



Clerk: Lisa Antrobus  
Telephone: 01803 207013  
E-mail address: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk)  
Date: Tuesday, 12 February 2019

Governance Support  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Dear Member

**LICENSING SUB-COMMITTEE - THURSDAY, 14 FEBRUARY 2019**

I am now able to enclose, for consideration at the Thursday, 14 February 2019 meeting of the Licensing Sub-Committee, the following reports that were unavailable when the agenda was printed.

<b>Agenda No</b>	<b>Item</b>	<b>Page</b>
5.	<b>Licensing Act 2003 – An application for a Review of a Premises Licence for Bolton Hotel, New Road, Brixham TQ5 8LT</b>	(Pages 148 - 171)

Yours sincerely

Lisa Antrobus  
Clerk

**Guy, Mandy**

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**From:** SMART Julie 50403 <Julie.SMART@devonandcornwall.pnn.police.uk>  
**Sent:** 11 February 2019 09:24  
**To:** Matthew Phipps; Kate Swarbrick; [REDACTED]  
**Cc:** Paul Uren  
**Subject:** RE: BOLTON HOTEL PROPOSED AMENDMENTS TO LICENCE

Hi Matthew

Yes we would agree to an earlier time for substantial food to cease.

Kind regards  
Julie

**From:** Matthew Phipps [mailto:[REDACTED]]  
**Sent:** 08 February 2019 12:19  
**To:** SMART Julie 50403 <Julie.SMART@devonandcornwall.pnn.police.uk>; Kate Swarbrick <[REDACTED]>  
**Cc:** Paul Uren <[REDACTED]>  
**Subject:** RE: BOLTON HOTEL PROPOSED AMENDMENTS TO LICENCE

Julie thank you, very helpful.

Only thing I can see is the availability of food throughout. Even in fine dining restaurants the last hour generally is kitchen clean up and wind down rather than service and preparation of food.

Can we agree that the kitchen and full menu need only be available until, say, 10:30 pm please?

I'm without instructions, as Kate and I haven't spoken yet, but as you are away this afternoon thought it would be helpful to pop this across.

Matthew

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**From:** SMART Julie 50403 [mailto:[Julie.SMART@devonandcornwall.pnn.police.uk](mailto:Julie.SMART@devonandcornwall.pnn.police.uk)]  
**Sent:** 08 February 2019 11:57  
**To:** Matthew Phipps; Paul Uren; Kate Swarbrick; [REDACTED]  
**Subject:** BOLTON HOTEL PROPOSED AMENDMENTS TO LICENCE

Good morning

I've had a look at the Bolton Hotel (a copy is attached) and I have detailed below our proposals in respect of the licence:

1. The opening hours of the premises to be amended to 0800 hrs to 0030 hrs every day of the week, with an additional hour on New Years Eve.
2. The sale of alcohol to be amended to 0800 hrs to 0000 hrs every day of the week, with an additional hour on New Years Eve.
3. It would also make sense to amend the hours for live and recorded music to fall in line with the above.
4. Remove conditions 2, 4, 5, 9, 11, 12, 13, 14 and 15 under the heading the Annexe 2 Prevention of Crime and Disorder.

5. Remove conditions 1 and 2 under the heading Annexe 3 Prevention of Crime and Disorder.
6. Remove conditions 1 and 3 under the heading Annexe 2 The Protection of Children from Harm.
7. Remove condition 6 under the heading Annexe 3 The Prevention of Public Nuisance.
8. Add the below conditions to the licence:
  - a) A CCTV system capable of providing images of an evidential standard, in all lighting conditions, and particularly in relation to facial recognition, shall be installed to the satisfaction of the police. The system will cover all areas of the premises not visible from the bar, including entrances and exits, and external smoking area. The system shall be in operation at all times the premises are open to the public. All recordings shall be retained for a minimum of 14 days. Recordings shall be provided to the police or other responsible authorities within 7 days of any request. The premises will supply all recording media and ensure that supplies are kept on the premises. The DPS or duty manager must be able to operate the system. Should the system be inoperable this will be recorded in the incident book and the system will be repaired as soon as reasonably practicable.
  - b) Substantial food in the form of table meals shall be available throughout the time the premises are open to the public.
  - c) The DPS shall ensure that an Incident Book is kept on the premises and that all incidents are recorded therein on a daily basis. This record shall include the full names of all persons involved, if possible or practical to do so. The incident Book shall be made available for inspection by a police officer, a police licensing officer or Officers of the local authority on demand, and such records shall be kept at the premises for a minimum of 12 months.
  - d) The DPS or other nominated person shall attend at least two meetings of the Torbay Licensing Forum per calendar year, together with any other meetings arranged by the police in respect of high risk events.
  - e) The Premises Licence Holder and/or DPS shall ensure that all staff receive training as to their responsibilities under the Licensing Act 2003, at the commencement of employment, with refresher training taking place on at least an annual basis. A record of all training will be kept and be available for inspection by representatives of responsible authorities on request. These records will be kept on the premises for at least 12 months.
  - f) The Premises Licence Holder/DPS shall risk assess the requirement for door supervisors, taking the layout of the premises and any proposed activities to take within the premises, into account and employ such door supervisors, if at all, in such numbers and at such times determined by that risk assessment. Risk assessments will be recorded, retained on the premises for at least 12 months and produced to representatives from responsible authorities on request.
  - g) The premises shall operate a Challenge 25 Policy and any individual who appears to be under the age of 25 will be required to produce an approved form of photographic identification as outlined within the Torbay Councils Licensing Statement of Principles.
  - h) No persons under the age of 18 years shall be permitted in the premises after 2200 hrs. Any under 18's allowed entry to the premises before this time must be accompanied by a responsible adult and shall be required to vacate the premises at 2200hrs.

In order to ensure that the premises is more food led I have included that substantial food will be available, but I have also increased the times that under 18's are allowed within the premises, to hopefully allow the premises to become more family friendly.

I hope that the above will be acceptable to you, but I'm happy to discuss the matter further should you so wish.

Please note that I am not working this afternoon, but will be available on Monday of next week.

Kind regards

*Julie Smart*  
Alcohol Licensing  
Drug and Alcohol Harm Reduction  
Prevention Department  
Dorset, Devon and Cornwall Police Alliance

[Julie.smart@devonandcornwall.pnn.police.uk](mailto:Julie.smart@devonandcornwall.pnn.police.uk)

01803 218900

~~XXXXXXXXXX~~

Internal: 41400



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Please note we do not accept service by email.

**Guy, Mandy**

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**From:** Matthew Phipps [REDACTED]  
**Sent:** 11 February 2019 10:25  
**To:** Guy, Mandy  
**Cc:** 'SMART Julie 50403'  
**Subject:** FW: Licensing Act 2003: Punch Taverns - The Bolton Hotel (to be known as Birdcage)  
**Attachments:** 17.063\_Birdcage\_Capex\_REVC.PDF; 17.063.250\_licensing\_Plan.pdf

Mandy

Please can the plans and the brochure be made available to the licensing committee on Thursday. Appreciate that the committee wont authorise the new layout at the hearing, but important for them to see where we are going with this in future (all others things being equal).

Best

Matthew

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**From:** Paul Uren  
**Sent:** 04 February 2019 11:12  
**To:** 'julie.smart@devonandcornwall.pnn.police.uk'  
**Cc:** Matthew Phipps; 'licensing@torbay.gov.uk'  
**Subject:** Licensing Act 2003: Punch Taverns - The Bolton Hotel (to be known as Birdcage)

Hi Officer,

Further to my colleague Matthew Phipps' email to you today, please find attached the proposed licensing plan and property brochure, containing visuals and finishes, relating the forthcoming investment by Punch Taverns in the above premises.

It is proposed that the premises will be known as " Birdcage" following the investment.

We look forward to hearing your thoughts on this (and those of your colleagues in the Torbay Council Licensing Section, who are copied in) on the application.

No discourtesy intended to the other responsible authorities and if you'd like to pass this email on to them or would like us to send them a copy, please provide us with the appropriate email addresses to forward on to.

Kind regards,

Paul Uren  
Real Estate Group  
for TLT LLP

D: [REDACTED]  
F: [REDACTED]  
M: [REDACTED]  
[www.TLTsolicitors.com](http://www.TLTsolicitors.com)  
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**OUTLET NAME:** The Birdcage  
**AREA:** 153  
**OUTLET NUMBER:** 300350  
**CURRENT SEGMENT:** Community Value  
**PROPOSED SEGMENT:** High Street Mainstream

**OUTLET ADDRESS:** New Road  
 Brixham  
 TQ5 8LT  
**PDM:** Kate Swarbrick  
**PM:** Miles Chapman  
**DESIGNER:** DMP



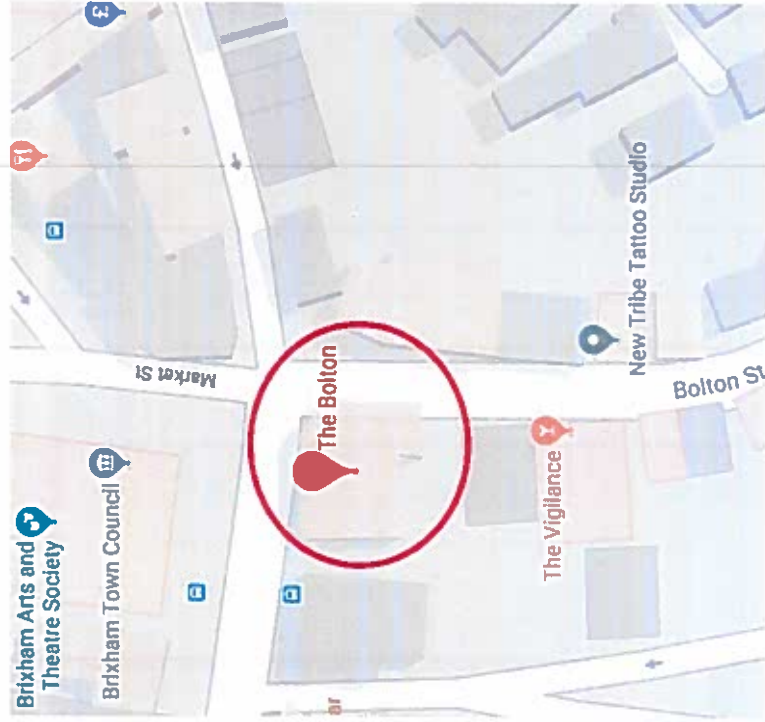
EXISTING EXTERNALS TO PUB



PROPOSED EXTERNALS TO PUB

**PROJECT CORE VALUES**

The current offer is very much value aimed at the local younger market and those who are economically challenged. It trades at a relatively low price for the area although it cannot compete with the neighbouring Wetherspoons. It main trades comes by acting as a feeder bar for the local nightclub on a Friday and Saturday nights alongside the sports TV. It has tried to reinvent itself as a sports bar to with limited success. The maintenance of the site is poor (run by a poor quality multiple operator) and the standards are wanting. Despite it's prominent position this site would never attract any of the tourist market and as such it trades relatively flat across the year (against other sites in the area that will peak during summer months). The business should be passionate about food and the detail to make the Birdcage stand out from the competition as demand for Sunday lunches etc is currently being fulfilled by other operations in the area. drinks, there will be something a little bit different in the service.



ORDNANCE SURVEY

**BRIEF DISCRIPTION**

The business should offer a range of traditional pub food in part but have a distinct USP concept to the food - something such as tapas, sharers or pizza with something as simple as wood fired pizzas creating something new for the locals as well as be familiar enough as to not scare them! However a change of name (Birdcage) with a full refurbishment will highlight a change in experience for new customers enhanced with new external decorations the street presence a wider demographic appeal.



LOCATION PLAN



<b>ELECTRICAL</b>			
Meter Type	3x 100 lamps		
Meter Location	By rear MOE door		
Supply	Current load: TBC (kW)	Proposed load: TBC (kW)	Adequate: <u>Y</u>
Actions / Recommendations			
<b>GAS</b>			
Meter Type	U16		
Meter Location	Rear boiler house		
Supply	Current load: TBC (BTU)	Proposed load: TBC (BTU)	Adequate: <u>Y</u>
Actions / Recommendations			
<b>WATER</b>			
Incoming supply	meter		
Meter Location	pavement		
Supply	Adequate: <u>Y</u>	Current size: 1 (mm)	Proposed size: TBC (mm)
Actions / Recommendations			
<b>DRAINAGE</b>			
Type	Mains		
Is installation?	Adequate: <u>Y</u>		
Actions / Recommendations			

EXISTING EXTERNAL PLAN



EXISTING EXTERNAL PHOTOS



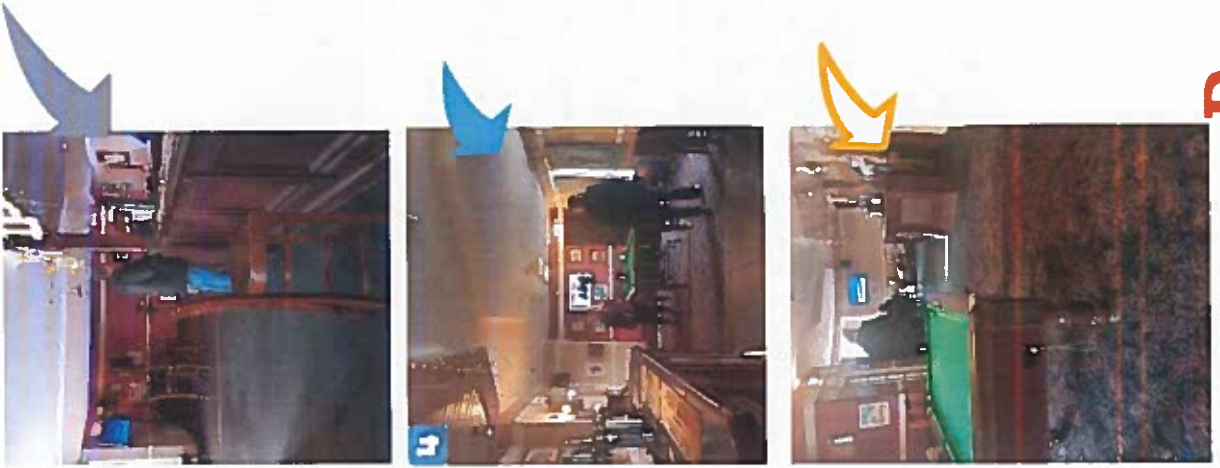
EXISTING EXTERNAL PHOTOS AND PLAN

**PUNCH**

EXISTING INTERNAL PLAN

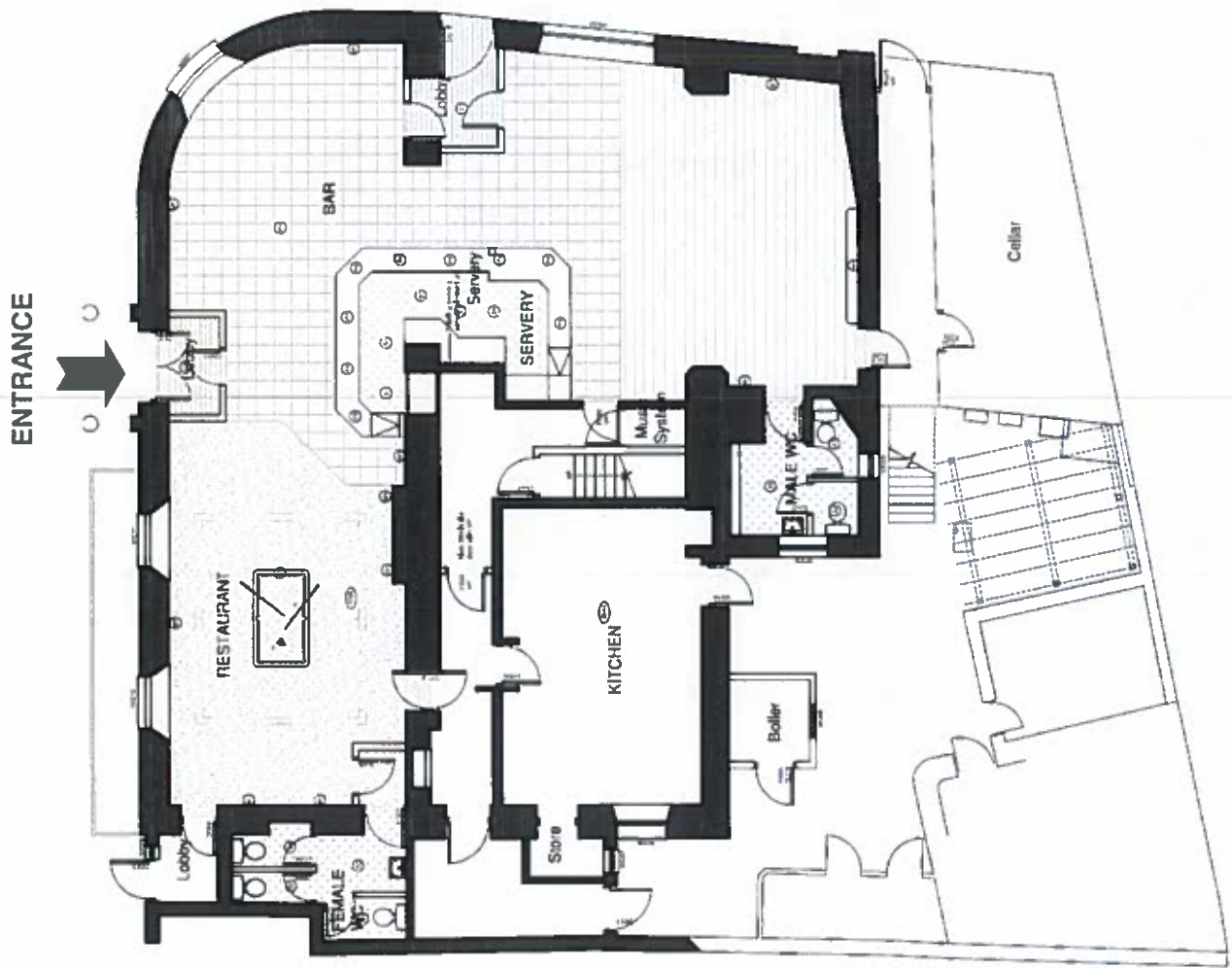


EXISTING INTERNAL PHOTOS



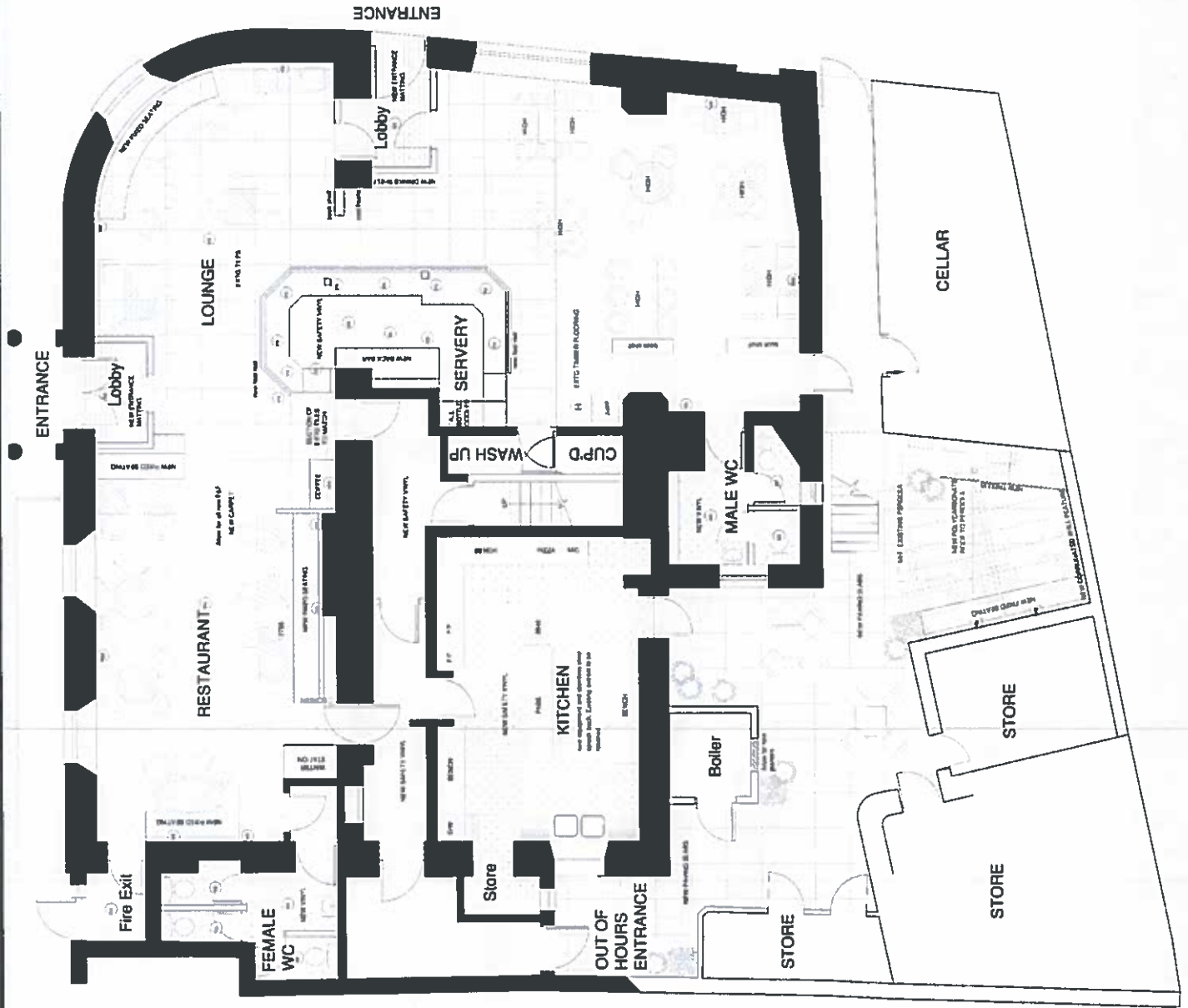
PUNCH

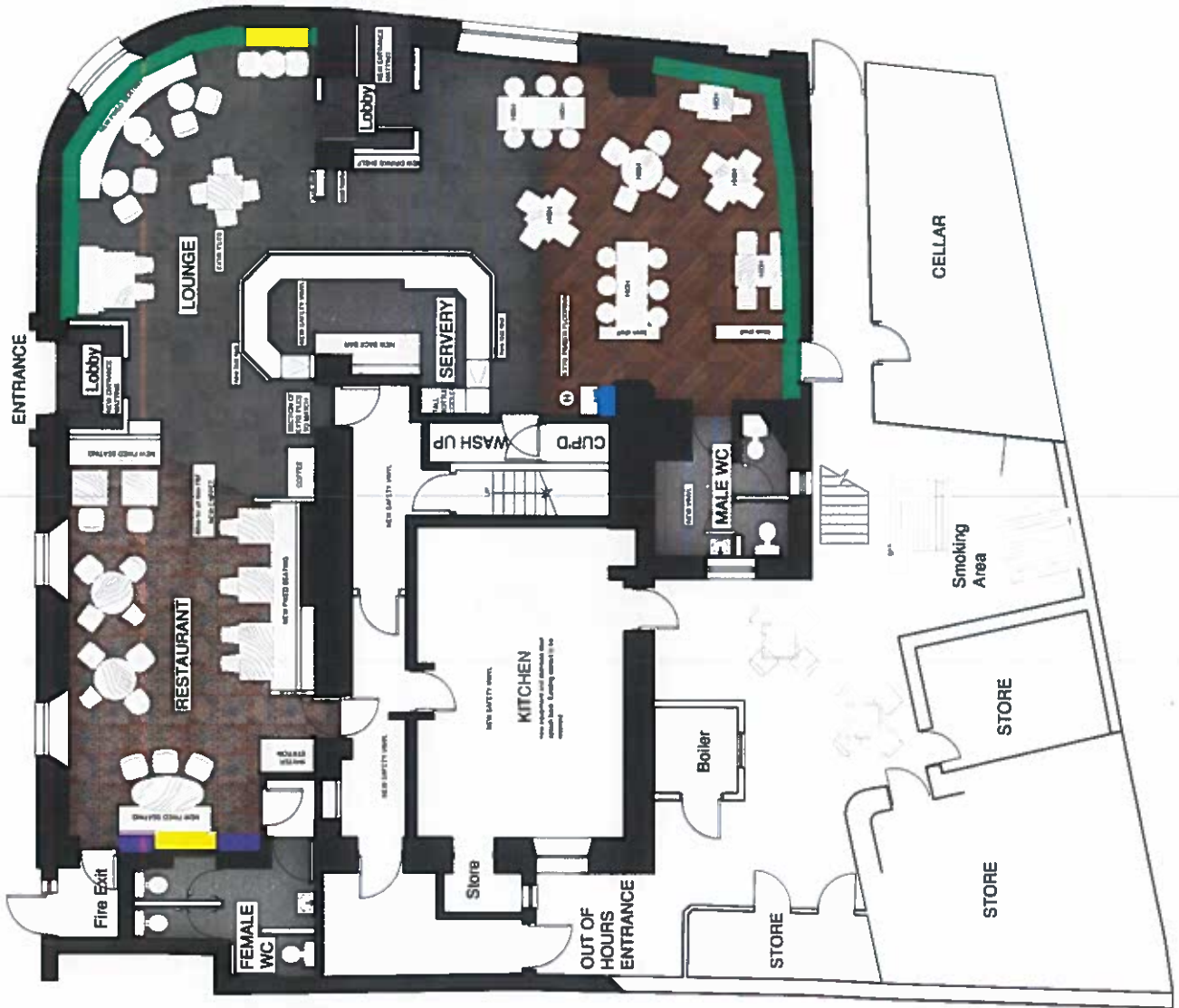
EXISTING INTERNAL PHOTOS AND PLAN- GROUND FLOOR



Gross Customer Area	171 m sq
Drinking Area	93 m sq
Dining Area	61 m sq
Drinking Covers	13
Dining Covers	8
External Covers	4







Proposed Gross Customer Area	171m squ
Proposed Drinking Area (incl serveries and trade corridors)	60m squ
Proposed Dining Area (incl serveries and trade corridors)	94m squ
Proposed Drinking Covers	76
Proposed Dining Covers	36
Proposed External Covers	20

Machines



TV position



Wallpaper

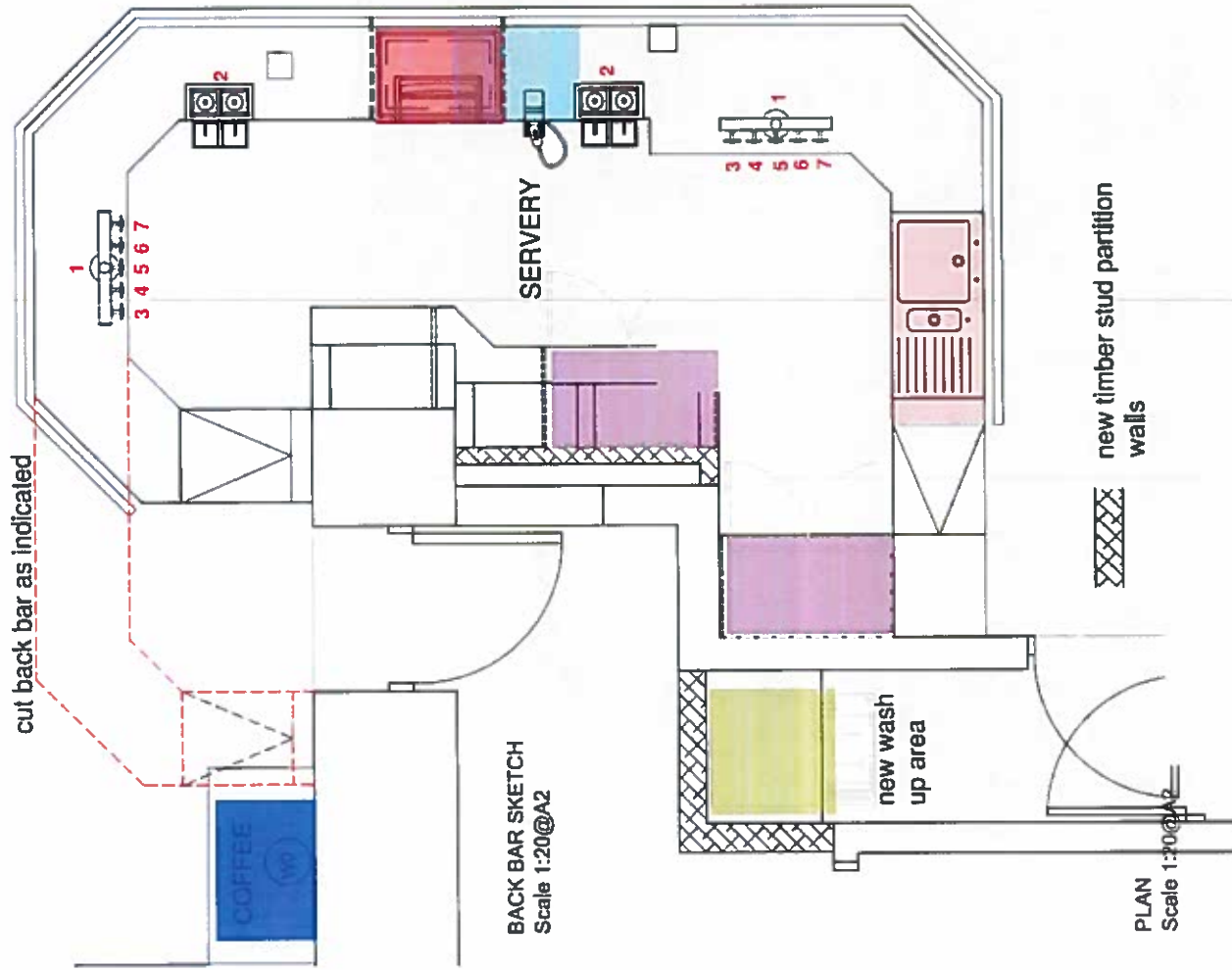


Feather board



Cladding

PROPOSED INTERNAL RENDERED PLAN INDICATING CHANGES



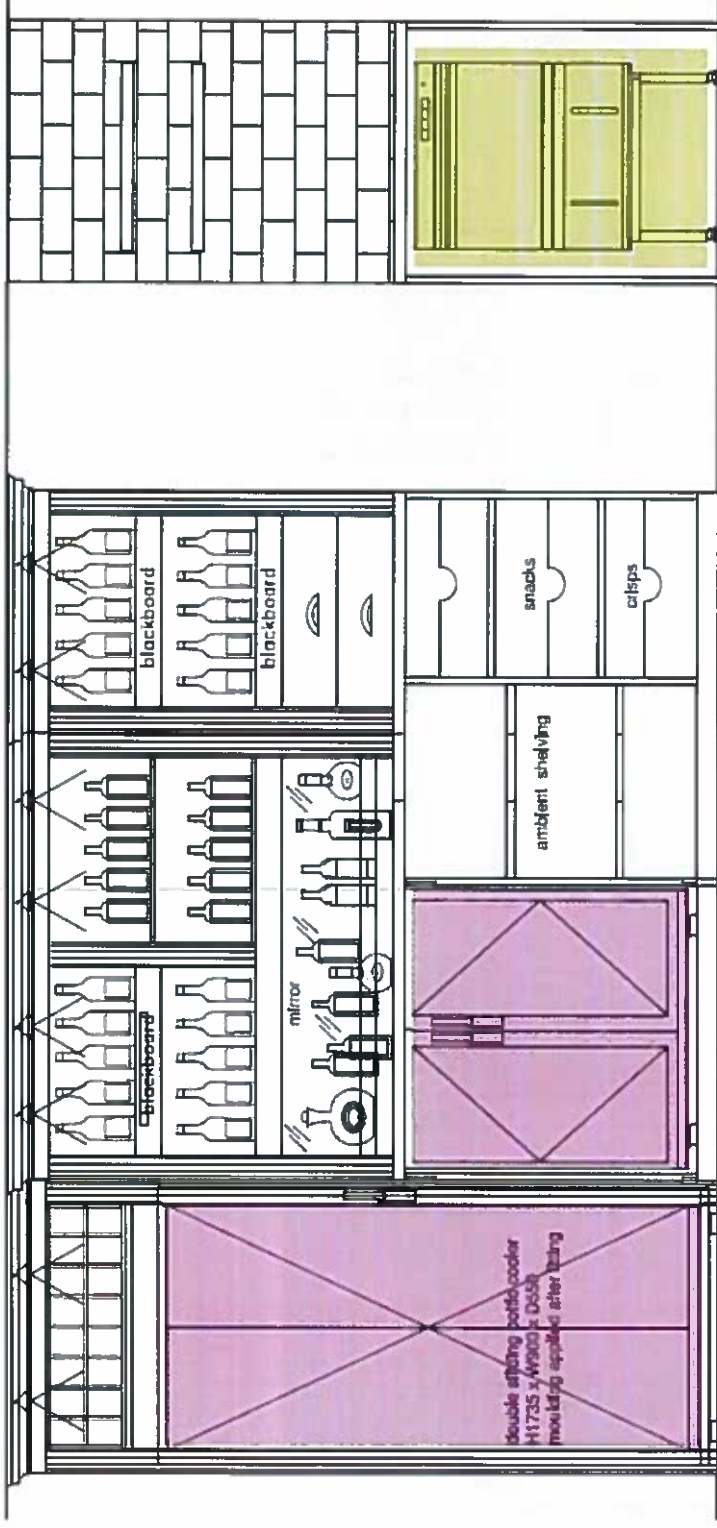
BACK BAR SKETCH  
Scale 1:20@A2

PLAN  
Scale 1:70@A2

BAR SERVERY PLAN

Product Key			
1	5 point T bar	8	Coke
2	Hand pull		
3	Orchard Thieves		
4	Thatcher's Gold		
5	BM		
6	Amstel		
7	Guinness		

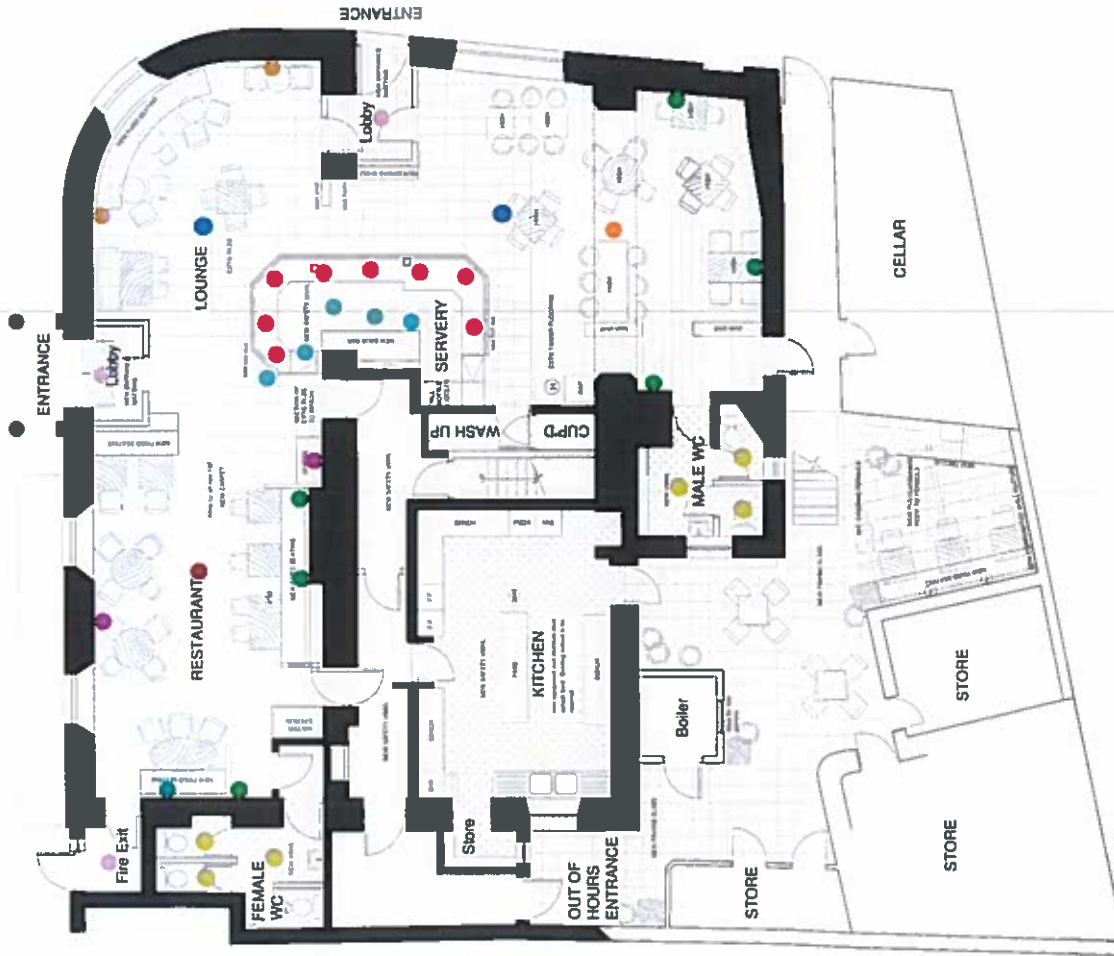
Equipment Key	
	Tills
	Glass wash
	Sink and drainer
	Under counter bottle bin
	Coffee machine
	Bottle cooler





Back Bar rear elevation

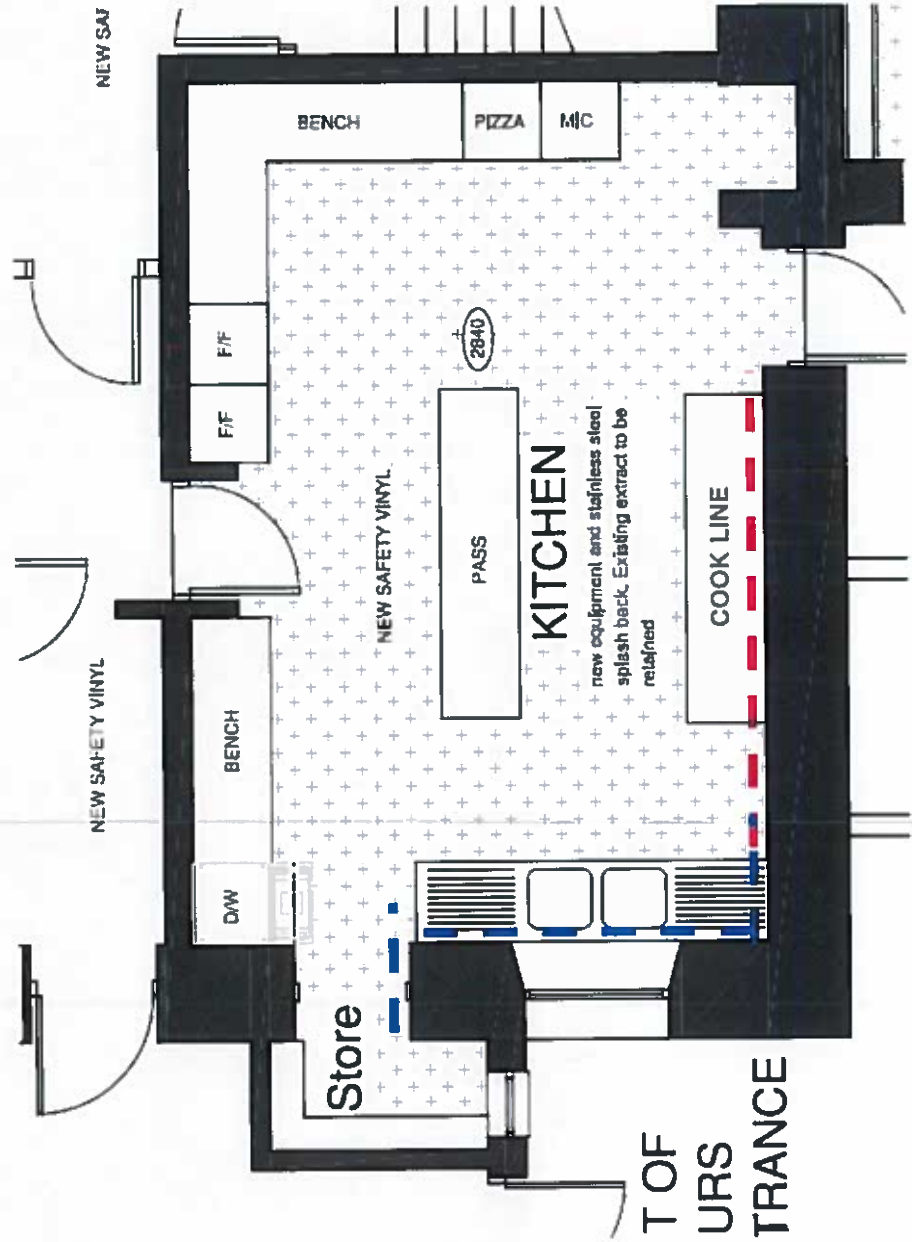
Back Bar side elevation





PROPOSED INTERNAL LIGHTING LAYOUT  
SUBJECT TO QUOTATION/AVAILABILITY

Equipment Key	
	Wyrock
	Stainless steel cladding
If not otherwise indicated all wall and ceilings to be painted	







EXTERNAL SIGNAGE SCHEME – SIGNAGE DETAILS

# The Birdcage Trade Moodboard

rev P



new brick  
a brace



new carpet



mix of new furniture



existing painted brick  
wall with feather sign writing

painted feather  
board clad wall



new fixed  
seating



new  
decorative  
lighting



mix of new furniture



new painted timber clad bar front



paint colours



new  
fabrics &  
leathers

feature wallpapers



reclaimed timber  
bookcases



existing slate floor



existing timber floor

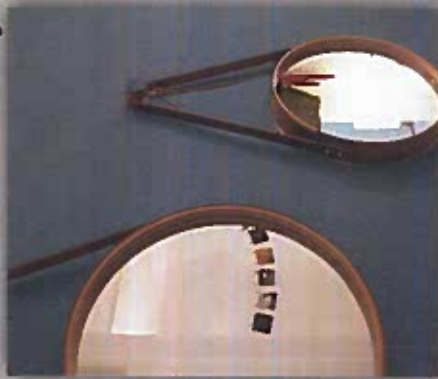
# The Birdcage. Brixham

## TOILETS

new  
painted cubicle doors



cage lighting



new round  
hanging mirrors  
above vanity



new vanity unit



new  
sanitary wear



new vinyl flooring

Punch Falcon	Schedule of works
	<b>BAR AND LOUNGE</b>
	Strip out and disposal of redundant structure, finishes, fixtures etc.
	Full internal redecorations.
	Clean and polish existing timber flooring to trade area.
	New carpet to trade area.
	Deep clean and seal existing slate floor.
	Improvements to lighting to back bar – electrical work.
	New back bar.
	Refurbish and supplement bar furniture.
	New artworks and bric a brac.
	Agreed F&F installations including new trade carpets, rugs, entrance matting etc.
	New decorative light fittings.
	New internal signage.
	New entrance matting.
	New carpet supply and fit.
	New light fittings.
	<b>TOILETS</b>
	Re refurbish existing toilets
	New decorations to toilets
	Lay new floor to toilets
	Supply and plumb new sanitary ware to female and males toilets
	New tiles to dado height
	New decorations throughout
	Supply and plum in new sanitary wear to trade toilets
	Replace kitchen extract

Punch Falcon	Schedule of works
	<b>EXTERNAL WORKS</b>
	Full decorations.
	New external signage scheme by specialist contractor
	<b>KITCHEN</b>
	Refurbish trade kitchen

SUPPLY ITEM	SUPPLIER	PRODUCT	QUANTITY	Punch	Falcon
<b>BAR &amp; CELLAR</b>					
BOTTLE COOLER	STAYCOLD	GREENSENSE	1 No		
TALL BOTTLE COOLER	STAYCOLD	GREENSENSE	1 No		
ICE MACHINE	STAYCOLD	K40	1no		
COFFEE MACHINE	STATESIDE COTSWOLD	ILLY	1no		
<b>INDOOR</b>					
CARPET	CALDERDALE CARPETS	BOUNTY VALENCIA	38m2 approx		
AV					
<b>KITCHEN</b>					

SUPPLY ITEM	SUPPLIER	PRODUCT	QUANTITY	Punch	Falcon
<b>BATHROOM</b>					
VINYL FLOORING	FORBO	SURESTEP WOOD GREY SEAGRASS 19562	15m2		
WALL TILING Full Height	Nick Firth	Arena 600 x 200	31m2		
SANITARY WARE	ISEAL STANDARD	SANDRINGHAM 21 WASHBASIN	3no		
SANITARY WARE	IDEAL STANDARD	SANDRINGHAM 21	3no		
<b>SUPPLIES &amp; SERVICES</b>					
TOILET ACCESSORIES	PHS	VARIOUS	VARIOUS		





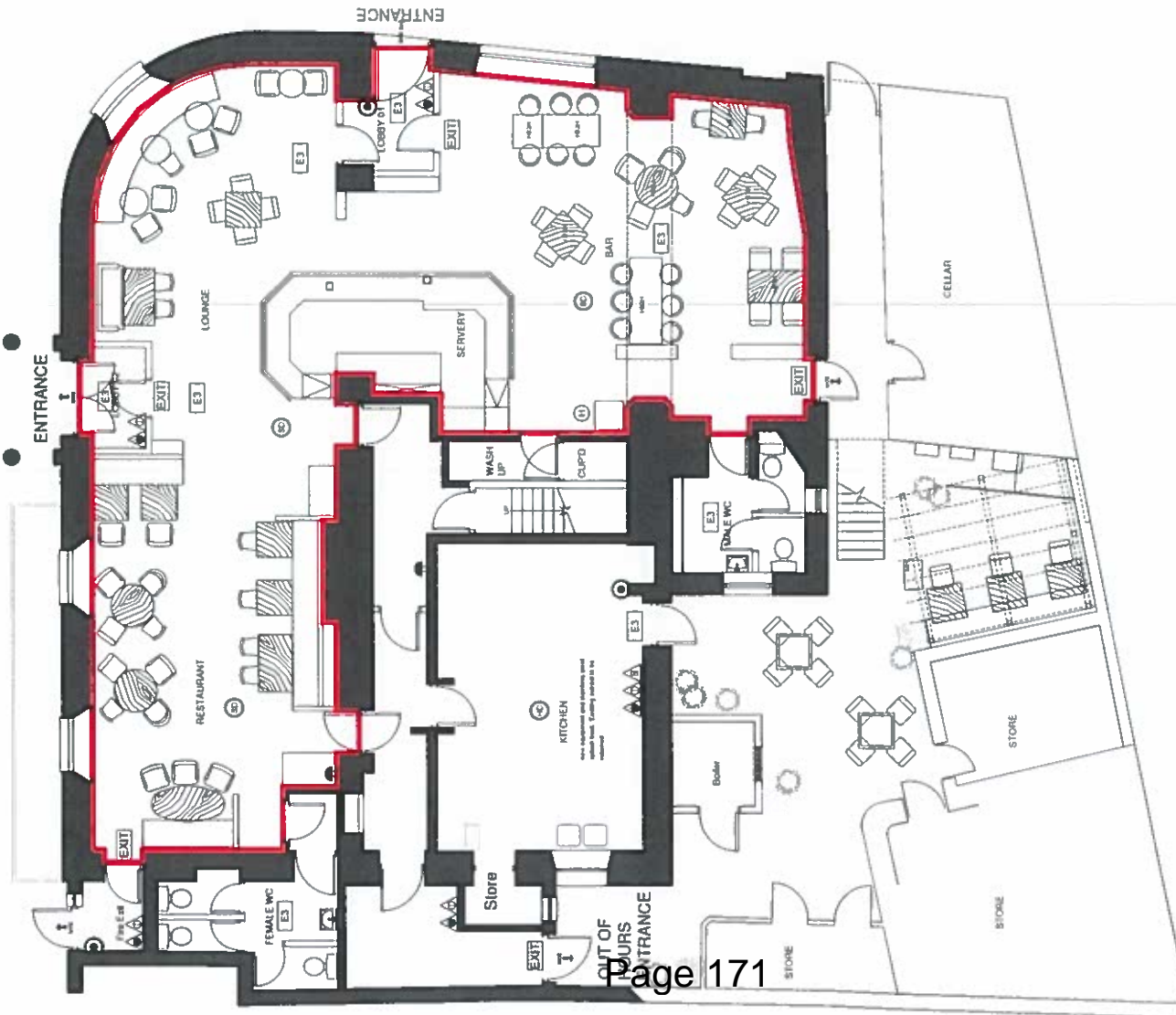
**KEY**

- All internal fire-resistant structures
- Site Boundary
- Walls of Escape
- Smoke Detector
- Heat Detector
- Emergency and light 1 hour intercom with intercom
- Emergency light 1 hour non-maintained
- Alarm Bell
- Manual Callers
- Visual Alarm
- Carbon Dioxide Extinguisher
- Portable Extinguisher
- Coaxial Extinguisher
- Chemical Extinguisher
- Fire Alarm in corridor
- Arrangements with Press machine
- Emergency light 3 hour maintained
- Multi Sensor Detector
- Combined fire/smoke detector in actual alarm
- Y: alarm type of detector - B = smoke - Yes head

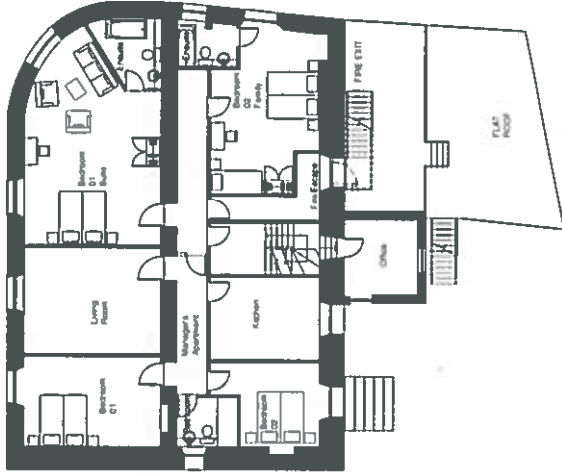
**NOTE:**  
Emergency lighting system to be certified to BS 5266 Part 1 and Table 9  
The correct location of fire safety equipment and other safety equipment is shown. This may be subject to variation in the future as necessary and where applicable in liaison with the Fire Officer  
Outside areas are to be used for the accommodation of stores.



**LOCATION PLAN**  
SCALE 1:500 @ A1



**GROUND FLOOR PLAN**  
SCALE 1:50 @ A1



**FIRST FLOOR PLAN**  
SCALE 1:100 @ A1

		<b>design management partnership</b> 81-83 South Street, Cardiff, CF10 1LL T +44(0)303 8004 4800 F +44(0)303 8004 4803 E info@designmanagementpartnership.co.uk	
Project Name The Babbitt Hotel Refurbishment Furnish	Client The Babbitt Hotel Refurbishment Furnish	Date 17 JUNE	Scale 250