



LICENSING SUB-COMMITTEE

YOU ARE REQUESTED TO ATTEND A MEETING OF THE LICENSING SUB-COMMITTEE TO BE HELD IN THE COUNCIL CHAMBER, AT WEST SOMERSET HOUSE, KILLICK WAY, WILLITON ON THURSDAY 22 JUNE 2017 AT 11.00AM.

AGENDA

1. Apologies.
2. Application for a Grant of the Premises Licence at Lynch Country House, Bossington Road, Selworthy, Minehead, TA24 8HJ.
(Report Attached).

Bruce Lang
Assistant Chief Executive and Monitoring Officer

West Somerset Council
West Somerset House
Killick Way
Williton
TA4 4QA

15 June 2017

Report Number: WSC 67/17

West Somerset Council

Licensing Sub-committee – 22nd June 2017

Application for the grant of a Premises Licence under the Licensing Act 2003

This matter is the responsibility of Executive Councillor Keith Turner

Report Author: Leigh-ann Fumagalli, Licensing Officer

1 Executive Summary

- 1.1 Members are asked to consider an application for the grant of a Premises Licence under the Licensing Act 2003 for Lynch Country House, Bossington Road, Selworthy, Minehead, TA24 8HJ.

2 Risk Assessment

Risk Matrix

Description	Likelihood	Impact	Overall
Failure of the sub-committee to adhere to the Licensing Act 2003 and have regard to Secretary of State Guidance, leading to appeal of decision by party involved in hearing which would result in the possibility of West Somerset Council being made liable for legal costs and compensation.	2	3	6

Risk Scoring Matrix

Likelihood	5	Almost Certain	Low (5)	Medium (10)	High (15)	Very High (20)	Very High (25)
	4	Likely	Low (4)	Medium (8)	Medium (12)	High (16)	Very High (20)
	3	Possible	Low (3)	Low (6)	Medium (9)	Medium (12)	High (15)
	2	Unlikely	Low (2)	Low (4)	Low (6)	Medium (8)	Medium (10)
	1	Rare	Low (1)	Low (2)	Low (3)	Low (4)	Low (5)
			1	2	3	4	5
			Negligible	Minor	Moderate	Major	Catastrophic
			Impact				

Likelihood of risk occurring	Indicator	Description (chance of occurrence)
1. Very Unlikely	May occur in exceptional circumstances	< 10%
2. Slight	Is unlikely to, but could occur at some time	10 – 25%
3. Feasible	Fairly likely to occur at same time	25 – 50%
4. Likely	Likely to occur within the next 1-2 years, or occurs occasionally	50 – 75%
5. Very Likely	Regular occurrence (daily / weekly / monthly)	> 75%

3 Background and Full details of the Report

Background

- 3.1 An application has been received from The Lynch Country House Ltd, for the grant of a premises licence for Lynch Country House, Bossington Road, Selworthy, Minehead, TA24 8HJ.
- 3.2 Representations against the application have been received from interested parties and Avon and Somerset Constabulary.

Report

- 3.3 The application is seeking authorisation for the supply of alcohol, regulated entertainment, and late night refreshment. The proposed licensable activities and timings are represented in table form at **Appendix 1**.
- 3.4 Plans showing the proposed layout of the premises, showing the full extent of the licensable area, are shown at **Appendix 2**.
- 3.5 Steps that the applicant plans to take to promote the Licensing Objectives, including a description of plans for use of the premises, are shown at **Appendix 3**.

Representations

- 3.6 Representations were received from interested parties within the statutory period opposing the grant of a premises licence. These are shown at **Appendix 4**. In summary, the main areas for concern are noise and increased traffic.
- 3.7 A representation was received from Avon & Somerset Constabulary and this is shown at **Appendix 5**. The applicant reached an agreed position with the Constabulary in terms of further conditions being accepted by the applicant; these are also shown within the representation.

Late representations

- 3.8 The representations shown at **Appendix 6** were received after the representation period had ended; they have been included as whilst individually they would not be relevant representations, they can be considered in addition to those received within the timeframe.

Mediation

- 3.9 The Licensing Authority chaired a mediation meeting on Wednesday 14th June between the applicant and interested parties that had made representations.
- 3.10 The applicant outlined the plans for the premises and interested parties put forward their concerns regarding the application. An agreed position was not reached as the interested parties requested time to view the full application in order to inform their response; any responses or suggestions of amendments to the licence are to be received by Monday 19th June to allow time for any further mediation prior to the hearing. An update on any agreed amendments will be provided prior to the hearing.

Notice of hearing

- 3.11 At the time of producing this report, notices of hearing had been issued to the applicant and all interested parties.
- 3.12 The responses to the notice of hearing are due to be received after the date for circulation of this report.

Relevant Licensing Policy Consideration

- 3.13 Section 1.2 of the Authority's Licensing Policy states: 'The Act requires the licensing authority to carry out its various licensing functions so as to promote the four licensing objectives. The aim of this Licensing Policy is to set out how the licensing authority seeks to promote the four licensing objectives, which are:
- The prevention of crime and disorder;
 - Public Safety;
 - The prevention of public nuisance;
 - The protection of children from harm

These four objectives will be the paramount considerations when determining a course of action in relation to the licensing authority's licensing functions. Each objective will be given equal importance.'

Conditions

- 3.14 Section 1.5.2 of the Policy states 'The licensing authority may only impose conditions on a premises licence if they are consistent with the operating schedule or after receiving relevant representations. Any conditions attached to the licence must relate to the promotion of the licensing objectives.'
- 3.15 The Act requires that licensing conditions should be tailored to the size, style, characteristics and activities taking place at the premises concerned.
- 3.16 The guidance issued under Section 182 of the Licensing Act 2003 states: 'All licensing determinations should be considered on a case by case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. Whilst this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters.'

4 Links to Corporate Aims / Priorities

- 4.1 The granting of this application would support the opening of a new business within the district and would therefore appear to promote the Council's vision 'To enable people to live, work and prosper and for business to thrive in West Somerset'.

5 Finance / Resource Implications

- 5.1 No financial or resource implications have been identified.

6 Legal Implications

- 6.1 The Licensing Sub-committee, when determining this application, must comply with the Licensing Act 2003. It should also have due regard to the Secretary of State's Guidance and the Council's Licensing Policy.
- 6.2 In determining an application for the grant of a premises licence, any Responsible Authority or other party can make representations in relation to the application.
- 6.3 As mentioned at 3.13, the Licensing Act 2003 created four licensing objectives and in determining this application, only factors that relate to the licensing objectives can be taken into account. Any representation must relate to the licensing objectives and any conditions added by the Licensing Sub-committee must relate to the promotion of the licensing objectives.

Appeals

- 6.4 If the sub-committee modifies conditions or rejects the application, the applicant may appeal within 21 days of notification of the decision to the Magistrates' Court. Those making relevant representations may appeal if they believe that the licence should not have been granted, or that, when granting the licence, the Licensing Authority ought to have imposed different or additional conditions or excluded a licensable activity. The Magistrates' Court may make any costs order it thinks fit.

7 Environmental Impact Implications

- 7.1 No environmental impact implications have been identified.

8 Safeguarding and/or Community Safety Implications

- 8.1 If the concerns raised by interested parties are realised, there is a potential for a negative impact on community safety.

9 Equality and Diversity Implications

- 9.1 No prejudicial impacts on any of the equality strands have been identified.

10 Social Value Implications

- 10.1 No social value implications have been identified.

11 Partnership Implications

- 11.1 No partnership implications have been identified.

12 Health and Wellbeing Implications

- 12.1 No health and wellbeing implications have been identified.

13 Asset Management Implications

- 13.1 No asset management implications have been identified.

14 Consultation Implications

- 14.1 No consultation implications have been identified.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – No**
- **Cabinet/Executive –No**
- **Full Council – No**

Reporting Frequency : ☐ Once only ☒ Ad-hoc ☐ Quarterly

☐ Twice-yearly ☐ Annually

List of Appendices

Appendix 1	Proposed licensable activities and timings
Appendix 2	Plans
Appendix 3	Operating schedule steps
Appendix 4	Representations from interested parties
Appendix 5	Representation and agreed position from Avon & Somerset Constabulary
Appendix 6	Late representations

Contact Officers

Name	Leigh-ann Fumagalli
Direct Dial	01823 356343
Email	l.fumagalli@tauntondeane.gov.uk

Activities & Timings

Opening Hours	Sunday to Thursday: 10:00 – 01:00 Friday & Saturday: 10:00 – 02:00
Supply of alcohol – on and off sale Regulated Entertainment (no boxing)	Sunday to Thursday: 10:00 – 00:00 Friday & Saturday: 10:00 – 01:00
Late night refreshment	Sunday to Thursday: 23:00 – 00:00 Friday & Saturday: 23:00 – 01:00

Non-standard timings:

Live & recorded music, performances of dance, late night refreshment, alcohol & opening hours:

- Additional hour on Bank Holiday weekends;
- New Year's Eve – from end of permitted hours to start of permitted hours on New Year's Day;
- Additional hour on summer and winter solstice.





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Scale: 1:2500, paper size: A4

182000

A3

AREA MARKED WITH RED BOUNDARY
TO BE THE LIMIT OF THE LICENSED
AREA.

Willis & Co.

Chartered Town Planners

30 The Causeway, Chippenham, Wiltshire, SN15 3DB
Telephone; 01249 444975 Email; Willisplan@aol.com

Title; Lynch Country House, Lynch, Allerford, Somerset, TA24 8HJ
Location Plan

Scale; 1/1,250 @ A4

Date; December 2016

Plan No; 2803/01

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☐ SMOKE DETECTOR
☒ HEAT DETECTOR
☐ CALL POINT
 EXIT EMERGENCY EXIT SIGN
 WATER EXTINGUISHER
 P POWDER EXTINGUISHER
 FG FIRE BLANKET
 CO₂ CO₂ EXTINGUISHER
☒ EMERGENCY LIGHTING
 F FOAM EXTINGUISHER
 FD FIRE DOOR

~~Approx 160 m²~~

*Remove bath and waste basin, install large Belfast sink with drainage board and connect sink to existing drainage.

- Install new radiator in back room.

Proposed rate: manhole within paving slab at correction of re-

Drainage from new bathrooms (20 at ground floor 45ft x 18 at first floor) to be run under existing paving slabs and connect to existing drainage run as indicated.

Existing technology to be converted to wheelchair accessible bathroom.
Sanitaryware access zones (based on approved Document

Create opening and install door in partition.

existing can. Drainage is connected to existing drain system via 2" outlet pipe.

Fed dashed handles built in storage can be removed

Reverse swing of existing door

Remove cutting above, and partition in whole, reduce to

KEY

100

Percentage of respondents	Percentage of respondents
100%	100%
90%	90%
80%	80%
70%	70%
60%	60%
50%	50%
40%	40%
30%	30%
20%	20%
10%	10%
0%	0%

826

Exciting and others

Continued on next page

Preparative procedure

Q1388	Q1389	Q1390	Q1391	Q1392	Q1393	Q1394	Q1395	Q1396	Q1397	Q1398	Q1399	Q1400	Q1401	Q1402	Q1403	Q1404	Q1405	Q1406	Q1407	Q1408	Q1409	Q1410	Q1411	Q1412	Q1413	Q1414	Q1415	Q1416	Q1417	Q1418	Q1419	Q1420	Q1421	Q1422	Q1423	Q1424	Q1425	Q1426	Q1427	Q1428	Q1429	Q1430	Q1431	Q1432	Q1433	Q1434	Q1435	Q1436	Q1437	Q1438	Q1439	Q1440	Q1441	Q1442	Q1443	Q1444	Q1445	Q1446	Q1447	Q1448	Q1449	Q1450	Q1451	Q1452	Q1453	Q1454	Q1455	Q1456	Q1457	Q1458	Q1459	Q1460	Q1461	Q1462	Q1463	Q1464	Q1465	Q1466	Q1467	Q1468	Q1469	Q1470	Q1471	Q1472	Q1473	Q1474	Q1475	Q1476	Q1477	Q1478	Q1479	Q1480	Q1481	Q1482	Q1483	Q1484	Q1485	Q1486	Q1487	Q1488	Q1489	Q1490	Q1491	Q1492	Q1493	Q1494	Q1495	Q1496	Q1497	Q1498	Q1499	Q1500	Q1501	Q1502	Q1503	Q1504	Q1505	Q1506	Q1507	Q1508	Q1509	Q1510	Q1511	Q1512	Q1513	Q1514	Q1515	Q1516	Q1517	Q1518	Q1519	Q1520	Q1521	Q1522	Q1523	Q1524	Q1525	Q1526	Q1527	Q1528	Q1529	Q1530	Q1531	Q1532	Q1533	Q1534	Q1535	Q1536	Q1537	Q1538	Q1539	Q1540	Q1541	Q1542	Q1543	Q1544	Q1545	Q1546	Q1547	Q1548	Q1549	Q1550	Q1551	Q1552	Q1553	Q1554	Q1555	Q1556	Q1557	Q1558	Q1559	Q1560	Q1561	Q1562	Q1563	Q1564	Q1565	Q1566	Q1567	Q1568	Q1569	Q1570	Q1571	Q1572	Q1573	Q1574	Q1575	Q1576	Q1577	Q1578	Q1579	Q1580	Q1581	Q1582	Q1583	Q1584	Q1585	Q1586	Q1587	Q1588	Q1589	Q1590	Q1591	Q1592	Q1593	Q1594	Q1595	Q1596	Q1597	Q1598	Q1599	Q1600	Q1601	Q1602	Q1603	Q1604	Q1605	Q1606	Q1607	Q1608	Q1609	Q1610	Q1611	Q1612	Q1613	Q1614	Q1615	Q1616	Q1617	Q1618	Q1619	Q1620	Q1621	Q1622	Q1623	Q1624	Q1625	Q1626	Q1627	Q1628	Q1629	Q1630	Q1631	Q1632	Q1633	Q1634	Q1635	Q1636	Q1637	Q1638	Q1639	Q1640	Q1641	Q1642	Q1643	Q1644	Q1645	Q1646	Q1647	Q1648	Q1649	Q1650	Q1651	Q1652	Q1653	Q1654	Q1655	Q1656	Q1657	Q1658	Q1659	Q1660	Q1661	Q1662	Q1663	Q1664	Q1665	Q1666	Q1667	Q1668	Q1669	Q1670	Q1671	Q1672	Q1673	Q1674	Q1675	Q1676	Q1677	Q1678	Q1679	Q1680	Q1681	Q1682	Q1683	Q1684	Q1685	Q1686	Q1687	Q1688	Q1689	Q1690	Q1691	Q1692	Q1693	Q1694	Q1695	Q1696	Q1697	Q1698	Q1699	Q1700	Q1701	Q1702	Q1703	Q1704	Q1705	Q1706	Q1707	Q1708	Q1709	Q1710	Q1711	Q1712	Q1713	Q1714	Q1715	Q1716	Q1717	Q1718	Q1719	Q1720	Q1721	Q1722	Q1723	Q1724	Q1725	Q1726	Q1727	Q1728	Q1729	Q1730	Q1731	Q1732	Q1733	Q1734	Q1735	Q1736	Q1737	Q1738	Q1739	Q1740	Q1741	Q1742	Q1743	Q1744	Q1745	Q1746	Q1747	Q1748	Q1749	Q1750	Q1751	Q1752	Q1753	Q1754	Q1755	Q1756	Q1757	Q1758	Q175
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1.5-10.65.1	0.22-35.6
1.1-0.060-0.07-0.8	0.0-10.1

LOUISIANA
ARCHITECTS

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Proposed Ground Floor Part Plan
1:50 @ A1, 1:100 @ A3

TOTAL FLOOD AREA OF BUILDING



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

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

THE STANDARD PRACTICES LISTED BELOW WILL BE MAINTAINED AT ALL TIMES. ALL REASONABLE STEPS WILL BE TAKEN TO ENSURE THE PREMISES WILL HAVE A POSITIVE IMPACT UPON THE LOCAL ENVIRONMENT & ITS RESIDENTS AT ALL TIMES.

A LIST OF THESE RESPONSIBILITIES WILL ALSO BE MADE AVAILABLE TO 3RD PARTY HIRER & WILL FORM PART OF THE HIRE CONTRACT WITH RESPECT TO CONFORMATION.

b) The prevention of crime and disorder

WHILST THERE IS NO CCTV ON PREMISES AS WE ARE NEITHER A BAR OR HOTEL. THE DPS OR 3RD PARTY HIRER WILL ENSURE THAT VISITORS BEHAVE IN AN ORDERLY & RESPONSIBLE MANNER AT ALL TIMES.

c) Public safety

APPROPRIATE FIRE SAFETY PROCEDURES ARE IN PLACE INCLUDING FIRE EXTINGUISHERS, FIRE BLANKET, FIRE EXIT SIGNS, SMOKE & HEAT DETECTORS & EMERGENCY LIGHTING. ALL ALLIANCES INSPECTED ANNUALLY. ALL EMERGENCY EXITS SHALL BE KEPT FREE FROM OBSTRUCTION AT ALL TIMES.

d) The prevention of public nuisance

WHEN HOLDING PUBLIC EVENTS ALL CUSTOMERS/VISITORS ARE ASURED TO LEAVE QUIETLY. CLEAR VERGIBUR NOTICES WILL BE DISPLAYED TO REMIND CUSTOMERS TO LEAVE QUIETLY

e) The protection of children from harm

WHEN HOLDING EVENT TO WHICH THE PUBLIC MAY BE INVITED ACCEPTANCE OF ACCREDITED PROOF OF AGE CARDS, NEW TYPE DRIVING LICENSES, PASSPORTS OR IDENTITY CARDS ISSUED BY THE POLICE OR AS PER COUNTRY BEARING THE PHOTOGRAPH & DATE OF BIRTH OF THE BEARER. WE WILL PROMOTE CHALLENGE "21" OR "THINK 21" OR SIMILAR SCREENING METHODOLOGY. CLEAR & VERGIBUR NOTICES WILL BE PROMINENTLY DISPLAYED SHOWING A MESSAGE SUCH AS "IF YOU APPEAR TO BE UNDER AGE 21, YOU WILL BE REQUIRED TO PROVE YOU ARE OVER 18"

REFUSED SALE WILL BE RECORDED SEPARATELY. THIS SHALL INCLUDE TIME, DATE & DETAILS OF THE REFUSAL.

Premises known as LYNCH COUNTRY HOUSE T/A BESSINGTON HALL

Component	Noise Management Plan - Measures in place / to be taken
Inside music noise, films etc	DURING EVENTS NOISE WILL BE CONTROLLED BY KEEPING DOORS & WINDOWS CLOSED ESPECIALLY IN THE EVENING. SPEAKERS TO BE KEPT AWAY FROM DOORS & WINDOWS. BASS WILL BE LIMITED & MUSIC WILL BE TURNED DOWN FROM 2330 WHEN EVENTS ARE LATE. NOISE LEVELS WILL BE CONSTANTLY MONITORED FROM OUTSIDE THE BUILDING USE OF A NOISE MONITORING/CONTROL DEVICE
Outside music	NO AMPLIFIED MUSIC WILL BE PERMITTED PAST 23.00. AREAS DEFINED ON PLAN ARE AT LEAST 200 METERS FROM NEIGHBOURS BUT NOISE LEVELS WILL BE CONSTANTLY MONITORED. WHERE AMPLIFIED SPEAKERS WILL BE SIGHTED AWAY FROM LOCAL PROPERTIES.
Deliveries and collections	DELIVERIES NORMALLY MON-FRI 0800-18.00 VERY OCCASIONALLY ON SATURDAYS
Smoking shelters, external seating and eating areas	SMOKING AREA FOR RESIDENTIAL GUESTS IS TOWARDS THE REAR OF THE PREMISES & AWAY FROM NEIGHBOURS.
Gardens and play areas	MUSIC EVENTS IN THE GARDEN ARE ENVISAGED TO BE OCCASIONAL AS THE PRIMARY BUSINESS FOCUS IS AS A WHOLE HOUSE LET.
Customers and Car Parks	WHEN EVENTS ARE TAKING PLACE, CAR PARK SIGNAGE WILL BE IN PLACE REMINDING PATRONS TO BE QUIET WHEN LEAVING & RESPECT NEIGHBOURS. WILL BE USING ALTERNATIVE MINI BUS TAXI SERVICE.
Refuse and recycling bins, barrels, bottles and stores	REFUSE CONTRACT COLLECTED MON/TUES & PLACED OUT THE PREVIOUS AFTERNOON.
Skittle alleys	N/A.
Equipment such as chillers, air con, extractors	N/A
Complaints	COMPLAINTS WILL BE RECORDED & DEALT WITH EXPEDITIOUSLY. NEIGHBOURS HAVE CONTACT DETAILS OF OWNERS.

Signed:.....

Premises Licence Holder

Date:.....

28/4/2017

Continue on another sheet if necessary.

If you have not received this guidance electronically and require an electronic version please contact the Council's Environmental Protection Team on 01643 703704. or email: licensingenvhealth@westsomerset.gov.uk

Lynch Country House, formerly known as Lynch Country House and Appartments is a 15 bedroom manor house built around 1911 and set in about 7 acres of mixed gardens with lake and stream.

The estate is located in Lynch near Allerford which is a sparsely populated village. Locally to the estate are a number of private dwellings, some adjacent and others a short distance away. The nearest dwelling to the main house is approximately 125m away.

Access to the estate is via a single track lane with passing places from either Allerford or Bossington, then via a shared driveway over Lynch Bridge. A private driveway then leads to the main house where there is parking for about 15 vehicles with further parking available for about 15 vehicles half way along the drive.

The house has just undergone a complete refurbishment and has a large lounge/hall, dinning room, 2 kitchens and a number of common rooms as well as the bedroom facilities. Whilst the house has a total floor area of about 13600 ft² or 1260 m² it is planned that only the lounge/hall, dinning room and common rooms marked on the plan in blue will be used for events. This area has a total useable floor area of about 160m² but will at all times be limited to a maximum of 100 persons.

It is primarily intended as a whole house self catering let for families where we will supply a selection of wines and spirits to the guests by the bottle for consumption on and off the premises. It is anticipated that most lets will be large family groups for special occasions including weddings. Other demographics are likely to include shooting and fishing parties, corporate groups and other special events.

When not being let as a whole house, it is intended that the premises be used for B&B where again wine and spirits would be available to purchase by the bottle by the guests.

Use of the grounds will be varied but likely to only be occasional for events such as weddings, family celebrations, corporate team building and promotions. It is anticipated that the supply of alcohol, music, both live and recorded, amplified and unamplified and food will be made available. Although mostly provided by outside caterers, bars, bands e.t.c. Lynch Country House may also be involved directly in these activities.

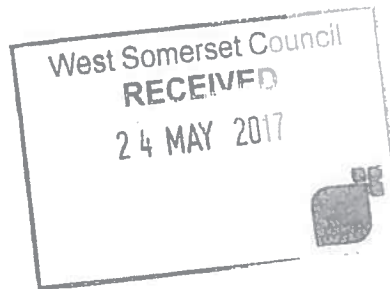
Accommodating outside events will generally be confined to the four main areas marked A,B,C, & D on the plan where marquees can be erected.

The maximum numbers of persons attending the House and events will be limited to the following:-

Whole house let or B&B 24hr residential	35 + staff
Indoor only events i.e. weddings	100 + staff
Outdoor events	300 + staff

To summarise, the application is to licence the whole house and grounds. Fire and safety risk assessments are up to date including specific risk assessments for the outside events and use of marquees. All 3rd party hirers will be made aware of our policies in respect to licensing and safety and their compliance will be a mandatory element of the hire contract. Lynch Country House staff will also be on site for supervision and compliance.

West Somerset Council
 Licencing Services
 West Somerset House
 Killick Way
 Williton
 Taunton
 Somerset
 TA4 4QA



22nd May 2017

Re: Application for Occasional Alcohol Licence for Lynch House, Allerford.

Dear sir

In principle I have no overall objection to an occasional licence being granted for Lynch House, it is to be run as a hotel and therefore will need to be able to serve alcohol to customers

But I do have the following observations:

- Is this application for the occasional licence in addition to a general licence to serve alcohol every day of the year?
- How many times in a year will these extra hours be permitted?
- I do not think the sale of alcohol should be any later than 23.00 on weekdays and 12 midnight on Friday & Saturday nights.
- The closing time of 01.00hrs for bank holidays should be restricted to one of the nights only not both and definately not be extended to 02.00hrs.
- Also 01.00hrs is plenty late enough for the solstices and should definately not be extended to 02.00hrs.

I am very worried about the impact of late night music, drinking and partying on a regular basis at Lynch House. The house is in an elevated, open position overlooking the Vale, Lower Allerford, Bossington, Lynch and Bossington Lane. The rear of the property is backed by steep wooded hills which cause any noise from the house to reverberate over the vale and villages to the front of the property.

The main hall and terrace, where these events are bound to be held are at the front of the building overlooking the villages.

I seriously believe that many of the residents of the villages will be affected by these events and therefore the number of events permitted over the year should be restricted and the licence re evaluated every year.

I have spoken to various local residents and they have real concerns about the potential impact of disturbing noise from Lynch House.

Please take into account the feelings of the people who live in this beautiful, quiet country vale, we don't object to the occasional late party but fear that this application would allow regular disturbed, noisy nights.

Yours faithfully.

Kath Prideaux
 2 Hillside
 Allerford
 TA24 8HS

Kath Prideaux

01643 862831 / 07980 595989

From: Annette Parkin annette@annetparkin.wanadoo.co.uk
Subject: **Re: Alcohol licence at Lynch Country House, Lynch, Allerford**
Date: 22 May 2017, 18:34:33
To: Derrick Bott angelabott@derrick@gmail.com

Dear Derrick, I hope this is the information that you require.

David Parkin in reply to your email:

Re: Alcohol licence at Lynch Country House, Lynch, Allerford

I agree with what Kathy Prideaux has written about **Alcohol licence at Lynch Country House, Lynch, Allerford** and would think most of the local people would be in agreement with this as well.

I think that the licence should be seriously restricted and reviewed every year.

I live in Bossington Lane and have in the past had problems with noise from The Farm Park at Lynch so the noise does carry quite some distance from this area.

As most of the people in Allerford, Bossington, Bossington Lane and the surrounding areas are retired I don't think drinking, loud music etc. is something we want on a regular basis.

Traffic going up and down small narrow lanes especially in the early hours of the morning may be a noise nuisance for local people and possibly a danger if the drivers have been drinking at the hotel.

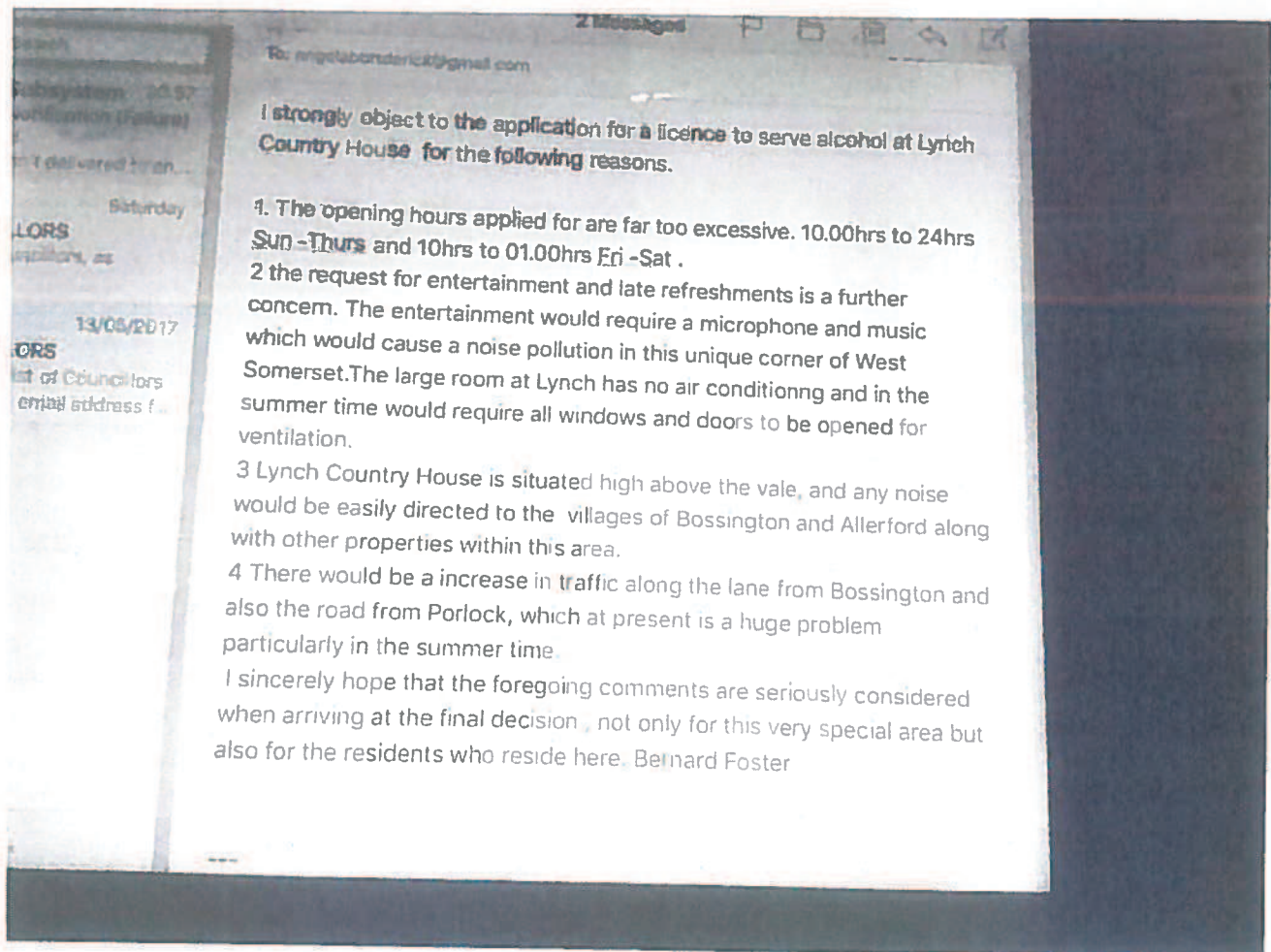
Entertainment and extra drinking hours at the hotel should be restricted to only a few days a year and notice should be given to all local people well in advance of any functions.



Virus-free. www.avast.com

From: janet.foster32@gmail.com
Subject: Lynch
Date: 22 May 2017, 21:07:34
To: angelabottderrick@gmail.com

From PC Councillor Bernard Foster's wife



Sent from my iPad

[Apologies for photocopy but computer playing up.]

Bernard.Foster1@gmail.com

Vice-Chairman, Selworthy and Minehead
Wilket Parish Council



Cherry Trees
Allerford
Minehead

2315117

7A24 84N

re NOTICE OF APPLICATION FOR GRANT
of PREMISES LICENCE UNDER LICENSING ACT 2003

Dear Sir / Madam

With reference to the above application for
the premises of Lyvel Country House I would
like to hereby make representation against the
proposed notice submitted in the West Somerset
Free Press of 19/5/17.

It is wholly unacceptable for local residents,
myself being one, to get up with loud music
potentially bouncing off the hill behind Lyvel
House and coming at the villagers of Allerford
and Bavington in 'waves' on a regular basis.
I do not object to an occasional party taking
place, but the planning application is for extended
licencing hours on every day of the week, and

extended to 2 o'clock in the morning on bank
holidays and religious, which would amount to 10
days a year.

The other aspect to consider is the lateness of
when people would be leaving these gatherings
as it is unlikely that every person attending these
events would be staying at the venue.

This would mean a lot of traffic driving through
the village of Lynd and Alford to get to
the main road and disturbing the sleep of
everybody nearby people. No doubt this traffic
would be conveying late night revellers, hopefully
not driving, who would probably be loud, (and have
no consideration for the local inhabitants) whilst
they were heavily under the influence of alcohol.

I do not envisage any benefits in the form of
employment or use of the facilities to the local
population and there would be probably be kept to
a minimum. I also do not think that the
local population should be held hostage to suffering
through constant disturbance because of one man's

gains and dreams, however worthy they may be.

I would suggest that the council carry out a noise assessment at the property and make a note of how far sounds actually travel on the edge of the Portland Vale with the hill behind having the effect of an amphitheatre before making their decision.

If passed I'm sure there will be numerous complaints for the council and police to have to deal with in the future.

Yours truly.

M. Burney

REPRESENTATION FORM

INTERESTED PARTY (Person/Body) in the vicinity of the premises detailed below

Your Name/Company Name/Name of Body you represent	Toby Clarke
Postal and email address	West Lynch Allerford. The neighbouring property.
Contact telephone number	07771907069
Name of the premises you are making a representation about	Lynch House (The Lynch Country House Ltd)
Address of the premises you are making a representation about	Lynch House, Allerford

The term "vicinity" is used in the Licensing Act 2003, in particular with reference to those "interested parties" who may lodge objections to applications for premises licences and who may make representations concerning existing premises licences. The Act defines an "interested party" as being "a person living in the vicinity, a body representing persons living in the vicinity, a person involved in a business in the vicinity or a body representing those persons". However, the Act does not define the term "vicinity".

The Licensing Authority has decided that in order to assist applicants and residents it would be helpful to provide guidance as to how it will approach the meaning of the term "vicinity". The Licensing Authority will normally treat the term "vicinity" as meaning within a 100 metre radius of the premises in question. However it is open to an applicant to argue that in particular instances, an objection from an "interested party" within this radius is not relevant. For example, where a major traffic route lies between the resident and the premises and noise from the premises is highly unlikely to affect the resident. It is also open to an "interested party" located outside of this radius to argue that a representation is valid, for example where the resident lives on the route from the premises to bus stops or main taxi ranks.

Please detail the distance between yourself and the premises applying for a licence	We are about 40 meters away ...
If the distance is greater than 100m, why do believe that you meet the criteria of an interested party?	

Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
The Prevention of harm to children	This is a place where families come to escape. My father has rented to families for many decades for family holidays. With late night drinking and films and parties at least some people will likely decide their chances of getting caught in the countryside are limited and drink and drive. Our children play by the bridge and I suspect do others.
To prevent Public Nuisance	This is a black sky area and has all sorts of protected wildlife. Making it a party venue when it never has been will ruin the character of the place. There are very few places left like this.

To prevent crime and disorder	Alcohol consumption at parties on a regular basis will lead to disorder by some people. That seems to be an accepted aspect of criminology.
Public Safety	Access is via a small bridge where children play (I played there, my father played there... my children play there. There are numerous stables and horses around and rare animals at the farm. If this is a wedding and party venue one cant be sure that people coming are aware of how to drive next to horses etc.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	<p>Until 7pm at night. No outdoor music/serving of drinks. No weddings or parties.</p> <p>This really is a unique peaceful location, which unfortunately the proprietors are seeking to change at the expense of the environment for the nieghbours. This business ran in keeping with the environment as serviced apartments for many decades. There are so many rare birds in this corner of the valley and so many other locations for a liscenced hotel and party venue. The hours applied for seem very excessive.</p>
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Generally if there is to be a hearing to determine the premises licence application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Toby Clarke Date: 25.5.17

Please return this form along with any additional sheets to: The Licensing Unit, West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA or email to licensing@tauntondeane.gov.uk

This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Unit on 01823 356343 to confirm this date.

NOTE: Any objection received will form part of a public document and, as such, will be available to the licence applicant.

REPRESENTATION FORM

RF/02

INTERESTED PARTY (Person/Body) in the vicinity of the premises detailed below

Your Name/Company Name/Name of Body you represent	Barry Hitchcox and Gail Cheeseman
Postal and email address	New Cottage, High Street, Porlock, Minehead TA24 8PY hitchcox@gmx.com
Contact telephone number	01643-862871

Name of the premises you are making a representation about	Lynch Country House
Address of the premises you are making a representation about	West Lynch, Allerford, Minehead TA24 8HJ (NB this is the CORRECT address- the application is incorrect)

The term "vicinity" is used in the Licensing Act 2003, in particular with reference to those "interested parties" who may lodge objections to applications for premises licences and who may make representations concerning existing premises licences. The Act defines an "interested party" as being "a person living in the vicinity, a body representing persons living in the vicinity, a person involved in a business in the vicinity or a body representing those persons".

However, the Act does not define the term "vicinity".

The Licensing Authority has decided that in order to assist applicants and residents it would be helpful to provide guidance as to how it will approach the meaning of the term "vicinity". The Licensing Authority will normally treat the term "vicinity" as meaning within a 100 metre radius of the premises in question. However it is open to an applicant to argue that in particular instances, an objection from an "interested party" within this radius is not relevant. For example, where a major traffic route lies between the resident and the premises and noise from the premises is highly unlikely to affect the resident. It is also open to an "interested party" located outside of this radius to argue that a representation is valid, for example where the resident lives on the route from the premises to bus stops or main taxi ranks.

Please detail the distance between yourself and the premises applying for a licence	Approx. 2km (1.25mls)
If the distance is greater than 100m, why do believe that you meet the criteria of an interested party?	While we accept that we are not directly affected we wish to support those living in the immediate vicinity as we are closely involved with that community. We lived at Gate Cottage on the Lynch property for almost seven years and we are both on the Allerford Village Hall committee. Also I (BH) was until recently on the Parish Council, (Selworthy and Minehead without PC)

Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
The Prevention of harm to children	
To prevent Public Nuisance	We feel the extent of this licence application is entirely inappropriate and out of keeping with the quiet and peaceful area around Lynch Country House. Lynch Combe (bridleway) and the footpaths (Exmoor National Park) in the vicinity especially across the ENE edge of the Lynch property would be particularly threatened by noise (music and traffic) and the excess light suggested by these proposals. Any light and noise would be seen and heard from a wide area of Exmoor north of Dunkery threatening its 'Dark Sky' status. Also such proposals would adversely affect National Trust property which shares two of its borders with Lynch and surrounds the wider area.
To prevent crime and disorder	
Public Safety	There is also a considerable risk to public safety from additional and potentially heavy traffic using the very narrow (one car width) country lane, much used by pedestrians and horse riders, between the A39 and Lynch Country House and also from Porlock along Bossington Lane.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	Very limited hours/ scope/ activities etc.
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Generally if there is to be a hearing to determine the premises licence application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: Rebecca Preece Date: 30th May 2017

Please return this form along with any additional sheets to: The Licensing Unit, West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA or email to licensing@tauntondeane.gov.uk

This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Unit on 01823 356343 to confirm this date.

NOTE: Any objection received will form part of a public document and, as such, will be available to the licence applicant.

REPRESENTATION FORM

RF/02

INTERESTED PARTY (Person/Body) in the vicinity of the premises detailed below

Your Name/Company Name/Name of Body you represent	Dr Ian and Mrs Penelope Kelham
Postal and email address	West Lynch Cottage, Allerford, Minehead TA24 8HJ ikelham@doctors.org.uk
Contact telephone number	01643 862849
Name of the premises you are making a representation about	Lynch Country House.
Address of the premises you are making a representation about	Lynch Country House, Allerford, Minehead TA24 8HJ Listed as Bossington Road, Selworthy on the application for Premises Licence.

The term "vicinity" is used in the Licensing Act 2003, in particular with reference to those "interested parties" who may lodge objections to applications for premises licences and who may make representations concerning existing premises licences. The Act defines an "interested party" as being "a person living in the vicinity, a body representing persons living in the vicinity, a person involved in a business in the vicinity or a body representing those persons". However, the Act does not define the term "vicinity".

The Licensing Authority has decided that in order to assist applicants and residents it would be helpful to provide guidance as to how it will approach the meaning of the term "vicinity". The Licensing Authority will normally treat the term "vicinity" as meaning within a 100 metre radius of the premises in question. However it is open to an applicant to argue that in particular instances, an objection from an "interested party" within this radius is not relevant. For example, where a major traffic route lies between the resident and the premises and noise from the premises is highly unlikely to affect the resident. It is also open to an "interested party" located outside of this radius to argue that a representation is valid, for example where the resident lives on the route from the premises to bus stops or main taxi ranks.

Please detail the distance between yourself and the premises applying for a licence	Adjoining property
If the distance is greater than 100m, why do believe that you meet the criteria of an interested party?	

Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
The Prevention of harm to children	
To prevent Public Nuisance	Noise: Lynch is a unique, very tranquil hamlet in the National Park bordering the Holnicote Estate. Any sound in the area is magnified by Porlock Vale's action as a natural echo chamber. Noise associated with licensed entertainment such as amplified music, large crowds, fireworks and substantial traffic would cause significant disturbance to the immediate neighbours and to dwellings throughout Porlock Vale.
To prevent crime and disorder	Light: Exmoor is a designated International Dark Sky Reserve. Any external lighting associated with licensed entertainment would have a significant adverse effect on this. (Please see attached letter.)
Public Safety	Traffic: The existing access highways are narrow single track lanes with high hedges and passing places frequented by walkers, cyclists and riders, both locals and visitors to the area. There are no public pavements. A Premises Licence would necessarily result in a significant increase in traffic, cars and delivery vehicles, beyond the level that the local road network could reasonably sustain without serious harm to highway safety. (Please see attached letter.)



Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account

Limited solely to the main house building. Limit to 11pm with no exceptions. No amplified music for public or private event entertainment within the building unless effective sound insulation installed or outside at any time. No fireworks at any time. No installation and/or use of additional external lighting on the building or within the grounds or additional car parking.

Generally if there is to be hearing to determine the premises licence application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed:   Date: 29th May 2017

Please return this form along with any additional sheets to: The Licensing Unit, West Somerset District Council, 20 Fore Street, Williton, Taunton, Somerset, TA4 4QA or email to licensing@westsomerset.gov.uk

This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Unit to confirm this date.

Our Ref: IO_1702231_KELHAM – WK/000038806

West Lynch Cottage
Allerford
Porlock
TA24 8HJ

Your Ref: WK/000038806

FAO. Licensing Authority,
West Somerset Council,
West Somerset House,
Killick Way,
Williton,
Somerset, TA4 4QA

29th May 2017

Dear Sir/Madam,

Re: Licensing Authority Reference WK/000038806
For: Premises License for the proposed use of building as (Class C1) hotel
At: Lynch Country House, Allerford, Minehead, Somerset TA24 8HJ
(Listed as Bossington Road, Selworthy on the application for Premises Licence)

We write regarding the above current submission presently under formal consideration by the Licensing Authority and as direct neighbours would firstly wish to make clear how totally, destroyed the quiet peace of not only our own home but this whole valley would be if a premises license were to be given as currently proposed.

We are not objecting to the principle of a proposal to return the house to its original form and layout as a single dwelling for use as a whole house let.

The hamlet of West Lynch is very small, totalling only 5 houses, with only one other of those private homes than ours currently in owner occupation. The hours currently proposed in the license application will have a significant impact on the local area including, primarily, the three villages of Allerford, Bossington and Porlock and secondly Luccombe, Selworthy and Horner as well as individual outlying homes.

This area of Exmoor National Park is unique. The Holnicote Estate is owned by the National Trust and covers most of the surrounding landscape (encompassing more than 12,000 acres) and contains more than 240 kilometres of footpaths and bridleways. It is an extremely tranquil area and home to red deer, Exmoor ponies, pied flycatchers, wood warblers, lesser spotted woodpeckers, redstarts, dippers, snipe, skylarks and kestrels. The area attracts visitors in search of peace and wildlife.

Built in the early 1900s as an individual private dwelling, Lynch was originally converted into holiday apartments and 2 B&B rooms (with only one used at any one time) in 1982 – it has never been run as any type of hotel and never had any large functions run from there. The applicants currently have an, as yet, undetermined application for a Certificate of Lawfulness (Local Planning Authority reference number 6/29/17/103) submitted to and currently under formal consideration by Exmoor National Park as the relevant Local Planning Authority. If Lynch House were to be used in an unfettered manner as a wedding venue this could have a seriously detrimental effect on much of Porlock Vale. No premises license should be considered positively by the Licensing Authority until, such time as, Exmoor National Park has come to a formal determination of the Certificate of Lawfulness and, even then, only if the Park Authority's decision is positive. However, this outcome is in serious doubt at this present time and accordingly the Licensing Authority should exercise the necessary caution and restraint, as a Premises License would be wholly inappropriate for a block of apartments; which is what Lynch currently is, based on its historic conversion and subsequent use prior to the current owners taking recent possession.

Our primary concerns relate to the key consideration under the Licensing Act 2003 of 'Prevention of Public Nuisance' and may be categorised under the following headings:

A. Noise: Any sound in the area is magnified by Porlock Vale's action as a natural echo chamber and in this wonderfully quiet area any amplified music would be heard for miles around. For example, we can hear the sea pulling back on the pebble beach a mile away from our garden and when any small number of people gather on the terrace of Lynch their conversation is clearly audible from our garden some significant distance away. Obviously, the sound of chatter is fine and of no reasonable cause for concern, but large numbers, chinking glasses, amplified music, speeches and toasts typically witnessed at even the most modest of modern weddings and other celebrations would cause significant disturbance not just to us but also to dwellings the length and breadth of Porlock Vale. The same concern would apply to the use of fireworks commonly used at weddings, their use being particularly disturbing for wildlife and livestock as well as the local neighbours. The same concern would apply to substantial numbers of cars (and perhaps even coaches) arriving, manoeuvring, parking and leaving the property at all hours of the day and parking close to our private garden boundary. Many existing local businesses rely on the current 'guaranteed' tranquillity as a unique selling point, as did the property's holiday apartment business in years gone by.

B. Light: Exmoor National Park is a designated International Dark Sky Reserve. The first such designation in the whole of Europe. Any external lighting associated with licensed entertainment would seriously affect the wonderful starlit skies that residents and visitors to the National Park enjoy. Artificial light may also upset the natural ecological balance the valley currently enjoys (e.g. confusing migrating birds and insects).

C. Traffic: The existing access highways leading to Lynch Country House are narrow single track lanes with high hedges and passing places frequented by walkers, cyclists and riders, both locals and visitors to the area. A Premises License such as that currently proposed for a planned (but not yet legally established) hotel and wedding venue use would necessarily result in a significant increase in traffic, both cars and delivery vehicles, beyond the level that the local road network could reasonably sustain without serious harm to highway safety. There are no public pavements leading to and from the site which could be used by visiting revellers and so all traffic would by necessity use either private/hire cars and coaches. This would also add substantially to noise disturbance of starting engines, slamming doors and reversing alarms at hours beyond those of the license entertainment, further extending the damage to the aural amenities and tranquillity of the nights.

Whilst we agree that restoring the house to one dwelling in line with its original design and construction is wholly in sympathy with the building and we support Mr & Mrs Dewdney in this, we fear that should a favourable determination be given to the current Premises License proposal then any subsequent owners could, without effective restrictions in place, continue to build a larger wedding business only serving to increase the scale and intensity of the negative impacts listed above.

If a positive determination is to be given by West Somerset Council as Licensing Authority, then it should succinctly establish clear limitations to give the highest possible degree of protection for the private aural and visual amenities of neighbouring properties and their owners such as ourselves in addition to minimising unnecessary increases in risk to highway safety.

We fully appreciate that conditions may be attached to any Premises License issued by the Licensing Authority. It would be perfectly legitimate for the Licensing Authority to properly define the limits or extent of the proposed licensed hours and days. We would therefore hereby formally request the following be incorporated in any favourable Premises License which may potentially be issued by the Licensing Authority, to confirm that the proposed use:

Extent of Licensed Area/Use:

i. is limited solely to within the main house building shown on the submitted, proposed plans and not to any area outside the main house building within its curtilage;

Exterior Lighting, Alterations & Parking:

ii. does not provide or give authority for the installation and/or use of additional external lighting (whether on the building or within the grounds of the property) which would otherwise not have been required for the normal established use of the property as private apartments, as any external alterations, extensions, new buildings or additional car parking which would require formal planning permission due to the lack of 'permitted development rights' for such;

Amplified Music:

iii. does not provide authorisation for the use of amplified music for public or private event entertainment (a) within the building unless suitably effective sound insulation to the building's fabric (walls, doors and windows) can first be installed and thereafter maintained or (b) outside the building within its curtilage at any time.

Fireworks:

iv. does not provide authorisation for the use of fireworks to prevent public nuisance and disturbance of livestock and wildlife.

Extent of Licensed Hours

v. is limited to 11pm only with no exceptions.

Notwithstanding the above, we would take this opportunity to re-iterate the serious question we have already raised in writing with Exmoor National Park as the Local Planning Authority as to whether an established use of the building as an hotel (Class C1) has been properly proven by presentation of adequate and robust evidence. We would draw particular attention to two areas where we see two substantial and fundamental flaws in the quality and content of the current submission presently under consideration by Exmoor National Park Authority:

Original Planning Permission 6.29.82.010:

(a) the formal Decision Notice issued by Somerset County Council in 1982 granting formal planning permission clearly states under "Position and Nature of Proposal" that the permission relates to "Conversion of Lynch, Allerford to five holiday flats and owners' residence". This description of development clearly reads as subdivision of the original dwellinghouse into six separate and independent dwellings/flats (five for holiday use and one as a permanent residence for the use of the owner). This would not give the property a hotel use. It would give each flat a Class C3 residential dwelling use and thus the overall building's permitted use would be a 'block' of flats, not an hotel. Reference to Drawing 3. on the webfile for the 1982 planning application clearly shows each of the six flats to have all the independent components required for use as self-contained dwellings, with some utilising shared external access and others with completely independent/private access to the outside of the building. The planning officers Committee report of 1982 also reinforces this point as after summarising past, unimplemented permissions (including one for change of use to an hotel), concludes by stating: "*The property has now been sold and the owner wishes to divide the house into a total of 6 flats. The detailed plans are considered to be an acceptable sub-division.*"

Evidence of Existing Established Use as Hotel:

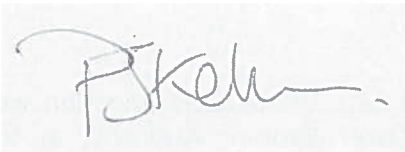
(b) nothing in the current Certificate of Lawfulness submission to Exmoor National Park Authority provides evidence of the use of the building as an hotel for the ten years immediately preceding the current submission's presentation to the Local Planning Authority. Reference is made in the agents cover letter to the website and the current/historic pattern of use of the premises, but no evidence. The Counsel's opinion presented in that submission also refers to their opinion being based on information supplied as part of their formal instruction, including plans of the existing

layout of the building. No reference is made to Counsel having been provided with a copy of the approved plans referred to in the original planning permission in 1982. No reference is made to evidence (e.g. sworn affidavits, audited accounts, council tax records) of continuous, uninterrupted use of the building as an hotel over the immediately preceding ten years.

Notwithstanding the above comments on the separate application to Exmoor National Park Authority, we appreciate that any formal decision West Somerset Council as the Licensing Authority may come to will be the result of careful consideration of all the evidence available and arguments presented and would confirm we wish to be notified of any amendments or additions to the current application for Premises License so that we may consider providing further comment before such a decision is issued.

We would be happy to provide clarification on any of the points we have made if so desired. We would also be happy to grant Members and Officers of the Licensing Authority access to our property if this will assist in understanding the physical context and potential impact.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Ian Kelham'.A handwritten signature in black ink, appearing to read 'Dr & Mrs Kelham'.

Dr & Mrs Kelham

87 Paganel Road,
Minehead
TA24 5HQ

29th May 2017

West Somerset Council
Licensing Services
West Somerset House
Killick Way
WILLITON
TA4 4QA

Dear Sir/Madam

Ref: Licensing Application at Lynch Country House

With reference to the above:

PLEASE do not let these people ruin this idyllic, peaceful and beautiful part of West Somerset.

Crime & Disorder At present there is minimal amount of crime and disorder in this area. Wiith alcohol being on sale for such long periods I can foresee problems.

Public safety issues will be significantly affected by the proposed hours of opening.

Access to Lynch House whether from Minehead or Porlock is via narrow lanes.

There are no street lights.

The local infrastructure cannot accommodate ANY increase in traffic. It is difficult to get from Allerford to Lynch and Bossington as it is. The narrow lane is only able to accommodate one vehicle width. Which results in cars constantly having to reverse.

This area is renowned for walkers and cyclists. I foresee a danger to both pedestrians and motorists alike. Both during the daylight hours and moreso in the hours of darkness.

Public Nuisance: Lynch House is situated in the vale any noise would resound around the surrounding areas – Bossington, Lynch and Allerford.

Plus the increase of late night traffic would disturb local residents and surrounding areas alike.

May I suggest a site visit is arranged for the Council to appreciate my point and the disruption extra noise and traffic will have..

Yours faithfully



Pauline Hall

87 Paganel Rd
Minehead
Somerset
TA24 5HQ

23rd May 2017

West Somerset Council
Licensing Services.
West Somerset House
Killick Way, Williton.
Taunton TA4 4QA



Ref: Notice of Application – Premises Licence, Lynch Country House, Allerford.
Dear Sir/Madam

With reference to the application notice 'West Somerset Free Press' Friday May 19th by Mr Guy Dewdney. It is understood that Mr Dewdney wishes to use the property known as Lynch Country House as a Hotel. Therefore a residential license will surely suffice.

However, it is understood locally that Mr Dewdney also wishes to use the property for Corporate events and Weddings as well as the regulated entertainment and late night refreshment availability in the application.

Would the Council please consider the geographical situation of Lynch House. It is very adjacent to many residential properties. The infrastructures leading to Lynch are already bursting at the seams. There are serious traffic difficulties due to the narrow roads in the whole of Allerford Vale and in particular from the Village Hall down to Bossington. In the height of the summer season, local drivers have been known to have to reverse many times on each journey to let opposing traffic through – visitors are unable to reverse for some reason on our country lanes. In addition, where on Lynch House land, are the increase of vehicles going to be able to park

Equally, as Lynch House overlooks all of the Vale, and it is very visible, it is built against the hillside and woodland which act as an amplifier for sound and noise to be broadcast over the whole area. Allerford Village and Bossington will most certainly be greatly affected by the additional traffic, late night music, and noise generally.

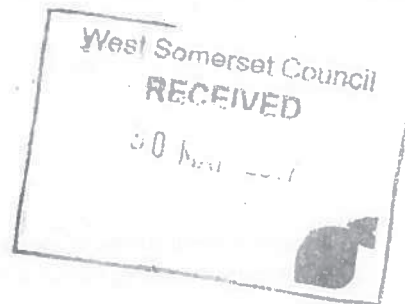
Until recently, I lived in Allerford area for many years, and I urge the Council not to allow licensing beyond 11pm on weekdays, and a maximum of midnight at weekends. This is not an area for regulated entertainment, it is wonderfully peaceful, and is one of the most beautiful residential areas on the edge of our beloved Exmoor.

Whilst it is good news that new business is envisaged, giving badly needed economy and employment in the area, please, please, let us retain the natural sounds and beauty to be admired by visiting guests, but also to respect the folks living in our dwindling communities.

Yours faithfully

Graham Story

WK/000038806



Michael Dyer
Bossington Farm
Bossington
Minehead
Somerset
TA24 8HF

May 27, 2017

West Somerset District Council
20 Fore Street
Williton
Somerset
TA4 4QA

Dear Sirs

Licensing Act 2003; Application for grant of a Premises Licence for The Lynch Country House Ltd

I wish to object to the granting of a premises licence for Lynch Country House, Bossington Road, Selworthy, Minehead, Somerset, TA24 8HJ on grounds 'of prevention of public nuisance'.

Although 'in principle' I am not against the granting of a premises licence I consider the hours proposed will cause a public nuisance to this very quiet rural hamlet of Lynch and the nearby villages of Bossington and Allerford.

I consider that a more 'socially acceptable' hours would be between 10:00am to 11:00pm Sundays to Saturdays inclusive for all the proposed licensable activities ie: Preform Play, Exhibit Film, Indoor Sports Event, Live Music, Recorded music, Performance of Dance, Entertainment similar to efg, Late Night Refreshment and the sale of Alcohol On and off Sales.

I also consider that only an extra hour; ie to midnight should only be allowed on Friday, Saturday and Sunday of Bank holiday weekends. I strongly object to an extra hour for the winter and summer solstice.

Although I live 'downwind' of Lynch Country House, I consider that the inhabitants of Allerford will be significantly affected by music that may emulate from the premises if the licence is granted. Owing to the elevated position and prevailing wind sound will travel significant distances, we can clearly hear the Porlock Weir Beer Fest when live music is played outside the Ship Inn at Porlock Weir; a distance 'as the crow flies' of 2 miles, so I have no doubt that both Lynch and Allerford inhabitants will be severely affected particularly as the local topography ie: a high hill immediately behind Lynch House will channel sound up the valley towards the village of Allerford.

I also object to the application to sell alcohol for off sales, I cannot see any justification why a hotel needs to offer off licence alcohol sales.

I also consider that Council should formally consult with Natural England as a SSSI immediately borders Lynch Country House and the playing of loud music may affect protected species.

In summary the hamlet of Lynch is normally a very quiet rural 'haven'; normally you can only hear with the sounds of birdsong and the distant rumble of waves 'crashing' onto Bossington Beach; the playing of any amplified music will cause significant disturbance (public nuisance).

[Recipient Name]

[Pick the Date]

Page 2

WK/000038806

If a premises licence is granted for the playing of live and recorded music can it be conditional on only being permitted within the existing building ie no external speakers or within any erected temporary structure such as a marquee.

Yours faithfully

MF Dyer . ZP Dyer .

Michael & Fiona Dyer

Telephone: 01643 862 850 or 0782 337 0064

Email: Bossingtonfarm@aol.com



**Avon & Somerset Constabulary
Representations Licensing Act 2003**

Your Name	Nicola Cooper
Job Title	District Licensing Officer 8820
Postal and email address	Taunton Police Station Upper High Street Taunton TA1 3QU
Contact telephone number	101

Name of the premises you are making a representation about.	Lynch Country House Ltd
Address of the premises you are making a representation about.	Bossington Hall, Allerford, Porlock, TA24 8HJ

Which of the four licensing Objectives does your representation relate to? Please state yes or no.		In respect of the licensing objectives, after visiting the premises and speaking to the applicant, we have agreed to the following wording of conditions to be "consistent with the operating schedule". On this basis we confirm that there will be no need for a hearing.
The Prevention of harm to children	Yes	See conditions
To prevent Public Nuisance	Yes	See conditions
To prevent crime and disorder	Yes	See conditions
Public Safety	Yes	

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	<p>The premises must operate a "Challenge 25 policy", whereby anyone wishing to purchase alcohol that appears to be under the age of 25 years, must be asked to provide photographic identification eg. Passport, driving licence, PASS card.</p> <p>A BOUND incident & refusals register must be kept and used on the premises, and must record all instances where the sale of alcohol and proxy sales to a patron is refused and all incidents occurring on the premises. Records must be kept for a minimum of 12 months and must be made available request to the Local Authority, Police and Trading Standards Officers upon request. Records must be audited</p>
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	<p>on a regular basis by the Designated Premises Supervisor.</p> <p>All bar staff must receive training with regards to preventing the sale of alcohol to persons who are under the required age and proxy sales and not to serve customers who are drunk. Records must be kept of staff training and must be made available for inspection by the Police & Licensing Authority</p> <p>The licence holder must have a Noise Management Plan in place, to the satisfaction of the Police and Local Authority Environmental Health Officer.</p> <p>Regular surveys of the perimeter of the premises must be carried out whilst any public entertainment is taking place to ensure noise levels are not at a level which would cause unnecessary disturbance to nearby residents. The Designated Premises Supervisor or an appointed competent person should carry out this survey. Staff must regularly check the outside areas of the premises to monitor the escape of noise.</p> <p>Hiring of the premises when alcohol is to be sold, must be subject to the terms & conditions of a signed hiring agreement. This must include details of the legal & social responsibilities associated with the sale of alcohol and any relevant conditions from the Premises licence.</p> <p>Alcohol must not be available to residents outside of Licensing Hours.</p> <p>The Designated Premises Supervisor or responsible person will reside on the premises to ensure responsibility regarding sales of alcohol.</p> <p>A dedicated telephone number for the Designated Premises Supervisor or the duty manager must be available to residents and responsible authorities at all times on the premises.</p>
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Signed: *Nicola Cooper* 8820

Date: 25th May 2017

REPRESENTATION FORM

RF/02

INTERESTED PARTY (Person/Body) in the vicinity of the premises detailed below

Your Name/Company Name/Name of Body you represent	Tony Ross-Booker
Postal and email address	Kitnors, Bossington, Somerset TA24 8HQ tonyrb1971@hotmail.com
Contact telephone number	01643 862643

Name of the premises you are making a representation about	Lynch House/Bossington Hall
Address of the premises you are making a representation about	Lynch House/Bossington Hall, Bossington, Somerset, TA24 8HJ

The term “vicinity” is used in the Licensing Act 2003, in particular with reference to those “interested parties” who may lodge objections to applications for premises licences and who may make representations concerning existing premises licences. The Act defines an “interested party” as being “a person living in the vicinity, a body representing persons living in the vicinity, a person involved in a business in the vicinity or a body representing those persons”. However, the Act does not define the term “vicinity”.

The Licensing Authority has decided that in order to assist applicants and residents it would be helpful to provide guidance as to how it will approach the meaning of the term “vicinity”. The Licensing Authority will normally treat the term “vicinity” as meaning within a 100 metre radius of the premises in question. However it is open to an applicant to argue that in particular instances, an objection from an “interested party” within this radius is not relevant. For example, where a major traffic route lies between the resident and the premises and noise from the premises is highly unlikely to affect the resident. It is also open to an “interested party” located outside of this radius to argue that a representation is valid, for example where the resident lives on the route from the premises to bus stops or main taxi ranks.

Please detail the distance between yourself and the premises applying for a licence	Approx 350m
If the distance is greater than 100m, why do believe that you meet the criteria of an interested party?	The area is in the national park of Exmoor and is very rural. The main hamlet of Bossington is approx 300m away, but any noise created by and increased traffic accessing the premises will affect the quality of life for the people and wildlife living in Bossington and Allerford.

Your representation must relate to one of the four Licensing Objectives. Please detail	Please detail the evidence supporting your representation and the reason for your representation. (Please use separate sheets if necessary)
The Prevention of harm to children	Traffic flow would increase the danger to children who are using the roads as foot access between Bossington and Allerford. There is no pavement and pedestrians have to walk along the road which is bordered by steep banks. Children do travel to catch the bus to school at the bus stop at Allerford (A39) and on Bossington Green, as well as people visiting the Owl and Hawk centre and several riding stables. With the main bus stopping at Allerford on the A39, children using the bus will have to get access along the roads that would be used for Lynch House/Bossington Hall.

	Allerford also hosts regular football tournaments on weekends for children
To prevent Public Nuisance	<p>Access to Lynch House/Bossington Hall is via two routes. As above these roads are very minor roads. The route through Allerford is 0.8 miles, and heavily used by walkers and visitors to the Blacksmith, Packhorse Bridge, West Somerset Rural Museum, The Exmoor Owl and Hawk Centre as well as people simply walking or using the road as access from Bossington to Allerford, where they can use public transport. There are also a number of stables and riding schools in the immediate vicinity and all the roads here are used several times a day by horse riders. Additionally on the weekends the local playing fields in Allerford are used for children's football tournaments. Increased traffic along this route will make it difficult and dangerous for all users of the route.</p> <p>The other route via Bossington Lane from Porlock, is a minor road, through an area of residential properties. It is not designed for heavy traffic flow, containing a LOT of concealed entrances, and is really the only pedestrian route for people to walk from Bossington, and the houses in Bossington lane to get to the local facilities in Porlock. Again it is also heavily used by horse riders and is the main access to a number of fields and stables just off Bossington lane. As such Bossington lane is realistically a 20mph zone even if it is not marked as one.</p> <p>Putting the increased traffic nuisance aside.</p> <p>Lynch House/Bossington Hall, is nestled in acombe at the bottom of Bossington/North Hill. Any noise such as shooting or loud music will be projected out across the immediate area, and the vale of Porlock. We know this as we could hear the music clearly that was being played at Samphire festival last year. We can also usually hear the birds at the Owl and Hawk Centre which is approx 350m away. Any events or functions with prolonged noise would be detrimental to the people living locally. It would affect our business if it can be heard during the daytime, and will also affect the wildlife that resides here, in the National Park.</p>
To prevent crime and disorder	<p>The nearest police station is Minehead (4 miles away) which is only manned Monday to Friday 1000-1800. Outside of those times the nearest police presence would have to come from further afield. (Taunton and Bridgwater are the most likely places approx 35 miles) Public Disorder, alcohol, especially prolonged drinking, are often found together. I am more than aware of this as I was a SIA certified door supervisor. Because of its locality when something happens at Lynch House/Bossington Hall, responses from the Emergency services will be slow, (even more so on the busy weekend evening shifts) and there will be nothing to contain these occurrences from spilling out into local residents' property. It could easily take the police or ambulance service over an hour to get here. And in that time everything can escalate. A hundred plus people at an event at Lynch House/Bossington Hall, would outnumber the residents who live here.</p> <p>Again, to come back to traffic. The premises nearest public transport links are in Allerford or Porlock, and these are restricted times. So it is likely people will have to drive to get there, and that will lead to some people drinking and driving, which in turn will put</p>

	lives of the local residents and users of the roads here will be at risk.
Public Safety	As above really, increased traffic, drink driving, narrow roads, pedestrians, horse riders, children playing, long response times due to location and revellers outnumbering residents.

Suggested conditions that could be added to the licence to remedy your representation, or other suggestions you would like the Licensing Sub Committee to take into account	Increased policing, SIA approved event security, improved road access, no loud noise/music. Maximum number of attendees, 20 mph zones.
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Generally if there is to be a hearing to determine the premises licence application, the Councillors will only be able to consider matters that have been previously disclosed. No new evidence can be introduced at the hearing. It is therefore imperative that you detail all matters that you wish to be considered on this initial representation. (Please attach additional sheets if necessary).

If you do make a representation you will be expected to attend the Licensing Sub Committee and any subsequent appeal proceeding.

All representations in their entirety, including your name and address, will be disclosed to the applicant for the premises licence.

Signed: _____ Tony Ross-Booker _____ Date: _____ 6/6/2017 _____

Please return this form along with any additional sheets to: The Licensing Unit, West Somerset Council, West Somerset House, Killick Way, Williton, Taunton, Somerset, TA4 4QA or email to licensing@tauntondeane.gov.uk

This form must be returned within the Statutory Period, which is generally 28 days from the date the notice was displayed on the premises or the date specified in the Public Notice in the newspaper. Please contact the Licensing Unit on 01823 356343 to confirm this date.

NOTE: Any objection received will form part of a public document and, as such, will be available to the licence applicant.

We live with our two young children in Bossington, not far from the House, and are greatly concerned by the change of building use application currently lodged with Exmoor National Park and proposed Premises Licence.

This is a small, quiet village that has to contend with the challenges of incoming tourists on a regular basis. When visitors head to the village, we have to deal with traffic issues. Both the lanes approaching from Allerford and Porlock are single file with limited passing spaces – a lot of local people walk their dogs down these lanes, and many of our local drivers are elderly. This means we are used to reversing, waiting, pulling into hedges time and time again, just to leave the village. This is the norm during the week and is much worse during busy holiday months.

If traffic is substantively increased to Lynch Country House for events/weddings/parties etc, it will result in traffic congestion. You only have to head our way when Allerford Recreation Ground is being used by ESF Football Tournaments to understand our point – with teams of footballers arriving by car down our narrow lanes, you literally cannot move on the roads.

Our boys cycle regularly to Porlock and Allerford and we are concerned a greater number of unfamiliar car drivers will create added dangers.

We are also concerned about parking – unless parking is provided on site at Lynch Country House, where are guests/visitors going to park? This is a CRITICAL point. The village is already at breaking point on sunny weekends and during the holidays as the National Trust car park regularly over-flows, resulting in car parking on our lanes and outside our houses, which makes manoeuvring less easy. Is it intended that guests/visitors park in and around the hamlet of Lynch? If so, this would create chaos on the side of the road and in front of driveways.

We know Lynch Country House well. Unless parking arrangements have been changed by the new owners, it can only park around 10 to 12 cars.

We are also concerned about late night noise and revelry. The House is visible from the road, and sound travels without restriction from the House's elevated position across the valley. Recorded music, bands and so on will be heard by a variety of neighbours. The House is designed for party goers to spill out onto the terrace and into the gardens, thus parties and events will inevitably create sound-spillage, particularly during the summer months. Also, if cars aren't parked on site, many of us in the villages of Lynch and Bossington will be listening to departing traffic and people heading for their cars/taxis late at night.

Although we have missed the deadline for submissions, I hope you will be able to take our views into account.

Kind regards

Sarah Shorten