

**BOROUGH COUNCIL OF KING'S LYNN & WEST NORFOLK**

**LICENSING SUB COMMITTEE HEARING**

**Minutes from the Meeting of the Licensing Committee held on Tuesday, 24th August, 2021 at 10.00 am in the Assembly Room, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ**

**PRESENT:**

**SUB COMMITTEE:** Councillors E Nockolds (Chair), C J Crofts (Vice Chair) and C Sampson.

**OFFICERS:**

Johanna Riches – Licensing Officer  
Marie Malt – Senior Licensing Officer  
Hema Patel – Legal Advisor  
Rebecca Parker – Democratic Services Officer

**APPLICANT:**

Mr S Carter, represented by Mr J Jackson and Mr J Noble.

**INTERESTED PARTIES:**

Mr and Mrs Johnson  
Mrs Carter  
Mr and Mrs Wills  
Mr White

**OTHERS:**

Councillor P Kunes – Portfolio Holder for Environment

1 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

2 **ITEMS OF URGENT BUSINESS**

There was no urgent business.

3 **DECLARATIONS OF INTERESTS**

There was no declarations of interest.

4 **TO CONSIDER AN APPLICATION FOR CROFT COUNTRY CLUB, GREENEND, LOTT'S BRIDGE, THREE HOLES, PE14 9JD**

[Click here to view the recording of this item.](#)

The Chair welcomed everyone to the meeting and declared that the Sub-Committee was sitting to consider an application for a premises licence in respect of Croft Country Club, Green End, Lott's Bridge, Three Holes and advised that the meeting was being broadcast on You Tube.

The Sub-Committee, Borough Council officers and the Legal Advisor were introduced and explained their roles.

All parties were introduced and confirmed that fifteen minutes was sufficient to present their case.

## 5 **PROCEDURE WHICH WILL BE FOLLOWED AT THE HEARING**

[Click here to view the recording of this item.](#)

At the request of the Chair, the Legal Advisor outlined the procedure which would be followed at the Hearing.

She made reference to the additional correspondence which had been circulated in advance of the Hearing and the representation which should not be considered as it was received out of time.

She also made the Sub-Committee aware that the applicant had indicated that he would like to circulate some additional correspondence to the Sub-Committee which he would refer to whilst presenting his case which related to a leaflet which had been circulated to nearby residents and decibel readings from previous events. All parties present at the hearing agreed that the correspondence could be considered and did not require an adjournment as the applicant had explained that he would explain the additional correspondence whilst presenting his case.

Those present were informed that the decision would not be read out at the Hearing today, but would follow in writing within five working days.

## 6 **REPORT OF THE LICENSING OFFICER**

[Click here to view the recording of this item.](#)

At the request of the Chair, the Licensing Officer presented her report to the Sub-Committee as included in the Agenda.

Questions to the Licensing Officer were invited from all parties and the Licensing Officer provided detail of why the application had only now come before the Sub-Committee. She explained that the site bordered Fenland and the Borough Council thought that the site had been licensed by Fenland, however the licensed area was within the Borough Council of King's Lynn and West Norfolk.

## 7 **THE APPLICANTS CASE**

[Click here to view the recording of this item.](#)

At the request of the Chair, the Applicant's representative, Mr Jackson, presented the case on behalf of the applicant. He provided detail of the additional correspondence which had been circulated to the Panel and related to a leaflet which had been circulated to nearby residents in opposition to the application and referred to decibel readings which had been taken during a previous event.

The applicant and applicant's representative responded to questions from all parties and confirmed that all visits to the site had to be pre-booked and he was happy that this could be added to the licence as a condition if required. Details of the amount of attendees at events was provided as well as information on how events were advertised. It was also confirmed that no alcohol was sold on site, but as it was a self-catering site visitors could bring their own.

## 8 **INTERESTED PARTIES CASE**

[Click here to view the recording of this item.](#)

The Interested Parties presented their case.

Dick Johnson commented that he had not heard any disturbances from the site. He explained that it was important to encourage visitors to the area.

Clifford White commented that he travelled from Leicestershire to attend this Hearing and support the applicant. He visited the site regularly and commented that he frequented local businesses and restaurants, as did many of the visitors to the campsite.

Reference was also made to the charity events held on site and the impact of lockdowns.

The Interested Parties responded to questions from all parties. It was explained that a complaint had been made about a nearby premises, but it was not certain that the premises in question was Croft Country Club.

## 9 **SUMMING UP - THE LICENSING OFFICER**

[Click here to view the recording of this item.](#)

## 10 **SUMMING UP - INTERESTED PARTIES**

[Click here to view the recording of this item.](#)

11 **SUMMING UP - THE APPLICANT**

[Click here to view the recording of this item.](#)

12 **OUTSTANDING MATTERS**

[Click here to view the recording of this item.](#)

The Legal Advisor outlined outstanding matters and provided detail of the Legal Advice she would be providing to the Sub-Committee Members whilst they retired to make their decision.

13 **DECISION NOTICE**

The Chair closed the meeting and the Panel retired to consider its decision in private, accompanied by the Democratic Services Officer for administration purposes and the Legal Advisor for specific points of law and procedure.

After the Hearing the decision notice was circulated to all parties. A copy of the decision notice is attached.

**The meeting closed at 11.09 am**

**LICENSING SUB-COMMITTEE****DETERMINATION NOTICE**

<b>Date of Hearing</b>	<b>24 August 2021</b>
<b>Sub-Committee Members</b>	<b>Councillors Nockolds (Chairperson), Chris Crofts and Colin Sampson</b>
<b>Legal Adviser</b>	<b>Hema Patel</b>
<b>Licensing Officers</b>	<b>Johanna Riches (Licensing Officer) Marie Malt (Senior Licensing Officer)</b>
<b>Democratic Services Officer</b>	<b>Rebecca Parker</b>
<b>Applicants</b>	<b>Jane Carter (not present) and Stephen Carter (present) John Jackson (Applicants' Representative) James Doble (supporting Applicants' Representative)</b>
<b>Other Persons</b>	<b>Frances and Richard Johnson Catherine Carter Theresa and Colin Wills Clifford White</b>
<b>Portfolio holder for licensing</b>	<b>Councillor Paul Kunes</b>
<b>Premises Address</b>	<b>Croft Country Club, Green End, Lott's Bridge, Three Holes, Wisbech, PE14 9JD</b>
<b>Application</b>	<b>Application for a Premises Licence</b>

**APPLICATION**

The Borough Council of King's Lynn and West Norfolk ('the Council'), being the relevant licensing authority, received an application for a Premises Licence for Croft Country Club, Green End, Lott's Bridge, Three Holes, Wisbech, PE14 9JD ('the Club').

During the 28 day representation period, which ended on 28 July 2021, the Council received representations from the following:

**RESPONSIBLE AUTHORITIES**

There were no representations from any of the responsible authorities to consider.

**OTHER PERSONS**

There were eighteen representations from 'Other Persons' to consider. Of those representations, three were objections to the application and fifteen were supporting the application. Details of the representations were attached to the Senior Licensing Officer's report before the Licensing Sub-Committee at Appendix 2.

Subsequent the agenda being published, the Senior Licensing Officer became aware that one of the representations appended to her report was in fact received following the expiry of the consultation period. The Senior Licensing Officer communicated this error in writing to all parties

in advance of the hearing and asked that the content of this particular representation be disregarded.

## **HEARING**

On 24 August 2021, a hearing was held to consider the application for the premises licence. The Sub-Committee determined the application with a view to promoting the four licensing objectives. It considered the application on its own merits. In reaching its determination, the Sub-Committee had regard to the following matters:

- The relevant parts of the written and oral evidence before them;
- The Council's Licensing Policy;
- Statutory Guidance issued under the Licensing Act 2003.

The Sub-Committee listened to all the evidence and submissions. It heard from:

- The Licensing Officer;
- The Applicants' Representative;
- Richard Johnson;
- Clifford White.

## **SUMMARY OF EVIDENCE**

The Licensing Officer presented the Senior Licensing Officer's report and outlined the application that had been submitted. A copy of the application was attached to the report at Appendix 1. She explained that the Applicants made an application for the licensable activities of live music and recorded music and advised the Sub-Committee that there are no related mandatory conditions.

The Licensing Officer answered the questions put forward.

The Applicants' Representative circulated additional documents at the start of the hearing and later presented the Applicants' case. He explained that the Club has been operating for 30 years and has been providing live and pre-recorded music entertainment for around 20 years with no complaints or objections that they are aware of.

He explained that the site is ordinarily open from the end of March until the end of September/beginning of October. He informed the Sub-Committee that the majority of events are held indoors and that 2-3 events are held outdoors each year - this has been normal practice for 15-16 years. However, the Coronavirus ('COVID-19') outbreak caused some problems with regards to indoor entertainment. Prior to receiving notification of objection from the Council there have been four Saturday events this year. Since then, they have applied for three Temporary Event Notices ('TENs') which have been granted and they have had two subsequent events which, as far as they are aware, did not give rise to any complaints.

The Applicants do not feel that the indoor music will have a nuisance effect on the neighbouring properties and described the building materials that the clubhouse is made up of. The Applicants' Representative referred the Sub-Committee to the document labelled '2' and

explained that they had undertaken two separate decibel tests on site – one in relation to pre-recorded music in the clubhouse and the other in relation to the TEN event on 31 July 2021.

In relation to public nuisance and anti-social behaviour, the Applicants' Representative informed the Sub-Committee that access to the site must be pre-booked and that it is not open to the general public. Moreover, they do not serve alcohol and explained that site users bring their own food and drink. At the end of an event, site users return to their unit rather than leaving the site and upsetting neighbouring properties.

With regards to the outdoor stage, the Applicants' Representative submitted that the only building that it directly faces is Primrose Hall which is the Applicants' residence. He also made reference to an objecting comment that the site is flat and open land but refuted this by explaining that there are a number of buildings, trees and hedges which act as some form of sound barrier.

The Applicants' Representative highlighted that they are not seeking an all-day licence. He provided examples of past events and informed the Sub-Committee of the usual start and finish times of those events. He also explained that around February of each year the Applicants publicise details of their entertainment programme and indicate the weekends on which there will be live music and, in particular, outdoor events.

The Applicants' Representative and the present Applicant answered questions from all parties.

The 'Other Persons' present, who were all supporters to the application, presented their case.

Richard Johnson explained that they also run a holiday park within a mile of the Club and feels strongly that the Club should be able to operate in the manner that it has done in the past. It is very important to the local community to have holiday makers who support the tourism in the small part of West Norfolk. Mr Johnson added that at no point have they or their holiday makers experienced disturbance from the Club.

Clifford White informed the Sub-Committee that he had travelled from Leicestershire to support the licence being granted if that helped to show his commitment to the Club. Mr White is a member of the Club and frequents it on weekends and the odd week. Mr White spends a lot of money in local restaurants and shops – he is not alone in this, there are many people like him who spend a lot of money in the local area. From a charity point of view, the events held by the Club generate significant funds for charities. The music is the key for that to continue. Like his own business, Mr White is sure that the Club has struggled through COVID-19 and made reference to recovery.

The additional 'Other Persons' present had nothing further to add and there were no questions for those present.

No persons objecting to the application were present. In their written representations, the objectors described their experiences with loud music and primarily raised concerns about public nuisance in a quiet and peaceful area. There were also concerns as to the finish time of the music. Additional correspondence received from objectors stated that they have no objection to the continuation of indoor music events but object to outdoor music events. They expressed their concerns that a large number of music events during the year would impact significantly on their ability to use their holiday cabin in the adjacent compound.

The parties all summed up.

## **FINDINGS**

The Sub-Committee considered the report of the Licensing Officer, the written representations submitted and the oral representations put forward at the hearing.

The Sub-Committee felt it was a pity that the objectors did not attend the hearing as they were unable to put questions to them.

The Sub-Committee had regard to the fact that the Applicants recently held an event authorised under a TEN without any problems. In the Sub-Committee's view, this demonstrated that the Applicants are able to hold a full licence. Furthermore, the Club appears to be well organised with everyone on site pre-booked.

The Sub-Committee considered that the Club is a specialist organisation and therefore has tighter controls than an ordinary Country Club. Essentially, the Sub-Committee were of the view that the Club is well regulated.

Accordingly, the Sub-Committee grants the application but imposes the following conditions.

## **CONDITIONS**

The following conditions were found to be appropriate:

1. The conditions consistent with the operating schedule (proposed conditions) as detailed on page 9 of the Senior Licensing Officer's report, save for:

- Item (c)

Provision of recorded music indoors will only be permitted –

Monday to Thursday	12:00 Noon – 23:00hrs
Friday	12:00 Noon – 00:00hrs
Saturday	12:00 Noon – 01:00hrs
<b>Sunday</b>	<b>12:00 Noon – 22:30hrs</b>
Bank Holiday Sundays	12:00 Noon – 23:00hrs

This condition is varied and set out in the imposed conditions below.

2. The imposed conditions.

The following additional conditions were imposed by the Sub-Committee:

### **Condition 1**

The licence holder must publish details of all their evening events including the start and finish time of each event.



The Sub-Committee impose this condition so that individuals in the area are aware of the Club's events.

Condition 2

Provision of recorded music indoors will only be permitted –

Monday to Thursday	12:00 Noon – 23:00hrs
Friday	12:00 Noon – 00:00hrs
Saturday	12:00 Noon – 01:00hrs
<b>Sunday</b>	<b>12:00 Noon – 23:00hrs</b>
Bank Holiday Sundays	12:00 Noon – 23:00hrs

The Sub-Committee revise this condition for ease of administration.

**DETERMINATION**

The Sub-Committee does grant the application subject to the conditions as detailed.

**RIGHT OF APPEAL**

There is a right of appeal against this decision to the Magistrates' Court. An appeal must be commenced within 21 days beginning with the day on which you receive notification of the decision. You may wish to seek independent legal advice from a solicitor or the Citizens Advice Bureau regarding this.

Signed.....E. Nockolds.....  
Councillor Elizabeth Nockolds  
(Chairperson of the Licensing Sub-Committee)

Date: 27 August 2021