Sunday	11:00pm	Midnight
	New Year's Eve	11:00pm	3:00am
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Sunday	11:00am	Midnight
	New Year's Eve	11:00am	3:00am

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Sunday	11:00am	12:30am
New Year's Eve	11:00am	3:30am

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- M. The sale by retail of alcohol for consumption ON and OFF the premises



Licensing Act 2003

Premises Licence Summary

456

NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

Ei Group plc

3 Monkspath Hall Road, Shirley, Solihull, West Midlands, B90 4SJ.

REGISTERED NUMBER OF HOLDER, FOR EXAMPLE COMPANY NUMBER, CHARITY NUMBER (WHERE APPLICABLE)

Ei Group plc

2562808

NAME OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORISES THE SUPPLY OF ALCOHOL

Christopher WEBLEY

STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

Access is restricted only under the terms of the Licensing Act 2003



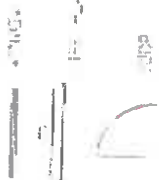
Steve Cox
Environmental Health Manager
15 February 2017



ANNEXE 4

1. Number of bedrooms
2. Total accommodation

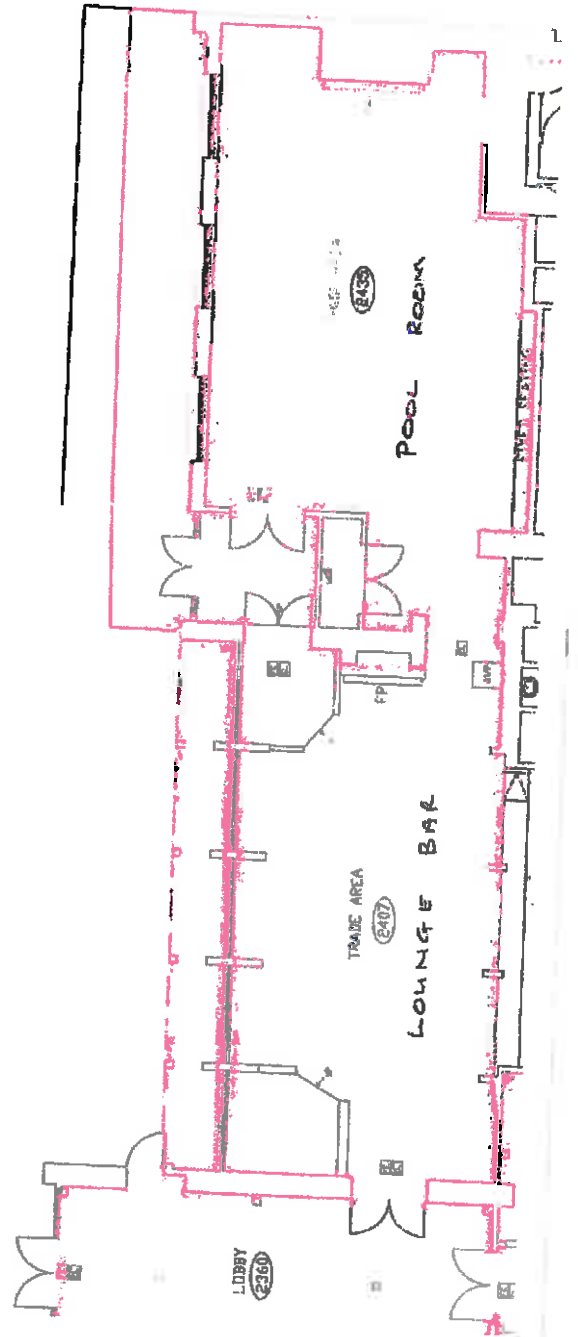
2000 BELTING HEIGHT



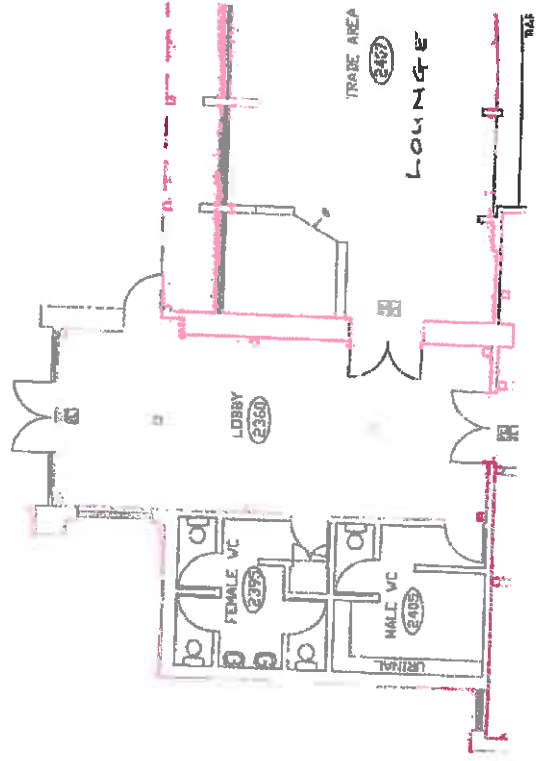
- TILES
- CRUSH
- WOOD FRAME BRUN
- SCALD
- FIRE EXIT
- OVERHEAD LIGHT
- INTERIOR DOOR
- PIPE ABOVE WALL HEIGHT
- BELL NUMBER
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CO₂
- FIRE EXTINGUISHER FOAM
- FIRE EXTINGUISHER WATER
- FIRE EXTINGUISHER FOAM

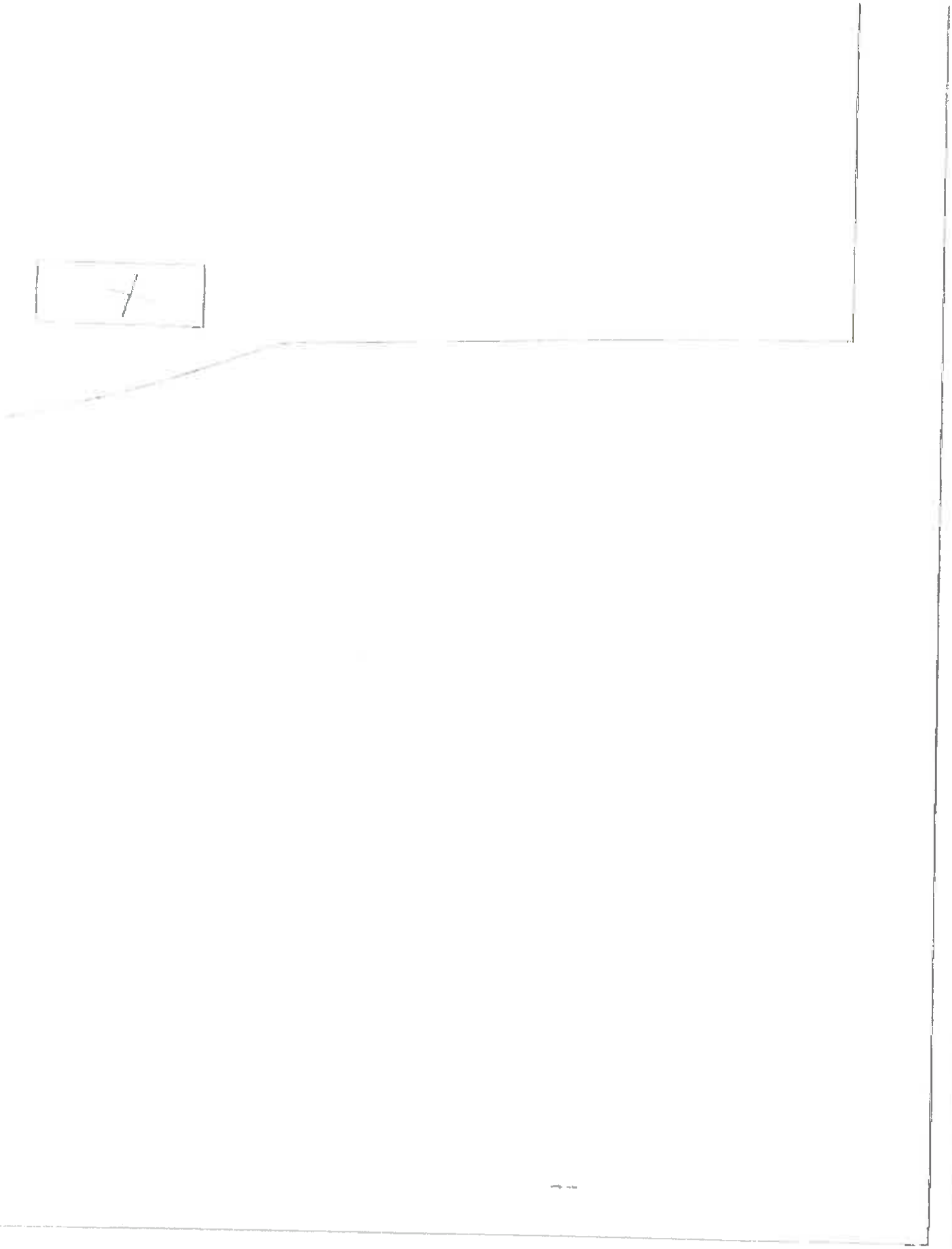
- * SPRINKLER OUTLETS
- DRY RISER
- WET RISER
- STEPS
- SINK UNIT
- AMUSEMENT WITH PRIZES
- BAR FLAP
- SITE PLAN
- TRADE DRINKING AREA

C
A
R
P
A
R
K



OUTSIDE DRINKING
AREA



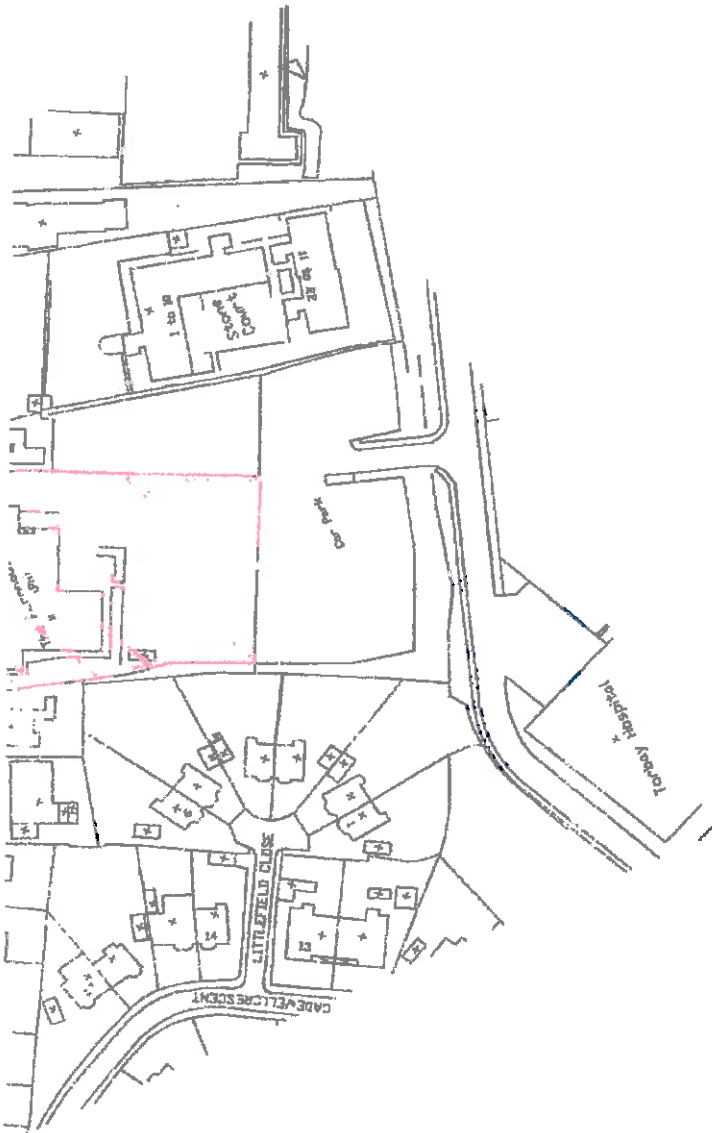


BUILDING PERMITS AREA 63325 SQ. M

SCALE 1:100
GROUND FLOOR

1

Farmhouse Tavern006.jpg



INDICATIVE ONLY
SCALE 1:1250

Item	Value	Item	Value
Property ID	03/05/252/30866	Property Name	FARMHOUSE TAVERN
Address	130 NEWTON ROAD TORREY BEVON 702 7AD	Address	130 NEWTON ROAD TORREY BEVON 702 7AD
Alter		LICENSING SURVEY PLA	
Date of Survey	20/07/04	Date of Survey	20/07/04
Plot No	11006	Plot No	11006

IN THE MATTER OF:

FARMHOUSE TAVERN 130 NEWTON ROAD TORQUAY DEVON

HEARING: 5 JULY 2018

GREENE KING BREWING & RETAILING LTD

APPLICANT

ANNEX 2

NOTES
 The design and details on this drawing are subject to change and must be approved by the client before construction begins. All dimensions are to be checked on site and dimensions before, during and after any site or equipment. Any errors or discrepancies to be reported to the architect.

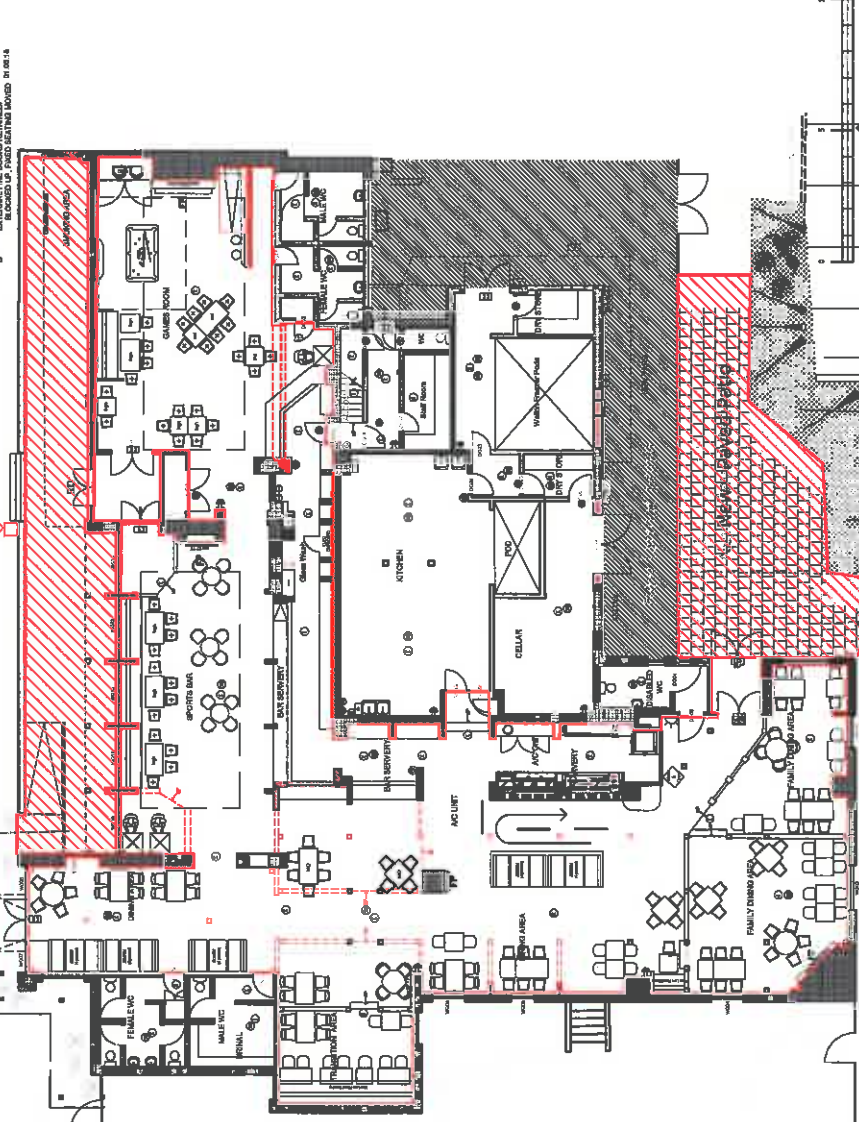
REV C AC UNITS ADDED
 REV D EXISTING ROOMS REMOVED
 REV E FUNCTION ROOMS NOTED TO BE NEW

DATE: 28.06.18
 DRAWING NO.: 1914-08
 SCALE: 1:100 @ A1

PROJECT: THE FARMHOUSE
 ADDRESS: NEWTON ROAD
 TORQUAY

CLIENT: GREENE KING

ARCHITECT: jda
 ARCHITECTURE
 11, THE BARN, TORQUAY, DEVON, EX3 0JL
 TEL: 0181 865 0964
 FAX: 0181 685 4106
 EMAIL: info@jda-arch.co.uk
 WEB: www.jda-arch.co.uk



1:100 Scale Bar (metres)

CONSTRUCTION
 DRAWING DESCRIPTION
 EXISTING GROUND FLOOR PLAN
 PROPOSED GROUND FLOOR PLAN
 LICENSING

DATE: APRIL 2018
 DRAWING NO.: 1914-08
 SCALE: 1:100 @ A1

DATE: APRIL 2018
 DRAWING NO.: 1914-08
 SCALE: 1:100 @ A1

GREENE KING

COVERS:
 EXISTING TOTAL = 140 approx
 PROPOSED TOTAL = 203 approx

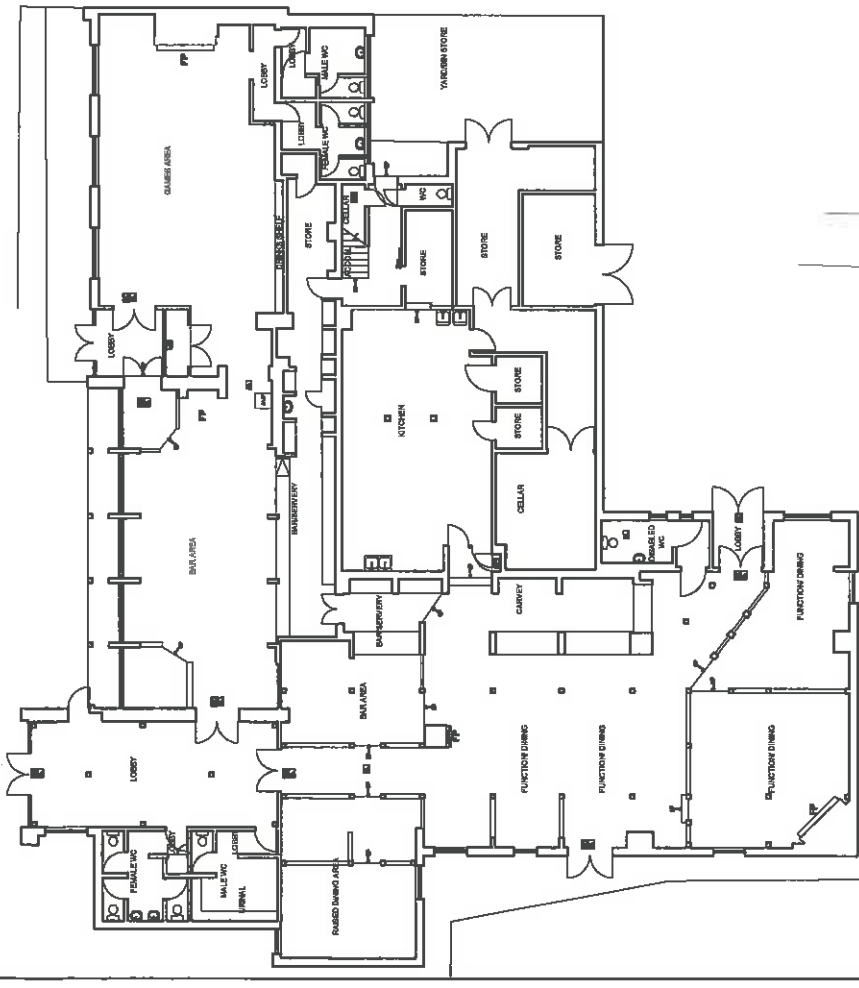
TFA: PUB ONLY
 TOTAL EXISTING TFA 468m² inc lobbies
 TOTAL PROPOSED TFA 468m² inc lobbies

Red hatch line indicates area of licenseable activities / consumption of alcohol.
 Total area = 143m²

Red line indicates area of licenseable activities / consumption of alcohol
 Total area inc lobbies = 488m²



PROPOSED GROUND FLOOR PLAN



GENERAL NOTES

- All fire doors to be fitted with automatic self-closing devices, unless otherwise specified. Fire doors to be fitted with visible fluorescent strips & smoke seals.
- Vision panels within fire doors to have suitable F.R. rated glazing installed within intumescent beading.
- All doors on escape routes to be either kept unlocked during opening hours or fitted with push-bar opening devices to BS EN 1125 1997 & fitted with 'PUSH BAR TO OPEN' signs.
- Any input/extract ventilation ductwork to have suitable fire dampers as per architect's details.

FIRE ALARM

- Manual call point supplied & fitted by electrician.
- Smoke detector linked to fire alarm supplied & fitted by electrical contractor.
- Heat detector linked to fire alarm supplied & fitted by electrical contractor.
- Fire alarm sounder supplied & fitted by electrician.
- Vapour proof 3HR maintained emergency light. Electrician to supply & fit.
- 3HR emergency well mounted bulkhead fitting supplied & fitted by electrical contractor.
- Decorative emergency flush ceiling fitting supplied by silent fire alarm contractor.
- Decrease 30 minute fire resistant door fitted with smoke seals and self-closing devices.
- Fire Door Keep Shut
- Fire Door Keep Locked Shut
- FIRE PRECAUTIONS indicates position of 13A water based fire extinguisher
- Indicates position of CO₂ Fire Extinguisher
- Indicates position of 6 Ltr Wet Chemical Fire Extinguisher
- Fire Blanket
- New fire alarm sounder end beacon supplied & fitted by electrical contractor.

EMERGENCY LIGHTING

- 3HR non-maintained emergency flush ceiling fitting. Electrician to supply & fit.
- New Emergency exit sign. Electrician to supply & fit.
- New external emergency light. Electrician to supply & fit.
- 3HR non-maintained emergency flush ceiling fitting. Electrician to supply & fit.
- 3HR emergency well mounted bulkhead fitting supplied & fitted by electrical contractor.
- Decorative emergency flush ceiling fitting supplied by silent fire alarm contractor.

IN THE MATTER OF:

FARMHOUSE TAVERN 130 NEWTON ROAD TORQUAY DEVON

HEARING: 5 JULY 2018

GREENE KING BREWING & RETAILING LTD

APPLICANT

ANNEX 3

Agreed assurances given to Environmental Health (Karl Martin) dated 7 June 2018.

A curfew on the use of the external licensed facilities of 10.00pm Sunday – Thursday and 11.00pm Friday and Saturday.

The provision of a designated smoking area as far distant from the residential accommodation as can be provided.

Confirmation that there will be no speakers or PA equipment erected or broadcast outside.

Under the existing Licence current live and recorded music stops at midnight. A restriction on the performance of live and recorded music of 11.00pm (save for background music which is not licensable)