

Wednesday, 17 June 2026

**STATUTORY LICENSING SUB-COMMITTEE**

A meeting of **Statutory Licensing Sub-Committee** will be held on

**Thursday, 25 June 2026**

commencing at **9.30 am**

The meeting will be held in the Banking Hall, Castle Circus entrance on the left corner of the Town Hall, Castle Circus, Torquay, TQ1 3DR

**Members of the Committee**

Councillor

Councillor Barbara Lewis

Councillor Stevens

Councillor Virdee

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**A Healthy, Happy and Prosperous Torbay**

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**Governance Support, Town Hall, Castle Circus, Torquay, TQ1 3DR**

Email: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk) - [www.torbay.gov.uk](http://www.torbay.gov.uk)

# STATUTORY LICENSING SUB-COMMITTEE AGENDA

1. **Election of Chair**  
To elect a Chair for the meeting.
2. **Apologies**  
To receive apologies for absence, including notifications of any changes to the membership of the Sub-Committee.
3. **Minutes** (Pages 3 - 4)  
To confirm as a correct record the Minutes of the meeting of a Sub-Committee held on 2 April 2026.
4. **Declarations of interests**
  - (a) To receive declarations of non pecuniary interests in respect of items on this agenda  
**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
  - (b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda  
**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.  
  
(**Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)
5. **Urgent items**  
To consider any other items that the Chairman decides are urgent.
6. **To consider an application for a Variation of the Premises Licence in respect of John Bull, 68-70 Chatto Road, Torquay, TQ1 4HU** (Pages 5 - 36)

**Minutes of the Statutory Licensing Sub-Committee**

**2 April 2026**

**-: Present :-**

Councillor Spacagna (Chair)

Councillors Douglas-Dunbar and Long

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**22. Election of Chair**

Councillor Spacagna was elected as Chair for the meeting.

**23. Minutes**

The Minutes of the meeting of the Sub-Committee held on 9 February 2026 were confirmed as a correct record and signed by the Chairman.

**24. Application for a Variation of a Premises Licence**

Members considered a report on an application for a Variation of the Premises Licence in respect of No 18/Hyde Dendy, 18 Esplanade Road, Paignton, TQ4 6BD.

Written representation received from:

Name	Details	Date of Representation
Member of the public	Representation objecting to the application for a Premises Licence on the grounds of 'The Prevention of Crime and Disorder', 'The Prevention of Public Safety' and 'The Prevention of Public Nuisance'.	26 February 2026

Oral representation received from:

Name	Details
Applicant	The Applicant, supported by their business partners presented the submitted application and responded to questions from Members.

**Decision:**

That the application for a Variation to a Premises Licence in respect of Hyde Dendy/No 18, 18 Esplanade Road, Paignton be approved as applied for.

**Reasons:**

Having carefully considered the written and oral Representations, Members unanimously resolved to grant the variation application as applied for, having been satisfied that with the proposed additional conditions all of the Licensing Objectives would be promoted.

Members were reassured by the Applicant's professional and committed approach, as demonstrated in his oral representation and noted that the Applicant and their business partners had considerable experience in venues of a similar scale.

In coming to their decision, Members had careful regard to the revised layout of the premises and were helpfully provided with various diagrams and photographs at the hearing, which enabled them to gain a clear understanding of the impact of the changes on both the venue and the surrounding area.

Members noted the concerns raised in the one written Representation received in relation to disturbance in a residential area, though were unable to understand the extent of those concerns, as the Objector did not attend the hearing. Furthermore, Members noted the absence of representations from any of the Responsible Authorities and deduced from this, that they had no concerns with this variation application. In forming this opinion, Members noted the proactiveness of the Responsible Authorities in submitting representations, where concerns presented.

Members were reassured by the thorough Dispersal Policy provided by the Applicant, and the obvious thought which had gone into its revision to mitigate the impact of their proposals, demonstrating a clear understanding of the Applicants responsibilities as a Premises License holder and of the Licensing Objectives. Members noted the efforts to stagger the dispersal of their clients with those of surrounding venues, and the methods used to direct them away from residential areas when leaving the premises.

In concluding, Members unanimously resolved to approve the application as submitted and considered that the additional conditions proposed were both appropriate and proportionate, and determined in all the circumstances, that the Licensing Objectives would not be undermined in granting the application for a Variation to a Premises Licence. However, noting, should issues arise as a result of granting this application, a Review of the Premises Licence is available to any Responsible Authority or any other person.

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Chair

## **TORBAY COUNCIL**

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Briefing Report No:

Public Agenda Item: **Yes**

Title: Licensing Act 2003 – An application for a Variation to a Premises Licence in respect of John Bull, 68-70 Chatto Road, Torquay, TQ1 4HU

Wards Affected: **St Marychurch**

To: **Licensing Sub-Committee**

On: **25 June 2026**

Contact Officer: **Julie Smart**

☎ Telephone: **01803 208125**

✉ Email: [Licensing@torbay.gov.uk](mailto:Licensing@torbay.gov.uk)

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### **1. Key points and Summary**

- 1.1 To consider and determine an application, in respect of the Premise detailed above, for a Variation to a Premises Licence.
- 1.2 The application relates to all the Corporate Priorities within the Community Plan.
- 1.3 The matters raised relate to the Licensing Objective “The Prevention of Public Nuisance”.
- 1.4 The matter must be considered on its own merits having received details of the issues arising either at a hearing or by written Representations if all parties have agreed that a hearing is not necessary. Having regard to the Representation and issues arising, a decision must be made to take such steps as are appropriate for the promotion of the licensing objectives. These are:-
  - (a) to modify the conditions of the licence, or
  - (b) reject the application in whole or in part, or
  - (c) to grant the application as applied for

For this purpose, the conditions of the licence are modified if any of them is altered or omitted, or any new condition is added.

- 1.5 Reasons for the decision must be given for inclusion in the appropriate Notices required to be served on the Interested Parties and Responsible Authorities at the determination of the matter.

## 2. Introduction

- 2.1 An application has been made under Section 34 of the Licensing Act 2003 (hereinafter referred to as 'the Act') for a Variation to a Premises Licence. Details of the application are shown in Appendix 1. Only the relevant pages of the application are shown. A copy of the proposed plan of the premises is shown in Appendix 2.

A brief description of the proposed Variation is as follows:-

To add a Beer Garden to the approved plan

To add conditions to the premises licence in respect of the use of the proposed Beer Garden, as below:

1. The beer garden will close at 2300 hrs.
2. No live music or streamed music will be played into the garden.
3. Access only through the pub and not via private apartment access.
4. There will be visible signs to remind customers of adherence to rules.
5. The beer garden shall be routinely monitored after 9pm in accordance with Annexe 3, condition 4. Anyone causing a nuisance shall be asked to come inside the premises, and where they refused to do so, they shall be asked to leave the premises immediately.

To move the Designated Smoking Area from bordering Chatto Road to Homestead Road.

To remove conditions 9 and 10 within Annexe 3, Conditions attached after a hearing by the Licensing Authority, the Prevention of Public Nuisance, as below:

1. Patrons using mobile phones after 10pm shall only be permitted to do so in the designated smoking area.
2. The outside seating areas shall be cleared and closed to all patrons by 10pm every night, save for the designated smoking area.

Please note that the applicant has now indicated that they wish to withdraw the part of the application in respect of moving the designated smoking area from Chatto Road to Homestead Road from the application.

- 2.2 A copy of the current premises licence showing the licensable activities, timings and conditions is shown at Appendix 3 of this report. A copy of the existing plan of the premises is shown at Appendix 4 of this report.

Please note that as the Applicant has withdrawn the part of the application in respect of the relocation of the smoking area, should the part of the application in respect of a beer garden be granted, the Applicant will be required to provide the Licensing Authority with an updated plan.

- 2.3 A street map showing the position of the John Bull in relation to residential properties is shown at Appendix 5.

- 2.4 Torbay Council as the Licensing Authority is satisfied that the Applicant has met

the administrative requirements of Section 35(1) of the Act but is unable to issue the Variation to the Premises Licence, as a relevant Representation has been received from an Interested Party. The Licensing Authority is also satisfied that the Representation was received within the appropriate timescale, has not been subsequently withdrawn and is not vexatious or frivolous.

We have received 1 Representation from an Interested Party in relation to the Licensing Objective "The Prevention of Public Nuisance". This is shown at Appendix 6 of this report.

No Representations have been received from any Responsible Authority.

- 2.5 Following receipt of the Relevant Representation, the Applicant has provided further information, which includes six photographs. However, as four of the photographs provided show the location of the Interested Party's property in relation to the John Bull, these have not been included in this report, but will be available for Members at the hearing. The Applicant's further information is shown at Appendix 7 of this report.
- 2.6 The Licensing Authority is required to conduct a hearing by the provisions of Section 35(3) unless all parties agree that this is not necessary.
- 2.7 Appropriate Notices have been issued to all parties, as required by the Licensing Act 2003 (Hearing Regulations) 2005, including, where appropriate, details of the Representation and the procedure to be followed at the hearing.
- 2.8 In making its decision, the Committee are required to have regard to:
- the Representations (including supporting information) presented by all the parties; and
  - the official guidance issued under section 182 of the Licensing Act 2003 (revised 12 February 2026) with the following paragraph's relevant to this application:
    - 8.35 to 8.37
- 2.9 If the application is refused, in whole or in part, a Right of Appeal to the Magistrates' Court is granted by Section 181 of the Act and, by Paragraph 1 of Schedule 5, to the Applicant.
- 2.10 If the application is granted, a Right of Appeal to the Magistrates' Court is granted by Section 181 of the Act and, by Paragraph 4(2) of Schedule 5 to :-
- (a) The applicant for the variation of the licence against any decision to modify the conditions
  - (b) Any person who made a relevant representation in relation to the application who desires to contend
    - (i) that any variation made ought not to have been made, or
    - (ii) that, when varying the licence, the Licensing Authority ought to have modified the conditions of the licence or ought to have modified them in a different way.
- 2.11 Following such Appeal, the Magistrates' Court may:-
- (a) dismiss the appeal,

(b) substitute for the decision appealed against any other decision which could have been made by the Licensing Authority, or  
(c) remit the case to the Licensing Authority to dispose of it in accordance with the direction of the Court,  
and may make such order as to costs as it thinks fit.

**Rachael Hind**  
**Regulatory Services Manager**

## **Appendices**

Appendix 1	Relevant sections of the application form
Appendix 2	Proposed plan of the premises
Appendix 3	Copy of existing Premises Licence
Appendix 4	Copy of existing plan of premises
Appendix 5	Street map
Appendix 6	Representation
Appendix 7	Further information from Applicant

## **Documents available in members' rooms**

None

## **Background Papers:**

The following documents/files were used to compile this report:

The current Premises Licence for the above Premise.

Torbay Council Licensing Policy 2026 - 2031

Official Guidance under section 182 Licensing Act 2003

**Continued from previous page...**

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 18**

**APPLICATION DETAILS**

**This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.**

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

\* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Premises Contact Details**

Telephone number

*Continued from previous page...*

Non-domestic rateable value of premises (£)

11,900

### Section 3 of 18

#### VARIATION

Do you want the proposed variation to have effect as soon as possible?

Yes  No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes  No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

#### Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

1. Presently, there is a small outdoor space which is enclosed by timber on the Chatto road side of the property and is predominantly used by smokers. The neighbours in Chatto Road have suggested we utilise the private flat garden to extend the outdoor space. We would remove the small stone wall separating the current area with the garden area. We would erect a timber wall that will run along side path leading to the private flat and block the rear garden door so that no one can access the pub via the beer garden, they would have to use the current main entrance. Please see the attached drawing. We will not have any outdoor music and we will close the beer garden at 23.00 hrs. We will continue to work with our neighbours to ensure the John Bull is sensitive to their needs as well.

Although it isn't a big change to the current layout it does allow our customers to continue to use the pub during the summer months, it has become very popular within the neighbourhood and the locals want to provide that support. We have spoken to the houses running up alongside Chatto Road and they are supporting this approach.

2. Variation to the smoking restrictions. Currently the smoking area is on the enclosed decking on the Chatto Road side, customers have to exit the side door in the pub to access this area. Customers who are not regulars will automatically use the main door and smoke outside the main door despite signs asking them not to do so. This area is constantly policed by the manager but when it is busy behind the bar it becomes more difficult. We haven't had any complaints from the Cul de sac neighbours but we are aware this is a condition of our licence. We would like to place the smoking area in the enclosed area, adjacent to the main door. This is a decked area with a trellis surround that backs onto the Cul de sac. This area can have ashtrays and a seating area which in turn will remove people from standing by the main door to smoke. It will be signed and clearly visible when they both enter and exit the main door. The manager has approached the Chairperson of the neighbourhood watch regarding this proposal.

### Section 4 of 18

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

**Continued from previous page...**

**WEDNESDAY**

Start  End

Start  End

**THURSDAY**

Start  End

Start  End

**FRIDAY**

Start  End

Start  End

**SATURDAY**

Start  End

Start  End

**SUNDAY**

Start  End

Start  End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

No changes to current licencing hours

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

Remove the below conditions:

Annexe 3 - Conditions attached after a hearing by the Licensing Authority

9. Patrons using mobile phones after 10pm shall only be permitted to do so in the designated smoking area.

10. The outside seating areas shall be cleared and closed to all patron by 10pm every night, save for the designated smoking area.

I have enclosed the premises licence

**Continued from previous page...**

I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

**Section 16 of 18**

**LICENSING OBJECTIVES**

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

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

Beer Garden  
1. The beer garden will close at 23.00 hours. 2. No live music or streamed music will be played into the garden. 3. Access is only through the pub and not via private apartment access. 4. There will be visible signs to remind customers of adherence to rules. 5. The beer garden shall be routinely monitored after 9pm in accordance with Annexe 3, condition 4  
Anyone causing a nuisance shall be asked to come inside the premises, and where they refused to do so, they shall be asked to leave the premises immediately.

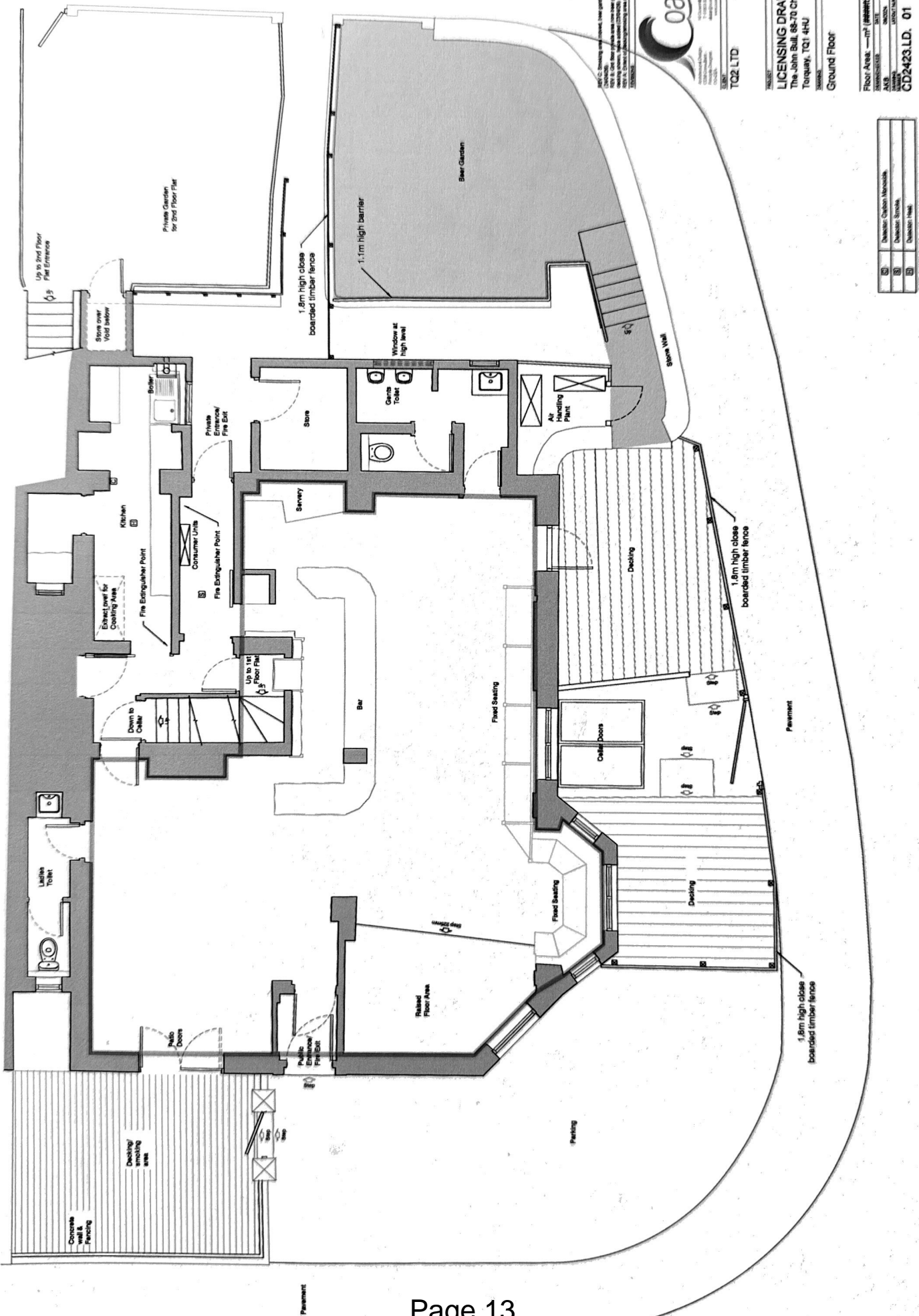
e) The protection of children from harm

**Section 17 of 18**

**NOTES ON REGULATED ENTERTAINMENT**



TQ2 LTD  
 PROJECT: TQ2 LTD  
 LICENSING DRAWING  
 The John Bull, 88-70 Challo Rd,  
 Torquay, TQ1 4HU  
 DRAWN: Ground Floor  
 Floor Area: m<sup>2</sup> (AREA)  
 ARCHITECT: [REDACTED]  
 DATE: [REDACTED]  
 SCALE: [REDACTED]  
 DRAWN: [REDACTED]  
 CHECKED: [REDACTED]  
 CD2423.LD. 01 C



1	Decker: Carbon Monoxide
2	Decker: Smoke
3	Decker: Heat

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Licensing Act 2003  
**Premises Licence**

**1296**

LOCAL AUTHORITY



**Torbay Council**  
Licensing & Public Protection  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

Part 1 - Premises Details

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

**John Bull**

68-70 Chatto Road, Torquay, Devon, TQ1 4HU.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- any playing of recorded music
- 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
F. Playing of recorded music (Indoors)	Wednesday to Saturday	10:00am	Midnight
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Sunday	10:00am	Midnight

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Sunday	10:00am	12:30am

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

Part 2

NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE

TQ2 Ltd

Villa Romana, Higher Warberry Road, Torquay, Devon, TQ1 1RZ.

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

TQ2 Ltd

12133832



Licensing Act 2003

# Premises Licence

# 1296

NAME, ADDRESS AND TELEPHONE NUMBER OF DESIGNATED PREMISES SUPERVISOR WHERE THE PREMISES LICENCE AUTHORIZES THE SUPPLY OF ALCOHOL

Anne TALLON



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. PA3609

Issued by Torbay

*R.A Hind*

Rachael Hind  
Regulatory Service Manager (Commercial)  
10 June 2026



**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

**ANNEXES continued ...**

available to customers in the following measures:-

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

**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 pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

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.

**ANNEXE 2**

**CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE**

**General**

1. All staff shall receive training regarding their responsibilities under the Licensing Act at the commencement of employment, with refresher training being provided at least once a year. Records of all training, shall be maintained and kept at the premises for a minimum period of 12 months. These records shall be made available to the police or Local Authority Licensing Officers for inspection on demand.

**ANNEXES continued ...**

**The prevention of crime and disorder**

1. The premises shall install, operate and maintain comprehensive digital CCTV.
2. All public areas of the licensed premises including entry and exit points will be covered, including any outside areas under the control of the premises licence holder.
3. The CCTV system will continually record whilst the premises are open for licensable activities and during all times when customers remain on the premises.
4. All equipment must have a constant and accurate time and date generation.
5. All recordings will be stored for a minimum period of 28 days with date and time stamping.
6. Viewable copies of recordings will be provided on request to the Police or local authority officers as soon as is reasonably practicable and in accordance with the Data Protection Act 2018 (or any replacement legislation).
7. A staff member from the premises who is conversant with the operation of the CCTV system, shall be on the premises at all times when the premises are open. This staff member must be able to provide an authorised officer of a responsible authority, copies of recent CCTV images or data with absolute minimum of delay when requested in accordance with the Data Protection Act 2018 (or any replacement legislation).
8. The premises shall be responsible for providing appropriate storage media and a quantity of these will be kept on the premises for the purpose of providing downloaded footage.
9. Any identified defect in the CCTV system shall be logged at the premises and remedied as soon as reasonably practical. The Police Licensing Officer or Police Licensing Team shall be notified by email of all defects, the action required to rectify the situation and the time frame for such action within 24 hours of the defect being identified.
10. The Premises Licence Holder/DPS shall ensure that an Incident Book is kept on the premises and that all incidents are recorded therein on a daily basis and as soon as practicable after the incident has occurred. This record shall include the full names of all person(s) involved, if possible or practical to do so.
11. The premises shall have a zero tolerance to controlled drugs.

**Public safety**

1. Staff will ensure that regular glass collection takes place within the premises.
2. A fire risk assessment must be in place with occupancy for licensable areas.

**The prevention of public nuisance**

1. After the premises close, staff shall do everything they reasonably can to ensure that customers leave the area in a quiet and orderly manner and do not stand around in the immediate vicinity of the premises. Notices must be displayed to encourage customers to leave the premises quietly and quickly and to respect the needs of local residents.
2. Noise or vibration will not emanate from the premises such as to cause persons in the neighbourhood to be unreasonably disturbed. In general terms, noise from the premises should not be audible within any noise sensitive premises (e.g. dwelling) with windows open for normal ventilation especially after 11pm. This will be assessed from the boundary to the nearest residential properties, on all sides of the licensed premises.
3. The handling of beer kegs, bottles and other similar items will 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.
4. The placing of refuse, such as bottles, into receptacles outside the premises takes place at times that will prevent disturbance to nearby properties.
5. The outside seating areas shall be cleared of customers by 23.00 hrs every night (save for smokers who will not be allowed to take their drinks outside after 11pm).
6. All external doors and windows must be kept closed after 23:00.

**ANNEXES continued ...**

7. There shall be no exterior sited speakers or speakers in doorways and lobbies.
8. Provision of mechanical ventilation and air conditioning system shall not allow noise breakout from the premises or cause a nuisance by its operation.
9. Regular maintenance shall be carried out on all plant and machinery to ensure that noise disturbance from such sources is kept to a minimum.
10. When recorded music is played, all reasonable steps will be taken to avoid disturbances to neighbouring properties.
11. The premises licence holder(s) or designated member of staff will liaise with immediate properties in the event of any noise related issues/complaints to ensure any noise issues are dealt with.
12. A written noise management policy must be kept on site and available for inspections by appointed officer on reasonable request.
13. The noise management policy must be reviewed annually.
14. Staff will ensure that smokers use the designated smoking areas as shown on plan reference number CD2423.LD at all times

**The protection of children from harm**

1. 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 Council Licensing Statement of Principles.
2. Challenge 25 posters shall be prominently displayed within the premises.
3. A notice advising customers that they may be required to prove their age before they can buy alcohol must be displayed at the bar.

**ANNEXE 3**

**CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY**

**The prevention of public nuisance**

1. There shall be a minimum of 3 members of staff on the premises from 9 pm until the premises close on a Friday and Saturday.
2. Notices shall be displayed on the exits to remind patrons to leave the premises quickly and quietly, and not to loiter in the premises surrounding area.
3. Notices shall be displayed in the premises outside areas, reminding patrons to be respectful towards residents and to keep noise to a minimum so as to not to unreasonably disturb nearby residents.
4. Staff shall routinely monitor the outside area after 9 pm, to ensure that nearby residents are not unreasonably disturbed by its patrons, or that patrons are loitering in the premises surrounding area.
5. That there shall be no more than 5 patrons permitted in the designated smoking area after 10pm.
6. Patrons using the smoking area after 10pm shall be seated.
7. Drinks shall not be permitted in the designated smoking area after 10pm,
8. The premise designated smoking area shall be routinely monitored after 10pm and any patron causing a nuisance shall be asked to come inside the premises, and where they refuse to do so, they shall be asked to leave the premises immediately.
9. Patrons using mobile phones after 10pm shall only be permitted to do so in the designated smoking area.
10. The outside seating areas shall be cleared and closed to all patrons by 10pm every night, save for the designated

**ANNEXES continued ...**

smoking area.

11. Patrons shall be encouraged not to use their mobile phones outside the boundary of the premises.
12. An incident book shall be kept on the premises, and all incidents and complaints shall be recorded therein and be made available for inspection by an appointed Responsible Authority Officer on request.
13. The placing of refuse, such as bottles into receptacles within the premises outside areas, shall not take place between 9 pm and 9 am.
14. All external windows and doors shall be closed after 10 pm.
15. A written Noise Management Policy must be kept on the premises and reviewed by the Premises Licence Holder annually or sooner, where required, and be made available for inspection by an appointed Responsible Authority Officer on request.

**ANNEXE 4**

**PLANS**

Copy attached to Licence.

## LOCAL AUTHORITY



**TORBAY**  
**COUNCIL**

**Torbay Council**  
Licensing & Public Protection  
Town Hall  
Castle Circus  
Torquay  
TQ1 3DR

## Premises Details

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

**John Bull**

68-70 Chatto Road, Torquay, Devon, TQ1 4HU.

## WHERE THE LICENCE IS TIME LIMITED THE DATES

Not applicable

## LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- any playing of recorded music
- 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
F. Playing of recorded music (Indoors)	Wednesday to Saturday	10:00am	Midnight
M. The sale by retail of alcohol for consumption ON and OFF the premises	Monday to Sunday	10:00am	Midnight

## THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Sunday	10:00am	12:30am

## 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

## NAME, (REGISTERED) ADDRESS OF HOLDER OF PREMISES LICENCE

TQ2 Ltd

Villa Romana, Higher Warberry Road, Torquay, Devon, TQ1 1RZ.

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

TQ2 Ltd

12133832

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

Anne TALLON

Licensing Act 2003

# Premises Licence Summary

# 1296

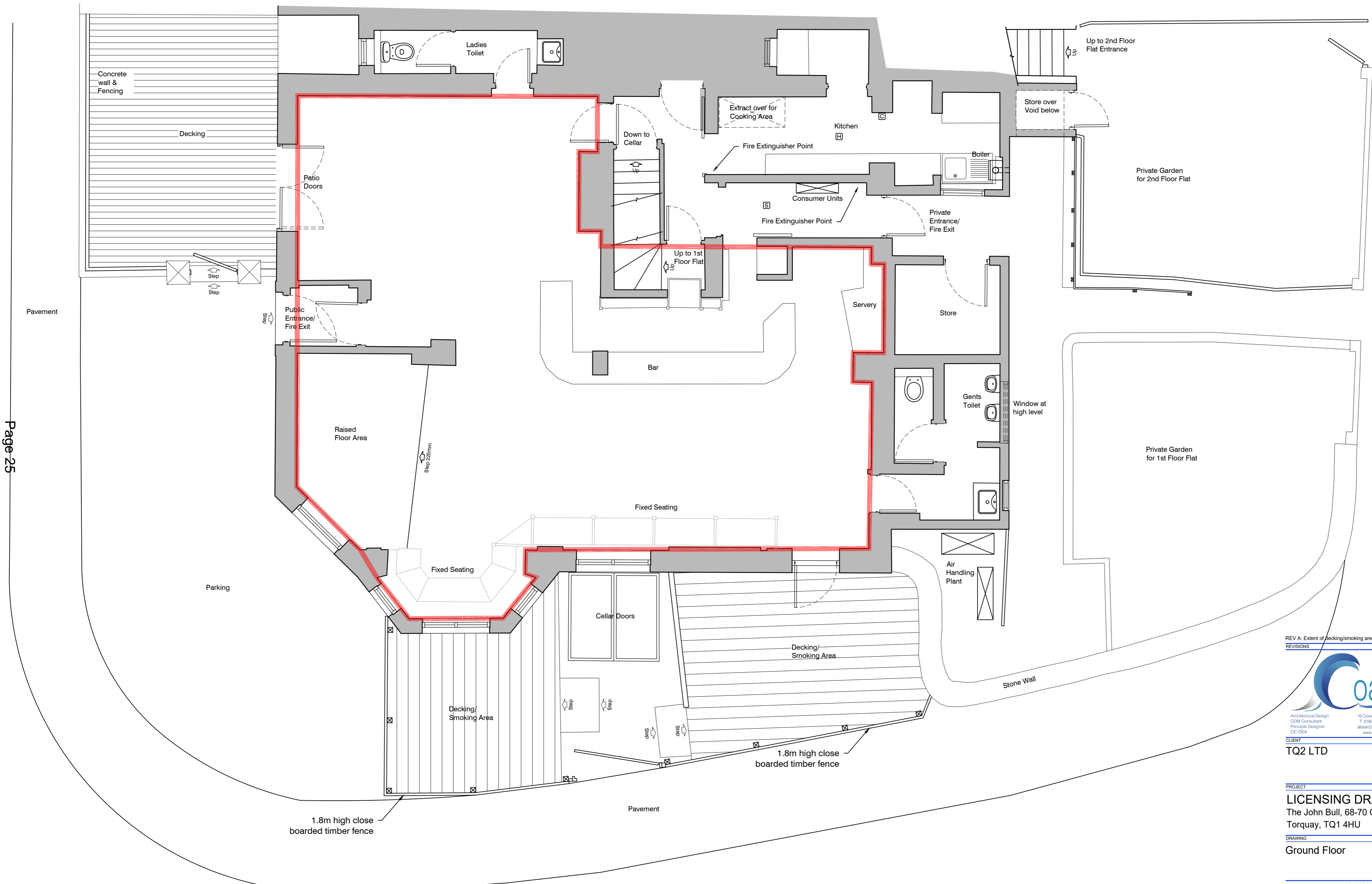
STATE WHETHER ACCESS TO THE PREMISES BY CHILDREN IS RESTRICTED OR PROHIBITED

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

*R.A Hind*

Rachael Hind  
Regulatory Service Manager (Commercial)  
10 June 2026

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REV A: Extent of decking/smoking area reduced (24/08/24)

REVISIONS



Architectural Design  
CDM Consultant  
Principal Designer  
CIC-CEA

16 Crownhill Park, Torquay, TQ2 5LN  
T: 01803 327063 M: 07775 994684  
a@coastalbuildingdesign.co.uk  
www.coastalbuildingdesign.co.uk

CLIENT  
**TQ2 LTD**

PROJECT  
**LICENSING DRAWING**  
The John Bull, 68-70 Chatto Rd.  
Torquay, TQ1 4HU

DRAWING  
**Ground Floor**

Floor Area: ----m<sup>2</sup> (####ft<sup>2</sup>)

DRAWN/CHECKED	DATE	SCALE
AKB	08/2024	1:50@A2L
DRAWING NUMBER	LAYOUT NUMBER	REVISION
<b>CD2423.LD. 01</b>		<b>A</b>

☐	Detector: Carbon Monoxide
☐	Detector: Smoke
☐	Detector: Heat

Coastal Building Design Ltd. Registered Office: 16 Crownhill Park, Torquay, TQ2 5LN. Reg No: 1067951  
WORK ONLY TO GIVEN DIMENSIONS AND CHECK ALL BEFORE PROCEEDING.  
REPORT ANY DISCREPANCIES. THIS DRAWING IS COPYRIGHT AND NOT TO BE REPRODUCED WITHOUT PERMISSION. THE COPYRIGHT RESTS WITH COASTAL BUILDING DESIGN LTD AND IS NOT TRANSFERABLE WITHOUT AGREEMENT.

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**From:**  
**To:** [Smart Julie; Licensing](#)  
**Subject:** Re: Torbay Council premises licence decision in respect of John Bull  
**Date:** 27 May 2026 22:12:21  
**Attachments:** [ii\\_19e6b2d32265b16b21.png](#)

Good evening

You will be aware from the email below, together with the correspondence which was forwarded to me, that my wife and myself are residents of Homestead Road. We had expressed concern about previous proposals in relation to the John Bull Pub, as Julie Smart will also recall.

My wife and myself are very surprised to see the notice recently posted on the BT pole outside of the John Bull Pub. The proposed changes are as follows:-

- 1) Formation of a beer garden to the rear of the property
- 2) Moving the designated smoking area from Chatto Road to the front of the property on Homestead Road

The current smoking area position on Chatto Road is a great improvement to when it was located on Homestead Road. Before it was moved we experienced a large amount of cigarette ends, noise and general disturbance. Reverting to having this at the bottom of our Road, in a quiet cul-de-sac, would be a backward step. My wife and myself are opposed to this proposal.

In addition, having a beer garden to the rear of the property would be wholly inappropriate. This would be overdevelopment of the very small Pub site and would not be suitable for a residential area. My wife and myself really enjoy relaxing in our quiet back garden and are looking forward to spending even more time in our garden in retirement, very soon. Having a beer garden in the Pub's rear garden would really impact us and would have a very negative effect on our wellbeing. My wife and myself are also opposed to this proposal.

Please accept this email as due representation, in accordance with the Licencing Act 2003 Notice. We would be grateful if you could confirm receipt of this email, please,

Many thanks

Kind regards

  
Homestead Road  
Torquay

**From:** [REDACTED]  
**To:** [Licensing; Smart, Julie](#)  
**Subject:** Re: John Bull Variation (ref: 19703790)  
**Date:** 09 June 2026 20:17:23

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Good evening Julie

Many thanks for ringing this morning.

Further to our telephone conversation I advise that I will be unable to attend the hearing on the 25th June, as I have a number of work meetings that day.

I would like to provide additional information in relation to the objection to the application relating to the John Bull Public House, from my wife [REDACTED] and myself.

The addition of a beer garden to the rear of the John Bull have an extremely negative effect on my wife and myself in our rear garden. As previously mentioned my wife and myself really enjoy relaxing in our quiet back garden. It is extremely peaceful and the peace and tranquility are vital in relation to our wellbeing. My wife suffers from [REDACTED] and loud noises affect her badly. She had to give up working in a local School early last year, due to [REDACTED]. Our rear garden really helps her to engage with nature and to relax in a quiet setting. I also enjoy relaxing in our rear garden when I'm not working. We have both been looking forward to retirement in the next couple of years but we fear that a beer garden would reduce our enjoyment of being in the back garden.

Some of the noise from the area to the side of the John Bull does travel to our rear garden already. Although the current Management are trying hard to control people using the Pub, inevitably there are a number of raised voices, particularly male, especially after drinking alcohol. Even though the John Bull and a number of houses provide a barrier some of the sound does travel around the buildings. It is very clear that the noise from a beer garden at the rear of the property, without a barrier provided by buildings, would have a far greater negative impact. It is really important to re-emphasise that the John Bull is located in a residential area. It is not an area that has a mixture of residential and commercial properties. We believe that having a rear beer garden in such a residential area is extremely inappropriate, particularly with the proposals for having it open until 11PM.

[REDACTED] and myself are grateful for the John Bull removing the proposal for moving the smoking area to the front of the property on Homestead Road. As you will be aware we did object to this and appreciate the removal of this item. We also recognise the efforts being taken by the Management to consider residents. We have to continue to formally object to the proposal for the beer garden to the rear of the property, however.

Many thanks

Kind regards

[REDACTED] and [REDACTED]  
[REDACTED] Homestead Road  
Torquay  
TQ1 4JL

Julie Smart

Licencing Officer

Torbay Council

13<sup>th</sup> June 2026

Dear Julie,

Re: Application Reference 19703790 Full Variation John Bull Chatto Road Torquay

Thank you for your Email regarding the Hearing date for the above application. As I explained it is with much regret that I will be unable to attend as I will be abroad on that date, but I just wanted to provide some further clarification in my absence.

Firstly, I can confirm that we have withdrawn our application to move the smoking area to the front of the pub based on the one objection received. We did think moving the position would help us to police the smoking outside the main door of the premises, however if this has been met with an objection we can keep it in the existing place. The extension of the outside area however will help us to take some additional steps to contain smoking within that particular area.

Over the last 12 months the Manager, [REDACTED] has worked hard to build a community pub that doesn't cause any difficulties for its neighbours but also a pub that encourages the local people to use the pub and foster a community spirit. She has been successful on both accounts and it is due to this success that we now have local residents and customers asking us to extend the outside area so they can enjoy the warmer weather should we get it and reduce the need to travel to other pubs to make use of their outdoor space.

The purpose of extending the outdoor space is to:

- 1) Meet the request of our customers.
- 2) Ability to manage the smoking area more effectively.
- 3) Allow the John Bull to competitively trade with the other pubs.

Currently when the weather is nice, the existing terrace on Chatto Road will be packed with people, many standing with many nonsmokers taking up the area that has been assigned to smoking. We find that during the warmer weather [REDACTED] has to police the front of the building much more as some smokers will tend to move away from the crowds, hence our original thought was to move the smoking area to the front of the premises to make it easier to manage.

The area we wish to convert is currently the Managers private garden and measures around 17 x 18 foot or approx. 29 sqm. We envisage an additional 3 benches giving space to 12-16 additional seats. The area will be fenced off before the existing back door gate, so people will still have to use the pub to access the garden. It will be surrounded by a 1.8m fence that will screen the residential side of the street in Homestead Road.

I have attached an Annex with photos, photo A shows the proposed height of the new fence being 1.8m high and how it will slightly rise above the fence that is already in situ. In that photo you can also see the complainants house [REDACTED] and the position of the sunroom as referenced in their letter. We believe that the size of the garden with the additional benches will not have an extremely negative impact upon the enjoyment of their back

garden as reported, the addition of a new fence will help further screen any existing noise. I appreciate that looking down from their property it looks a sizeable area, but this area also includes the tenants garden that resides in a flat next door to the John Bull and this area is not within our plan. The area we want to use is approx. 29sqm.

The extension of the outdoor space will allow us to properly screen off the smoking area and with more space for the non smokers to sit should alleviate any need for smokers to move from their current position.

Our existing customers wish to support [REDACTED] as I know do the residents of Homestead Road and Chatto Road, they love the feel [REDACTED] has brought to the pub and her willingness to work with the local neighbourhood to iron out any issues. They want to show their loyalty and are keen to support the pub, hence the request from some of her customers to extend the outdoor space. It will allow [REDACTED] to compete on an equal basis with other pubs and offer the outdoor space that people really desire when the weather is good and we have the brighter, longer evenings.

I understand and appreciate the complainant position regarding a residential area and the need to respect this which we will most certainly do. It is interesting to note that as the younger property buyers start to move into the area, they will renovate their properties and out door space. A recent example of this is just 2 doors away from the complainant's

property, which now has an extensive outdoor space, with decking, bar, hot tub and outdoor speaker ( photos of which can be found in the appendices marked B/C).

The outdoor space at the John Bull will not have any speakers nor will it host any live music, we will continue to host this within the pub and to keep all music to respectable noise level as set out in our licencing obligations.

I have also attached photos to show the cul de sac and the position of the complainants house in relation to the pub and photos of the proposed garden area which I hope will help to visualise the existing position.

It is important we are allowed to extend the outdoor space, it will allow us to trade more efficiently and meet our customer expectations, it will also help [REDACTED] to fulfil the obligations of our licence in keeping the smokers to the rear of the property in Chatto Road.

We will continue to work with our neighbours to ensure noise and disturbance is kept to a minimum, I have asked [REDACTED] to distribute her number through the neighbourhood watch so any issues can be brought to her attention quickly and dealt with. We want to build a profitable pub that will provide stability for [REDACTED] and her team but also a pub the local neighbourhood can be proud of and very much feel a part of.

Julie, unfortunately the complainant was unable to fit a visit in to look at our plans, but please do reassure him at any point, he can pop along to see [REDACTED] who would only be too happy to take them through it. Once again please accept my sincere apologies for being unable to make this hearing.

Kindest Regards

Anne Tallon

Director

Tq2 Ltd

## Appendix

### Photos

A – Tape measure showing the height of the new fence

A – Shows the complainants house and sunroom

B – Shows the complainant house and the closeness to the newly built outdoor space of their neighbour (2 doors away)

C – shows the outdoor living space and outdoor speaker

D - shows complainants house in relation to the pub

E – shows existing outdoor space and smoking area

F – shows proposed garden area



**From:** [REDACTED]  
**To:** [Smart, Julie](#)  
**Subject:** The John Bull  
**Date:** 15 June 2026 16:23:02

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[You don't often get email from c [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi Julie, thankfully I'm making contact today in happy circumstances.

We would just like to express our contentment in the running of The John Bull and the difference over the year or more has been immense, [REDACTED] has worked hard to turn the pub back to a locals pub and involved community along the way...

We've always found her approachable and confident that she handles any issues quickly and adheres to all the rules that were put in place.

Please contact me if you need me for anything further

Many thanks

[REDACTED]  
[REDACTED] Homestead road  
Sent from my iPhone

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