

Licensing Sub-Committee

Meeting Venue

By Zoom

Meeting Date

Wednesday, 13 July 2022

Meeting Time

2.00 pm

For further information please contact

Carol Johnson

01597 826206

carol.johnson@powys.gov.uk



County Hall
Llandrindod Wells
Powys
LD1 5LG

4 July 2022

Mae croeso i chi siarad yn Gymraeg neu yn Saesneg yn y cyfarfod.

Rhowch wybod pa iaith rydych am ei defnyddio erbyn hanner dydd, ddau ddiwrnod gwaith cyn y cyfarfod.

You are welcome to speak Welsh or English in the meeting.

Please inform us of which language you wish to use by noon, two working days before the meeting.

AGENDA

The Sub-Committee Members are required to attend a private Briefing meeting at 1.45pm

1.	APPLICATION FOR PREMISES LICENCE
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1.1. Sub-Committee procedures

To receive introductions by the Chair and an explanation of the Sub-Committee's procedures by the Principal Solicitor.

(Pages 3 - 6)

1.2. Application for a licence

To consider an application for a licence from Green Lizard Brew Co, Barn Business Park, Coedway, Powys, SY5 9AR

(Pages 7 - 76)

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1.a

POWYS COUNTY COUNCIL

LICENSING ACT 2003

Licensing Sub-Committees – Procedural Guidelines for the conduct of hearings in accordance with the Licensing Act 2003 (Hearings) Regulations 2005 (“the Regulations”)

Introduction

The four licensing objectives, as set out in the Licensing Act 2003 are:

- **The prevention of crime and disorder**
- **Public safety**
- **The prevention of public nuisance**
- **The protection of children from harm**

Each application that comes before a sub committee of the Authority will be treated on its own merits and this licensing authority will take its decision based upon the merits of the application, taking into account the need to promote the four licensing objectives. This Authority will also have regard to its Statement of Licensing Policy and the guidance issued under section 182 of the Licensing Act 2003.

1. The hearing will normally be held in public. However, the sub committee may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing, or that part of the hearing, taking place in public.
2. The hearing shall take the form of a discussion led by the Licensing sub committee and cross examination will not be permitted except at the discretion of the sub committee if it is required to consider the application or representations. This is in accordance with Regulation 23 of the Regulations. A party wishing to cross examine another party must make an application to the sub committee.
3. The procedure at the hearing shall be determined by the sub committee, normally in accordance with the following guidelines.
4. The sub committee shall appoint a Chairman.
5. The Chairman will welcome everyone to the hearing and will introduce him/herself and the other members of the sub committee.
6. The Legal Adviser to the sub committee will ask everyone present to introduce themselves and will explain the procedure to be followed. He/she will ask the applicant, if unaccompanied, if he/she was aware of the right to be represented. The sub committee will also consider any

request made by a party under Regulation 8(2) for permission for another person to appear at the hearing as a witness.

7. The Licensing Officer will present a report outlining the nature of the application to be considered, any relevant representations and policy statements. The sub committee may ask any relevant questions of the officer through their Legal Adviser.
8. The applicant (or his/her representative) will be invited to put his/her case. The applicant may call witnesses to support the case provided that the sub committee have given permission to do so. The sub committee and other parties who have made relevant representations may ask any relevant questions of the applicant or of persons representing them. The sub committee should ask questions through their Legal Adviser.
9. The Chairman will then invite those parties making representations to address the sub committee. The sub committee may ask relevant questions of those parties making representations through their Legal Adviser. The applicant or his/her representative may also ask relevant questions of those parties making representations.
10. The Chairman will invite the applicant (or his/her representative), and any parties making representations, to briefly summarise their points if they wish.
11. The sub committee may ask relevant questions of any party during the hearing through their Legal Adviser, but should refrain from any discussion of the merits of the case.
12. The sub committee will retire with their Legal Adviser to deliberate in private. If it is necessary to recall any party to provide further information or clarification, all parties at the hearing will be asked to return.
13. When the sub committee has reached its conclusion, the parties will be recalled and the decision will be announced to the applicant by the Legal Adviser to the sub committee, accompanied by, as appropriate, a description of any conditions which are to be attached to the grant of a licence and the licensing objectives that they relate to. Reasons will be given for the decision. That information will also be given to the applicant in writing as soon as is practicable and he/she will be told of any statutory rights of appeal that are available. In cases where a decision cannot be given at the end of a hearing, the applicant and those parties present will be notified of the decision within five working days.

PLEASE NOTE:

- Any person attending the hearing, who, in the opinion of the Chairman, is behaving in a disruptive manner, may be required to leave.
- Late additions to representations and evidence will only be considered with the agreement of all parties present
- The sub committee may allow a maximum period of time for each party to make all relevant statements in support of their written representations. The sub committee would request that all parties avoid repetition and keep the discussion moving in the interests of efficiency.
- Decisions will generally be taken regardless of whether the applicant or those who have made written representations are present. All notices and written representations received from absent parties will be considered. However if a party is unable to attend a hearing due to unforeseen circumstances and would wish to be present, that party should contact the relevant Licensing Officer or Committee Clerk by telephone in order to explain the circumstances. In such a case, the sub committee may be prepared to adjourn the hearing.

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1.b

CYNGOR SIR POWYS COUNTY COUNCIL

Licensing Sub-Committee 13th July 2022 2pm

Via ZOOM

REPORT BY: Natalie Jones, Licensing Officer

SUBJECT: Application for a NEW PREMISE LICENCE at Green Lizard Brew Co, Barn Business Park, Coedway, Powys, SY5 9AR

REPORT FOR: DECISION

1. APPLICATION

- 1.1 On the 18/05/2022, an application for a New Premises Licence was received from Rhys Jones for a Nano Brewery with tap room to operate out of the Barn Business Park, Coedway, SY5 9AR.
- 1.2 A location map of the premises is set out at **Annex A**. Also included is area of note. There are also some photographs showing the location of the premise in context to some of the residential properties.
- 1.3 A copy of the application and a plan of the premises are reproduced at **Annex B**.
- The proposed Premise Licence application describes the premise as a Nano brewery with a tap room onsite, as well as online sales. The sale of alcohol timings applied for are 12.00 - 23.00 Mon – Sun at the site, with 24 hours for online sales.
- 1.4 The applicant & The Licensing Authority satisfied procedural obligations by consulting the Responsible Authorities and advertising the application in the Local Press. Photographic evidence was sent by the applicant demonstrating that the Notice was in situ.
- 1.5 Please see **Annex C** for breakdown of the application showing the licensable activities and times applied for.
- 1.6 Also included as part of Annex C is a table showing other Licensed Premises in the locality. This is for information only it should be noted that each application must be considered on its own merits. It is useful to note that although a premise may have very extensive times, these are maximum hours and not always utilised by premises licence holders to their full extent.
- 1.7 The applicant has offered controls in the operating schedule to the application (box M) these are set out as clearly worded conditions at **Annex E** that would be included on any licence granted (where they are not already legal requirements).
- 1.8 One of the controls that has been offered by the applicant is:

'Installation of sound proofing including sound limiting device'

Clarification is sought from the applicant as to what this will involve to include it as a clearly worded and enforceable condition, should the licence be granted.

2. REPRESENTATIONS

2.1 Responsible Authorities

There were No Objections from any of the Responsible Authorities.

The Police, Trading Standards and Fire Service responded with "no objections" as did Environmental Health. Planning responded with no objections also, but indicated that the applicant should seek planning advice prior to any works commencing.

2.2 Other Persons

Representations have been received from the public and the details of these representations are detailed and attached at **Annex D**. Most are residents located in the proximity of the premise site. (9)

A further objection was received from the Councillor for the area.

2.3 Queries in relation to planning have been raised by a number of the objectors. The panel are reminded that Planning and Licensing are separate regimes

The authorities' Statement of Licensing Policy states:

- *It is strongly recommended that prospective licence applicants contact the relevant Local Planning Authority in advance of making a licence application in order to check, or seek advice on, any planning consents or any conditions relevant to the use of the premises. It clearly makes operational sense to ensure that planning and licensing are compatible*
- *the granting by the Licensing Committee of any variation of a licence which involves a material alteration to a building would not relieve the applicant of the need to apply for planning permission or building control consent where appropriate.*

3. OPTIONS

3.1 In determining the application for the Premises Licence, the Sub-Committee must take such steps as are considered appropriate to promote the licensing objectives;

- i) The Prevention of Crime and Disorder
- ii) Public Safety
- iii) The Prevention of Public Nuisance
- iv) The Protection of Children from Harm

3.3 The Committee is considering the application based on the promotion of the Licensing objectives. They must not consider Representations or issues which fall outside the scope of the scope of the Licensing regime. Relevant extracts from the Home Office guidance [Revised Guidance issued under section 182 of the Licensing Act 2003 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk) are listed below :

- *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.*
- *The licensing authority may not impose any conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of a hearing (unless all parties agree a hearing is not necessary) that it is appropriate to impose conditions to promote one or more of the four licensing objectives*
- *It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.*
- *The 2003 Act requires that licensing conditions should be tailored to the size, type, location and characteristics and activities taking place at the premises concerned. Conditions should be determined on a case-by-case basis and standardised conditions which ignore these individual aspects should be avoided*

3.4 The options are to;

- a) grant the application as submitted by the applicant without modification, with the exception of the inclusion of mandatory conditions made under Section 19, Licensing Act 2003 (Supply of Alcohol) and those offered by the applicant at Annex E, including a suitably worded condition in relation to sound proofing/limiting, or
- b) grant a licence with modified conditions; or
- c) reject the whole or part of the application.

4. DETERMINATION

4.1 The Licensing Sub-Committee is requested to determine the application.

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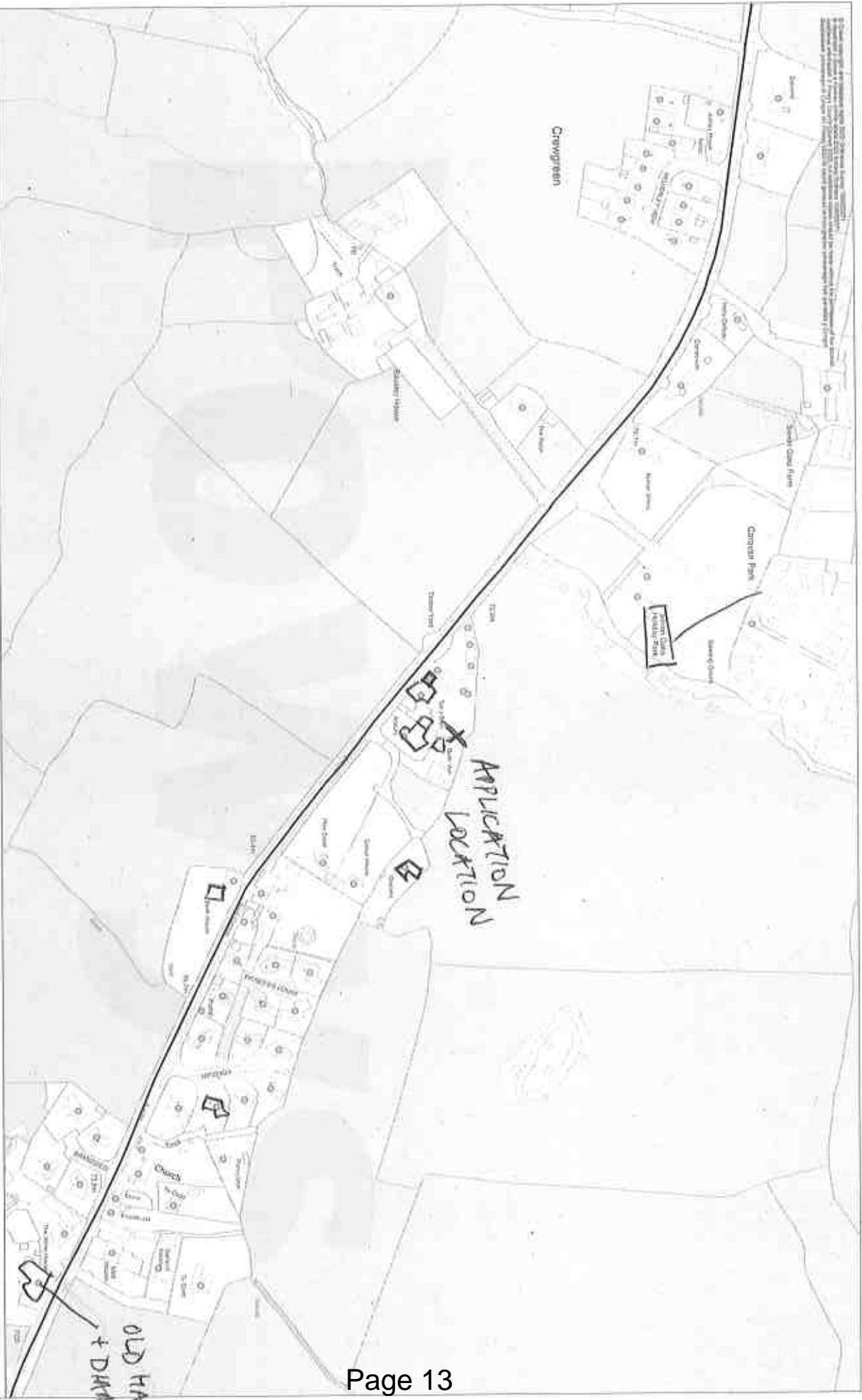
ANNEX A

Location Maps

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APPLICATION
LOCATION

OLD HAND
+ DIAMOND

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PHOTOGRAPHS OF PREMISE LOCATION



FRONT OF PREMISE (excluding hairdressers to the right))



REAR OF PREMISE (adjoining residential property, Smithy Lodge)



BEHIND PREMISE (Possible consumption area.
Note – consumption is not licensable)



GARDEN OF SMITHY LODGE (adjoining premise)

Possible consumption area just outside the garden boundary

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ANNEX B

Copy of Application and
associated Plan

Cyngor Sir Powys County Council

FORM 9

Application for a premises licence to be granted under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written or typed in black ink. Use additional sheets if necessary.

Once completed please send your application to: -

CYNGOR SIR POWYS COUNTY COUNCIL
The Licensing Officer

Council Offices	Council Offices	Council Offices
Neuadd Brycheiniog	Y Gwalia	Ty Maldwyn
Cambrian Way	Ithon Road	Brook Street
Brecon	Llandrindod Wells	Welshpool
Powys	Powys	Powys
LD3 7HR	LD1 6AA	SY21 7PH
Contact: 0845 602 7037 and ask to speak to an Officer		

You may wish to keep a copy of the completed form for your records

We- Rhys jones-John dix-Nick davies-Kris davies
(Insert name of applicant / applicants)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I / we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

Part 1 – Premises Details			
Postal address of premises if any or if none ordnance survey map reference or description.			
Green Lizard Brew Co Barn Business park coedway shropshire			
Post town	Powys	Post code	SY59AR

Telephone number of premises (if any)	[REDACTED]
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£ Non-domestic rateable value of premises	£nil
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Part 2 - Applicant Details		
Please state whether you are applying for a premises licence as	Please Tick or insert "YES" in the relevant box	Next Step
a). An individual or individuals.	YES	Please complete Section (A)
b). A person other than an individual.		Please complete Section (B)
i. as a limited company		Please complete Section (B)
ii. as a partnership		Please complete Section (B)
iii. as an unincorporated association or		Please complete Section (B)
iv. other (for example a statutory corporation)		Please complete Section (B)
c) A recognised club		Please complete Section (B)
d) A charity		Please complete Section (B)
e) The proprietor of an educational establishment		Please complete Section (B)
f) A Health Service Body		Please complete Section (B)
g) A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		Please complete Section (B)
h) The chief officer of police of a police force in England and Wales		Please complete Section (B)

*If you are applying as a person described in (a) or (b) please confirm:	
(Please state whether you are applying for a premises licence as)	Please tick <input type="checkbox"/>
I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or	Yes
I am making this application pursuant to a	
Statutory function	No
A function discharged by virtue of Her Majesty's prerogative	Yes

A. DETAILS of INDIVIDUAL NOTICE GIVERS <i>(fill in as applicable)</i>				
Name				
Delete as appropriate: Mr. Mrs. Miss. Ms. Other title (for example, Rev)				
Surname				
Forenames				
Are you over 18	Yes	No	Date of Birth DD/MM/YYYY	
Place of Birth				
Nationality				
CURRENT POSTAL ADDRESS if different from premises address				
Post Town		Post Code		
Contact Phone number in working hours				
E-mail Address if any <i>(optional)</i>				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit "share code" provided to the applicant by the service (please see note 2 for information).				
Share Code				

DETAILS of SECOND INDIVIDUAL NOTICE GIVER <i>(If Applicable)</i>				
Name				
Delete as appropriate: Mr. Mrs. Miss. Ms. Other title (for example, Rev)				
Surname		Jones		
Forenames		Rhys		
Are you over 18	Yes		Date of Birth DD/MM/YYYY	
Place of Birth				
Nationality		British		
CURRENT POSTAL ADDRESS if different from premises address				
Post Town	Wrexham	Post Code		
Contact Phone number in working hours				
E-mail Address if any <i>(optional)</i>				
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit "share code" provided to the applicant by the service (please see note 2 for information).				
Share Code				

B. OTHER APPLICANTS <i>(fill in as applicable)</i>
Please provide name and registered address of applicant in full. Where appropriate

please give any registered number. In case of partnership or joint venture (other than a body corporate), please give the name and address of each party concerned.

Name

Address

Post
Town

Post
Code

Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)

Telephone number (if any)

E-mail address (optional)

Part 3 Operating Schedule

Day

Month Year

When do you want the premises licence to start?

0 6 0 5 2 0 2 2

If you wish the licence to be valid only for a limited period, when do you want it to end?

If 5,000 or more people are expected to attend the premises at any one time please state the number expected to attend.

Please give a general description of premises (Please read guidance note 1)

Nano brewery with tap room on site. Also selling online

What licensable activities do you intend to carry on from the premises? (Please see sections 1 and 14 of the Licensing Act 2003)

and Schedule 1 and 2 to the Licensing Act 2003		
Provision of regulated entertainment (please read guidance note 2)	Please tick <input type="checkbox"/>	
a) plays (if ticking yes, fill in box A)		NO
b) films (if ticking yes, fill in box B)		NO
c) indoor sporting events (if ticking yes, fill in box C)		NO
d) boxing or wrestling entertainment (if ticking yes, fill in box D)		NO
e) live music (if ticking yes, fill in box E)		NO
f) recorded music (if ticking yes, fill in box F)		NO
g) performances of dance (if ticking yes, fill in box G)		NO
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)		NO
	Please tick <input type="checkbox"/>	
Provision of late night refreshment (if ticking yes, fill in box I)		NO
Sale / Supply of alcohol (if ticking yes, fill in box J)	YES	

IN ALL CASES PLEASE COMPLETE BOXES K, L, AND M BELOW

[BOX A] PLAYS Standard days and timings (please read guidance note 7)			Will the performance of a play take place indoors or outdoors or both - Please Tick or insert "YES" in the relevant box. (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoor s	
Mo n			Please give further details here (please read guidance note 4)		
Tue					
We d			State any seasonal variations for performing plays (please read guidance note 5)		
Thu r					
Fri			Non-standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list. (please read guidance note 6)		
Sat					
Sun					

[BOX B] FILMS Standard days and timings (please read guidance note 7)			Will the exhibition of films take place indoors or outdoors or both – Please Tick or insert “YES” in the relevant box. (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films (please read guidance note 5)</u>		
Thu					
Fri			<u>Non-standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sat					
Sun					
Sun					

[BOX C] INDOOR SPORTING EVENTS Standard days and timings (please read guidance note 7)			<u>Please give further details here (please read guidance note 4)</u>		
Day	Start	Finish			
Mon					
Tue			<u>State any seasonal variations for indoor sporting events (please read guidance note 5)</u>		
Wed					
Thu			<u>Non-standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Fri					
Sat					
Sun					

[BOX D] BOXING OR WRESTLING ENTERTAINMENT Standard days and timings (please read guidance note 7)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – Please Tick or insert "YES" in the relevant box (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
Wed					
Thu			<u>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)</u>		
Fri			<u>Non-standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sat					
Sun					

[BOX E] LIVE MUSIC Standard days and timings (please read guidance note 7)			Will the performance of live music take place indoors or outdoors or both – Please Tick or insert "YES" in the relevant box (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
Wed					
Thu			<u>State any seasonal variations for the performance of live music (please read guidance note 5)</u>		
Fri			<u>Non-standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sat					
Sun					

[BOX F] RECORDED MUSIC Standard days and timings (please read guidance note 7)			Will the playing of recorded music take place indoors or outdoors or both - Please Tick or insert "YES" in the relevant box (please read guidance note 3)	Indoors	
				Outdoor s	
				Both	
Day	Start	Finish			
Mo n			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
We d			<u>State any seasonal variations for playing recorded music (please read guidance note 5)</u>		
Thu r					
Fri			<u>Non-standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sat					
Su n					

[BOX G] PERFORMANCE OF DANCE Standard days and timings (please read guidance note 7)			Will the performance of dance take place indoors or outdoors or both - Please Tick or insert "YES" in the relevant box (please read guidance note 3)	Indoors	
				Outdoor s	
				Both	
Day	Start	Finish			
Mo n			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
We d			<u>State any seasonal variations for the performance of dance (please read guidance note 5)</u>		
Thu r					
Fri			<u>Non-standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sat					
Su n					

[BOX H] ANYTHING OF A SIMILAR DESCRIPTION TO THAT FALLING WITHIN (E), (F) or (G). Standard days and timings (please read guidance note 7)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	Will the entertainment be taking place indoors or outdoors or both – Please Tick or insert “YES” in the relevant box (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<u>Please give further details here (please read guidance note 4)</u>		
Wed					
Thu			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</u>		
Fri					
Sat			<u>Non-standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>		
Sun					

[BOX I] LATE NIGHT REFRESHMENT Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both –Please Tick or insert “YES” in the relevant box (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
Mon				Both	
Tue			<u>Please give further details here (please read guidance note 4)</u>		
Wed					
Thu			<u>State any seasonal variations for the provision of late night refreshment (please read guidance note 5)</u>		
Fri					

			<u>the provision of late night refreshment at different times to those listed in the column on the left, please list. (please read guidance note 6)</u>
Sat			
Sun			

[BOX J] SUPPLY OF ALCOHOL Standard days and timings (please read guidance note 7)			Will the sale of alcohol be for consumption on or off the premises or both – Please Tick or insert “YES” in the relevant box (please read guidance note 8)	On	
Day	Start	Finish		Off	
Mon	1200	23.00	<u>State any seasonal variations for the supply of alcohol (please read guidance note 5)</u> <u>Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list. (please read guidance note 6)</u> In addition – 24 hours for ONLINE sales (00.00 – 23/59 Mon-Sun)	Both	Yes
Tue	1200	23.00			
Wed	1200	23.00			
Thu	1200	23.00			
Fri	1200	23.00			
Sat	1200	23.00			
Sun	1200	23.00			

State the Name and Details of the Individual whom you wish to specify on your licence as the – (DPS) Designated Premises Supervisor. (Please see declaration about the entitlement to work in the checklist at the end of the form):
 (A DPS is required to be a Personal Licence Holder)

Delete as appropriate: Mr. Mrs. Miss. Ms. Other title (for example, Rev)

Surname Jones

Forenames Rhys

Are you over 18 Yes

Date of Birth DD/MM/YYYY [REDACTED]

Place of Birth [REDACTED]

CURRENT ADDRESS of Designated Premises Supervisor if different from premises address

[REDACTED]

[REDACTED]

Post Town Wrexham

Post Code LI115sr

Personal Licence Number of DPS (if any)	Wxm/pers/1845
Issuing Licensing Authority, if applicable	

[BOX K] Please highlight any adult entertainment or services, activities, other entertainm or matters ancillary to the use of the premises that may give rise to concern in respect of children (Please Read Guidance Note 9)

No entertainment at present will need to update if business requires it later on

**[BOX L] HOURS
PREMISES ARE OPEN
TO THE PUBLIC
Standard days and
timings (please read
guidance
note 7)**

State any seasonal variation (please read guidance note 5)

D ay	Start	Finish
M on		
Tu e		
W ed		
Th u		
Fr i		
Sa t		
S un		

Non-standard timings. Where you intend to use the premises to be open to the public at different times to those listed in the column on the left, please list. (please read guidance note 6)

[BOX M] Please describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 10)

Risk assessments will be done for the premise and made available for inspection upon request
Good Health and Health and safety practices will be adhered to

b) The prevention of crime and disorder

Membership of pub watch scheme
Staff will be trained on underage sales and acceptable ID

c) Public safety
Provision of cctv Plastic glasses will be used for all on sales
d) The prevention of public nuisance
Installation of sound proofing including Sound limitations device External lighting to ensure safe egress Regular Collection of litter in the vicinity
e) The protection of children from harm
Id visitors that look under 25 (challenge 25) No children onsite unless accompanied by an adult

CHECKLIST:		Please Tick or insert "YES" in the boxes below to
indicate agreement		
• I have made or enclosed payment of the fee		Yes
• I have enclosed a plan of the premises		Yes
• I have sent copies of this application to responsible authorities and others where applicable		Yes
• I have enclosed the consent form completed by the individual I wish to be the Designated Premises Supervisor, if applicable		Yes
• I understand that I must now advertise my application		Yes
• I understand that if I do not comply with the above requirements my application will be rejected		Yes
• [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).		

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.

Part 4 – Signatures (please read guidance note 11)

Signature of applicant or applicant's solicitor or other duly authorised agent. (See guidance note 12) If signing on behalf of the applicant please state in what capacity.

Declaration	<ul style="list-style-type: none"> • [Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15). • The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)
--------------------	--

Signature 

Date 14/05/2022

Capacity

For joint applications signature of 2nd applicant or 2nd applicant's solicitor or other authorised agent. (please read guidance note 13) If signing on behalf of the applicant please state in what capacity.

Signature

Date

Capacity

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school

proprietor or (iii) the health care provider for the hospital.

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 10. Please list here steps you will take to promote all four licensing objectives together.
 11. The application form must be signed.
 12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
 13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
 14. This is the address which we shall use to correspond with you about this application.

15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are

not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways; 1) by providing with this application copies or scanned copies of the following documents (which do not need to be certified), or 2) by providing their "share Code" to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below)

Documents which demonstrate entitlement to work in the UK

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in**

combination with an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including: -
 - evidence of the applicant's own identity – such as a passport,
 - evidence of their relationship with the **Page 37** Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and

- evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
 - (i) working e.g. employment contract, wage slips, letter from the employer,
 - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
 - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
 - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

Original documents must not be sent to licensing authorities. If the document copied is a passport, a copy of the following pages should be provided: -

- (i). any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

Home Office online right to work checking service

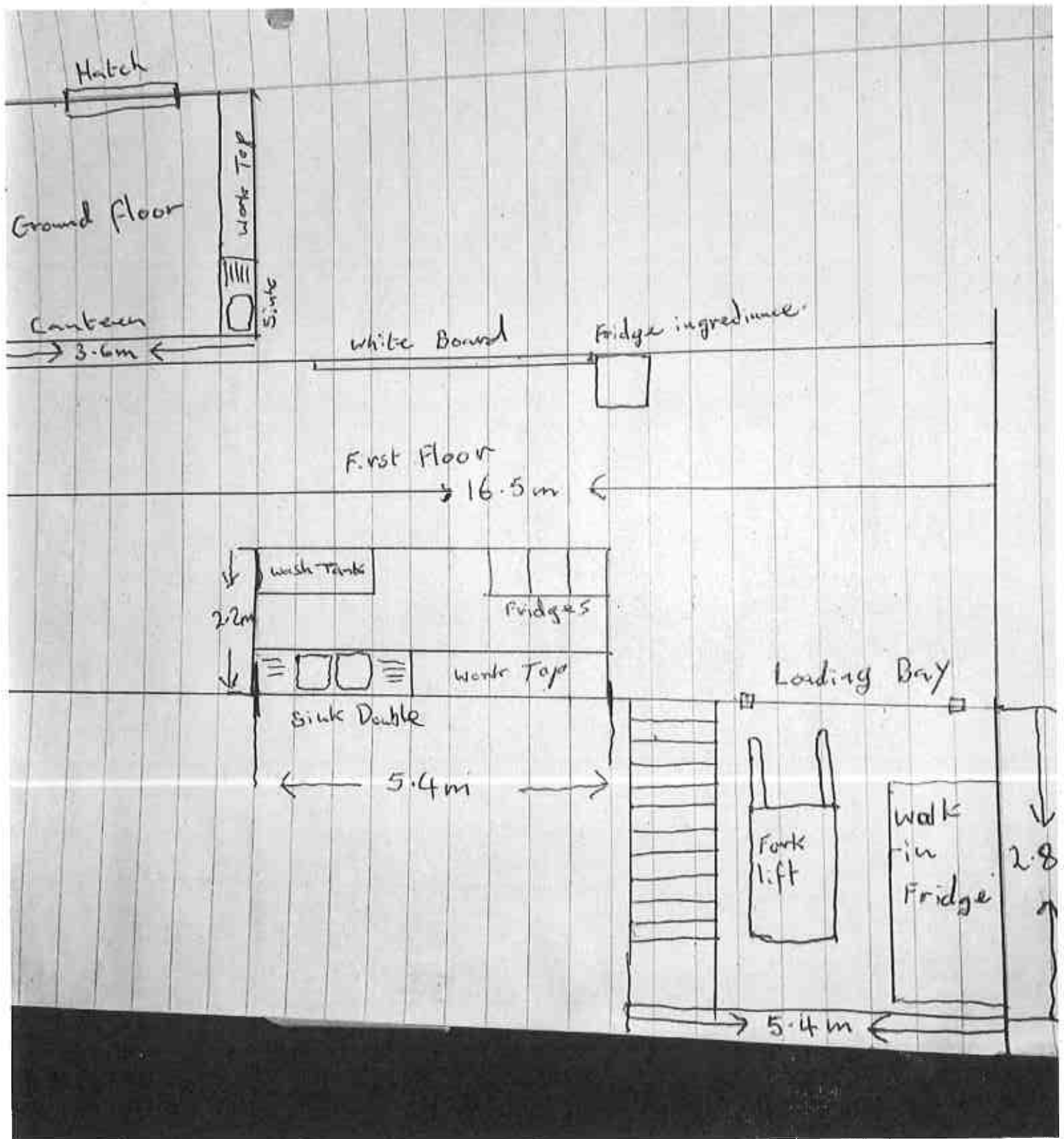
As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set above.

SITE PLAN OF PREMISE (UNIT 12)



ANNEX C

- Breakdown of licence times
(Green Lizard Brew Co)
- Table showing other Licensed
premises in the vicinity

PREMISE	STATUS	LICENSABLE HOURS
Green Lizard brew Co	Application applied for	Sale of Alcohol 12.00 - 23.00 Mon-Sun (at the premise) 00.00– 23.50 (online sales)

PREMISE	STATUS	LICENSABLE HOURS
Old Hand & Diamond	OPEN	Sale of Alcohol 10.00-00.00 (sun-weds) 10.00-01.00 (thu) 10.00-02.00 (fri& Sat & bank holidays) Live Music 10.00 – 00.00 (Mon-Sun)
Fir Tree, Crew Green	CLOSED end of 2019	Sale of Alcohol 10.00-00.00 (sun-thu) 10.00-02.00 (fri& Sat & bank holidays) Live music 18.00 – 01.00 (Fri& Sat) Recorded music 18.00-00.00 (sun-thu) 18.00- 01.00 (fri&sat)
The Admiral Rodney	OPEN	Sale of Alcohol 10.00-00.00 (sun-weds) 10.00-01.00 (thu) 10.00-02.00 (fri& Sat & bank holidays) Live Music 10.00-00.00 (mon-Sun)
Punchbowl Tavern	OPEN	Sale of Alcohol 11.00-03.00 (mon-Sun) Live Music 11.00-00.00 (in & out) Recorded music 11.00-00.00 (out) 11.00-02.00 (in)

ANNEX D

LIST OF OBJECTORS

Jennifer Maiden (Welshpool)

Mr and Mrs N Bufton, (Coedway)

Trevor Porter (Coedway)

Gaynor Porter (Coedway)

Steve Eccleshall, Clerk to Bausley with Criggion Community Council (Coedway)

Emma Rhodes (Coedway – attached to premise application site)

Gill & Alan Rudge (Coedway – next door to premise application site)

Councillor Lucy Roberts (local Councillor)

Roger Greenslade (Coedway)

Andy Neal (Coedway)

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Councillor Lucy Roberts (local Councillor)

Roger Greenslade (Coedway)

Andy Neal (Coedway)

Natalie Jones

From: Jennifer Maiden [REDACTED]
Sent: 11 June 2022 11:49
To: Licensing
Subject: Fwd: Objection to a application for premises licence.
Attachments: 20220610_124043.jpg; 20220610_123955.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

----- Forwarded message -----

From: Jennifer Maiden <[REDACTED]>
Date: Fri, 10 Jun 2022 at 23:16
Subject: Fwd: Objection to a application for premises licence.
To: <[REDACTED]>

----- Forwarded message -----

From: Jennifer Maiden [REDACTED]
Date: Fri, 10 Jun 2022, 23:08
Subject: Objection to a application for premises licence.live

Dear Sir.madam.

I Jennifer Maiden of [REDACTED] Welshpool Powys [REDACTED]
Formally object the the application for a premises licence.
Made by Green lizard Brew Co Ltd.
Premises The Barn Tan-y-Bryn Coedway.
Near Welshpool. Powys SY5 9AR.

I have been a tenant at the Barn business Park for over 30 years.
So know first hand the issues that need serious consideration regarding this application.
I object because the Brewery is attached to a private residential property with other close residential properties very close with young children.

This especially with being open until 11 pm 7 days a week will cause noise neusement and impact upon peoples privacy.

With being located within what is a old Dutch Barn with plastic membrane on the roof and no EPC

I don't feel this is suitable for food or alcohol production and

I cannot imagine it staying as Nano Brewery for long.

Once the estate of the late Christopher Dix who passed away in February 2020 is finalised by his executors.

And Mr John Dix proceeds with the development of his recently acquired land.

Currently the business Park has 12 business units rented out not 7.

So can at times be very very conjested and dangerous with parked vehicles and members of the public navigating around them.

The roads extremely dangerous and there have been multiple accidents including fatal ones on that stretch of the B4393.

And the entrance is in a hollow making it difficult to exit safely.

And there is a pedestrian foot path over it. Actually a busy foot path with holiday makers from the local Severn oak caravan park of 130 units and a lot of new builds properties.

It's only a matter of time before someone else gets badly hurt

I know the local parish council have concerns regarding this.

And councilor Lucy Roberts.

Has highways been consulted about this?

This Brewery was registered as trading from this address on 22/10/21.

And is well advertised on social platforms Instagram.

Although I am not opposed to progress I am aware that it takes 5 gallons of water to produce 1 gallon of beer.

So where and how will the waste be deposited of?

Have Natural resources Wales been consulted about this?

The licencing application notice is located on a door inside the business Park

Away from the entrance.

So only visible to people who actually use the business Park.

And because of its location not visible to the wider public because the gates are locked out of hours. And if the unit doors are open cannot be seen.

This means people may not have the opportunity to debate there concerns in a fair manner

Please see attached photos.

As no planning application has been made for change of usage nobody was aware of what the true extent of the Brewery's plans were.

And this has meant genuine concerns haven't been voiced nor addressed

There is only one unisex toilet for the entire business Park and customer's.

On Powys County Councils website it says the applicant unit 2.

Unit 2 is currently occupied by Coedway butchers.

So will Coedway butchers be connected to this Brewery?

It then refers to unit 12.

But the address classed as being Shropshire not Wales

This needs clarification.


A copy of this is attached

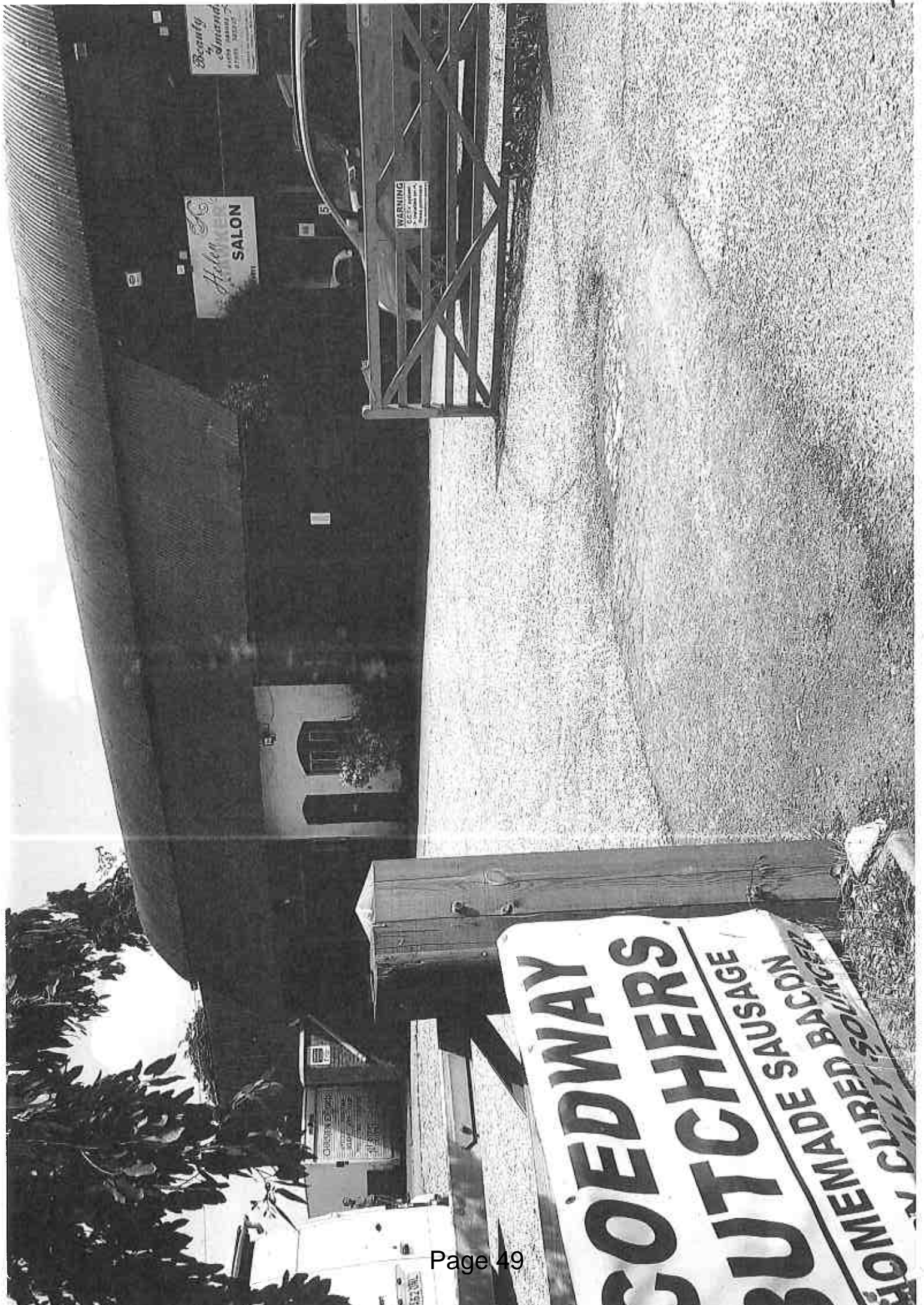
In addition to all the above i had been under the impression that there was a conveyance on this property with certain conditions attached which possibly make this application unlawful.

Yours Sincerely

Jennifer Maiden

 Application.txt

 20220606_114939.jpg



Beauty to Demand
HAIR SALON
12345 MAIN ST
67890

Helen
SALON

WARNING
DO NOT FEED
CATTLE

COLEDWAY
BUTCHERS
HOMEMADE SAUSAGE
COUNTRY SOWMIGER

COLEDWAY
BUTCHERS
12345 MAIN ST
67890

PROPERTY OF
THE U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535
NAME OF ATTORNEY OR
PATRONS: [REDACTED]

NO.	DATE	DESCRIPTION	AMOUNT
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298	10/1/74
299	11/1/74
300	12/1/74

Natalie Jones

From: JACKIE BUFTON <[REDACTED]>
Sent: 09 June 2022 18:35
To: Licensing
Subject: Objection to alcohol license

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Sir/Madam,

Ref: Rhys Jones, Green Lizard Brew Co, Barn Business Park, Coedway, SY5 9AR

We wish to **OBJECT** to the alcohol licence application at the above premises.

My husband and I have an interest in this application as we live 100 yards away from this location with our children.

The first area of concern that we have would be the obvious noise nuisance and disruption it would cause from people coming and going day and night, especially as they want to sell alcohol 7 days a week till 11pm, so there will be the possibility of antisocial behaviour, who will have no respect for the residents and the surrounding countryside.

Another serious concern is also the traffic, it is already quite busy now with the summer months with cars and lorries coming out of the small Business Park, as on occasions as I have indicated to turn to go in to our property drivers think that I am turning in to there, so there are just pulling out in front of me, I have had some near misses! Drivers already speed and overtake near there so an influx of extra vehicles this would cause (as they are already in the process of building a large car park at the rear in the field) would be detrimental as we have walkers and cyclists, young and elderly, and as a parent to 2 teenage sons who regularly cycle it would be another serious worry and also for the other parents who live in the village with children.

Coedway is not a town, it is a small village, as we already have the Old Hand and Diamond Pub about 200 yards away and Brook House Farm Caravan and Camp site approximately less than half a mile away, which also sells alcohol, by allowing another source of alcohol within such a small proximity would also be a worry, with people, who are not always locals, coming back and forth and stumbling out or driving drunk, this would be dangerous and not in the best interest of the residents who live in this lovely village.

The applicant has complete disregard for the opinions of the residents of our village as they have already started building works in the knowledge that this will go ahead, there is noise from diggers at any time of the day, in the week and weekends.

We have lived here for 12 years to enjoy the peace and quiet of the countryside, in our day job we have the stress of owning a very busy company and value coming back home to de-stress in our garden, especially after my husband had a heart attack, having this application being put forward is already affecting our mental health with the worry of it, and is in no doubt it is also having, and will have, a mental health impact on the other residents if this granted who also value the peace, quiet and the beauty that our countryside provides, and who live here for just that reason.

In view of the above, I would urge the Licensing Authority to refuse the application.

Yours Faithfully
Mr and Mrs N Bufton

[REDACTED]
Coedway
SY5 9AR
[REDACTED]

Natalie Jones

From: Gaynor Porter <[redacted]>
Sent: 10 June 2022 13:55
To: Licensing
Subject: Re: Objection

Categories: Natalie

You don't often get email from [redacted] [Learn why this is important](#)

FAO Natalie Jones

We write as a concerned community (signed below) regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

The applicant's acquisition of a portion of agricultural land adjacent, we are led to believe, is to make provision for seating and tables. Mention has also been made of an ornamental pond and possibly a car park. Again a visit to the site will reveal that the land has been cleared also creating a separation, between it and the rest of the field in preparation. From afar, earth can be observed piled high, which may have been excavated for a pond (as has been stated to concerned residents) although this is conjecture as we do not have visual proof from different aspects nor vantage points.

The items mentioned are a contradiction in what he has actually applied for.

The word Nano, which we believe how they describe their brewery, indicates it would be smaller than a micro brewery. This is the type of verbiage where intent is made to be so insignificant as to not make it anyones concern. The bigger picture to local residents is that once a foothold has been made, a series of permissions will be sought to expand what is there. This may seem fantastical but when he owns the land and already has tenants, it doesn't take two and two to see what this whole thing may evolve into if he is allowed to ride roughshod over councils decision making process, from which none of us are exempt, involving the environment, planning and licensing. We feel if he is to continue with this course of action, it is sending a message that the council will let people do as they please, and before long this could snowball into creating more problems in different parts of the county.

I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road will give you an indication that we are already on

a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

Thank you for your time in observing my objections.

Yours sincerely, Gaynor Porter

On 10 Jun 2022, at 12:13, Licensing <licensing@powys.gov.uk> wrote:

Licensing confirms receipt of your Representations.

They appear to be on the grounds of public nuisance, stating it is close to your home. If you wish your application to be considered, I would advise expanding on your concerns, providing evidence or at least more detail on the concerns.

I am aware that we spoke in length on the telephone, but I require written representations to be able to consider them.

I have also sought more information from the applicant, which I hope to share with you as soon as possible.

The closing date for Representations is 16th June.

Kind Regards

Natalie

Natalie Jones

Licensing Officer

01597 827389

From: [REDACTED]
Sent: 07 June 2022 20:17
To: Licensing <licensing@powys.gov.uk>
Subject: Objection

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hi, please accept this official objection to the application below which is dangerously close to our quiet home, which we want to keep that way. We have only just learnt of this application or we would most certainly have objected sooner and as the notice is not visible from the road, could have easily gone unnoticed!

Application for new premises licence

Applicant:

Rhys Jones , Unit 2 The Barn, Tan Y Bryn, Coedway, Shrewsbury, SY5 9AR

Premises:

Green Lizard Brew Co - (Unit 12) , The Workshop, Tan Y Bryn, Coedway, Crew Green, Shrewsbury, SY5 9AR

Activities:

- **sale of alcohol** , 12.00 - 23.00 (mon - Sun) [at location] / 00.00 - 23.59 (online sales)

Please let me know asap if I need to do a different official objection as we are most concerned!

Natalie Jones

From: Trevor Porter [REDACTED]
Sent: 10 June 2022 15:41
To: Licensing
Subject: Premises Licensing Rhys Jones

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

FAO Natalie Jones

We write as a concerned community regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

The applicant's acquisition of a portion of agricultural land adjacent, we are led to believe, is to make provision for seating and tables. Mention has also been made of an ornamental pond and possibly a car park. Again a visit to the site will reveal that the land has been cleared also creating a separation, between it and the rest of the field in preparation. From afar, earth can be observed piled high, which may have been excavated for a pond (as has been stated to concerned residents) although this is conjecture as we do not have visual proof from different aspects nor vantage points.

The items mentioned are a contradiction in what he has actually applied for.

The word Nano, which we believe how they describe their brewery, indicates it would be smaller than a micro brewery. This is the type of verbiage where intent is made to be so insignificant as to not make it anyone's concern. The bigger picture to local residents is that once a foothold has been made, a series of permissions will be sought to expand what is there. This may seem fantastical but when he owns the land and already has tenants, it doesn't take two and two to see what this whole thing may evolve into if he is allowed to ride roughshod over councils decision making process, from which none of us are exempt, involving the environment, planning and licensing. We feel if he is to continue with this course of action, it is sending a message that the council will let people do as they please, and before long this could snowball into creating more problems in different parts of the county.

I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit by the site is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road will give you an indication that we are already on a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

Thank you for your time in observing our objections.

Yours sincerely,

Trevor Porter
Sent from my iPhone

Bausley with Criggion Community Council

Objections to Licensing Application tan Y Bryn Barn SY5 9AR – The Green Lizard brewery Company.

Councillors met on 13th June 2022 and discussed this matter after it had been raised by concerned residents.

Advised by residents of five adjoining neighbouring properties that they have submitted Objections to licensing re: noise, over development, inappropriate location, high way safety, additional traffic, late night visitors, extensive opening hours, covenants in place, no consultation, license not posted correctly. etc believe other objections sent in

Procedurally

- 1). Residents state the notice of application was not posted until about 10 – 12 days previously, (Not 28 days as proscribed) the notice is posted on a door, which during opening hours is folded back and cannot be seen, and when the door is closed – showing the notice – it is about 40 – 50 ft from the entrance / road / footway and is blocked by a barrier preventing access to the site. It appears the notice has not been displayed properly. There is photographic evidence to support the mismatch in dates.
- 2). Section A shows only “second” individual – should that should show all the applicants?
- 3). Section B states other applicants if a joint venture – but no details given of any other parties despite it being clearly a joint venture?
- 4). Part 3 states premises to start from 6th May 2022 which seems to pre date the application?
- 5). General description states “NANO BREWERY WITH TAP ROOM ON SITE. ALSO SELLING ONLINE”. This suggests the Tap room is main venture with online sales as a secondary avenue.
- 6). No details given re production quantities, size of facilities, how many customers can be catered for, no mention of exterior seating / area for customers.
- 7). All Boxes A – I are left blank with no indication of likely activities
- 8). Box J states sale of alcohol both ON and OFF , 7 days a week, 12.00 – 23.00hrs and 24 hrs a day for online sales.
- 9). BOX K states “NO ENTERTAINMENT AT PRESENT WILL NEED TO UPDATE IF BUSINESS REQUIRES IT LATER ON”
- 10). The application contains insufficient details and has sections blank which were mandatory i.e. section L, is the application considered to be properly submitted?
- 11). BOX M part D states that “INSTALLATION OF SOUND PROOFING INCLUDING SOUND LIMITATION DEVICES, EXTERNAL LIGHTING TO ENSURE SAFE EGRESS, REGULAR COLLECTION

OF LITTER IN THE VICINITY" this seems to admit that it is anticipated that there will be extra noise, there will be light pollution and there will be extra litter.

Points 1 – 4 and 6, 7 and 10 suggest there are issues with the integrity of the application and therefore is it a legal application?

In relation to point 5 above. Licensing have supplied further information from the Brewery Directors, supplied to them very late last week, regarding brewing capacity, intention of 30 people onsite, food etc but none of this information is available to residents and the community and therefore it is impossible for them to make a considered decision without all the information. This again questions the Application as it is clearly incomplete.

The concerns of the councillors and Community that have come forward are:-

- The notice did not appear to have been posted in the correct manner on site, thereby immediately rendering the process at fault,
- The application contains insufficient details and has sections blank which were mandatory i.e. section L, is the application considered to be properly submitted?
- Further information supplementing the application from the Applicants was not immediately available to the "Community" and therefore how could any balanced decision be made, on the scant facts in the original application,
- The site sits on a busy 50mph stretch of the B4393 where serious accidents have occurred and is a regular concern of Powys police and Coedway Speedwatch. The entrance to the site does not give adequate vision each way and is currently of concern – more traffic entering and leaving the site would pose more concerns,
- The property borders residential properties and is physically attached to one of them, raising concerns to residents over noise, smells, disturbances, late night visitors, potential public order, light and sound pollution, impact on the local environment, disturbance of protected wildlife i.e. Bats
- The units normally closed to the public at 6pm, and normally not open on a Sunday, an increase in hours to 11pm, 7 days a week next door to residential properties, seems excessive,
- This is not just an application for a brewery, but is clearly intended to be a licensed premises / Public House, which is not what the neighbours want or the local community need,
- There is already an established Licensed premises approximately 700 m away – the Hand & Diamond, that this Licensing application would be in direct competition with – after the impact on the hospitality trade because of the Pandemic, Councillors viewed this as unnecessary competition,
- There is an existing empty licensed premises (The Fir tree) approximately 1 mile west of Coedway, which has already proved suitable for such businesses and presumably has the infrastructure in place to accommodate a Nano brewery and in its day received good local custom.

You have explained that only some issues are considered by Licensing, but there are major concerns from Community Councillors and Neighbouring properties regarding, safety on site, disposal of waste, management of customers and staff, fire safety, integrity of the structure etc let alone whether there are planning permissions, change of use, building regulations, the need for Health & Safety, Environment Agency, National Rivers Wales, Highways etc.

In addition, legally, the applicants do not have tenancy at this time, the occupier does not have a legal charge over the land and has been instructed 3 times to cease all activities on the site. The directors themselves have admitted in writing that they have been misled by the Occupier and believed that all residents were in favour and that their original plans were purely for a Nano brewery with Online sales, but this was hijacked by the lands Occupier who drove them on to increase the scope of their application. They have stated in writing that this person will no longer be a director of their company.

Taking all this into account, and highlighting all the discrepancies that are documented both by Powys, the Community Council and Residents, none of this gives confidence in this licensing venture at this stage to the residents and community.

We argue this Application should be refused. The applicants would be better suited to withdrawing this application or it being refused, and then meeting with the local community and establishing common ground and then submitting a FULL Licensing application that allows all parties to clearly know the scope of the application so that all parties can abide by the agreed terms.

These are the documented views of All the Community Councillors - Bausley with Criggion Community Council. Minute 039/2022 refers

Yours sincerely,

Steve Eccleshall,

Clerk to Bausley with Criggion Community Council

[REDACTED] Crewgreen, Shrewsbury, Powys. [REDACTED]

Mobile: [REDACTED]

email: [REDACTED]

Natalie Jones

From: Emma Rhodes <[REDACTED]>
Sent: 09 June 2022 12:14
To: Licensing; [REDACTED]
Subject: Green Lizard Brew Co, Barn Business Park, Coedway SY5 9AR
Attachments: 20220609_101106.jpg

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

You don't often get email from [REDACTED] [Learn why this is important](#)

I am 100% in disagreement with the plans to have alcohol being sold or served from the premises of the Barn business park. There is a covenant on that property that states there should be NO work on the property on a Sunday and also there should be NO work of an evening, this property is actually attached to my home where we have small children and the noise that we already have to put up with coming from the property affects us directly. The road outside our house is a road that has seen serious accidents and many near misses, more traffic coming from this premises is of great concern to us.

Mr Dix has told us previously that he is planning an outside seating area to accommodate his plans which suggest that this licencing application is not just for off sales of alcohol. I do not understand why the hours suggested are midday to 11pm as these sound more like pub opening hours to me.

I am also aware that he is renovating the inside of the Barn to provide indoor seating which again sounds like a pub to me!! Literally 2 inches on the other side of this steel wall is where he seems to be building his bar!!

Having strangers wondering around outside our home late at night is also of great concern to me as a mother. Although the licensing application doesn't state many details, in the past 12 months Mr Dix has told us numerous times of his plans to expand the site and I think this licensing application is very misleading!!

As an immediate neighbour to the premises I was not aware of the plans as the notice is tucked away behind a door and seems to have only appeared recently...



Natalie Jones

From: Gill Rudge [REDACTED]
Sent: 08 June 2022 16:41
To: Licensing
Subject: Green Lizard Brew.Co

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

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

Re: Green Lizard Brew.co. Barn Business Park . Coedway. SY5 9AR

I am writing concerning the application for the above property. My husband and I were the previous owners of the above property and still live in the property next door. When we sold this property to Mr Chris Dix there was a covenant placed on the yard for no working on Sundays and late evenings. If you check this is still in place.

We also have concerns over noise from an outside bar open until 11pm. And the problems with the traffic. We have witnessed crashes on this stretch of road and also experience the near misses. There will also be an extra car park which is being built at the moment with plans for a pool and what looks like a beer garden.

There is also concern over where the waste from the brewery will go as the the ditch behind our house and the barn has already been blocked off and piped which leads to the brook then the river.

We have only found out about this application by accident as the notification is not outside the premises but inside on a door. Which when the premises are open cannot be seen. Only visible when the premises are closed and the doors shut. I also doubt very much that this notification has not been up anywhere near 28 days!

I also understand that the business is still in the hands of the executors following the death of Mr Chris Dix and the owner of the yard has yet to be determined.

Your fathfully...Gill and Alan Rudge.

Sent from my iPad

Natalie Jones

From: Councillor Lucy Roberts
Sent: 14 June 2022 07:39
To: Licensing
Subject: RE: Re: New Premise Licence application - Green lizard Brew Co (nano brewery)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

Good Morning,

I would like to raise concerns about this application for a number of reasons.

Firstly, the application does not contain enough information to be able to assess it's local impact effectively. There is a lack of information about how much beer will be produced and what % will be sold on line compared with that sold on site.

The site currently has very limited car parking and the entrance off the main highway is unsafe for an increased volume of traffic coming and going from the site. Traffic passes the entrance at speed.

The brewery and tap room will be housed in a corrugated iron barn which adjoins neighbours gardens. Noise is likely to be an issue for these, and other neighbours, particularly given the 7 day a week, mid-day until 11pm opening hours.

I would like to see this application rejected and a fresh one made with much more detail so that its impact on the local community can be properly assessed.

Kind Regards

Lucy

Cllr Lucy Roberts, Llandrinio Ward
Tel: [REDACTED]

From: Natalie Jones <natalie.bennett@powys.gov.uk> **On Behalf Of** Licensing

Sent: 18 May 2022 17:07

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Cc: [REDACTED]

Subject: Re: New Premise Licence application - Green lizard Brew Co (nano brewery)

Please find attached application for a NEW Premise licence for Green Lizard Brew Co, based in Coedway. (a nano brewery with tap room and online sales also).

If there are any representations to this application, please send them to licensing@powys.gov.uk by **16/06/2022**.

Kind Regards

Natalie Jones
Licensing Officer
01597 827389

Natalie Jones

From: Roger <[REDACTED]>
Sent: 13 June 2022 15:53
To: Licensing
Cc: Councillor Lucy Roberts
Subject: Application for Premises alcohol licence at Barn Park Business Park, Coedway

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Natalie

FAO Natalie Jones

I write as a concerned community member regarding Rhys Jones application for a Premises Licence at Barns Business Park, Coedway.

We feel the need to inform you that there are issues with this application which have been brought to our attention that you should be made aware of.

The applicant has indicated that the premises would be an off licence. Such terminology would conjure up an image of people arriving, collecting their drinks and leaving.

This belies what local people have heard him state in private, where his actual intentions, it seems, are to create indoor seating areas for entertaining customers. We are led to believe that he is already implementing this, as we are informed work is being undertaken.

The applicant's acquisition of a portion of agricultural land adjacent, we are led to believe, is to make provision for seating and tables. Mention has also been made of an ornamental pond and possibly a car park. Again a visit to the site will reveal that the land has been cleared also creating a separation, between it and the rest of the field in preparation. From afar, earth can be observed piled high, which may have been excavated for a pond (as has been stated to concerned residents) although this is conjecture as we do not have visual proof from different aspects nor vantage points.

The items mentioned are a contradiction in what he has actually applied for.

The word Nano, which we believe how they describe their brewery, indicates it would be smaller than a micro brewery. This is the type of verbiage where intent is made to be so insignificant as to not make it anyones concern. The bigger picture to local residents is that once a foothold has been made, a series of permissions will be sought to expand what is there. This may seem fantastical but when he owns the land and already has tenants, it doesn't take two and two to see what this whole thing may evolve into if he is allowed to ride roughshod over councils decision making process, from which none of us are exempt, involving the environment, planning and licensing. We feel if he is to continue with this course of action, it is sending a message that the council will let people do as they please, and before long this could snowball into creating more problems in different parts of the county.

I mention the environment as we have also been led to believe that a tank of hazardous liquid, used for stripping down furniture, has been disposed of by a pipe that leads into a watercourse on or around April 23, 2022. I believe the environmental agency should investigate as such substances should only be removed and disposed of by a certified company. If it has been legitimately removed then the applicant should have the relevant paperwork to prove it.

The ramifications in the increase in traffic should also be mentioned. The speed limit by the site is 50 mph. The road is straight giving more impatient drivers an opportunity to overtake quarry and milk lorry's that are already in excess of the speed limit. A check on 30mph speed cameras on the same B road or GoSafe records will give you an indication that we are already on a race track. The addition of what we believe Barns Business Park will eventually evolve into will only add to the whole sorry mess.

The resultant light pollution from decorative lighting that generally adorns pubs, clubs and garden areas should also be considered.

In conclusion, you may believe that the applicant is giving off all the right sound bites, but his behaviour in private tells a very different story.

I am of the opinion that recent comments by the Brewster's and others clearly indicate that there are far too many issues to be resolved before the application can even be considered.

Finally, I do not object to the addition of the Green Lizard Brew Co. to the Business Park but the installation of a Tap Room / Bar would have an unacceptable consequence on local residents.

Thank you for your time in observing our objections.

Yours sincerely,

[Redacted signature]

[Redacted name]

Coedway
SY5 9AR

Sent from Mail for Windows



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Natalie Jones

From: Andy Neal <[REDACTED]>
Sent: 15 June 2022 22:38
To: Licensing
Subject: Application for alcohol license for Green Lizard Brew Co at Coedway

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Natalie

You don't often get email from [REDACTED]. [Learn why this is important](#)

To Natalie Jones

I wish to object to the above application for the following reasons:

1. Road Safety - Coedway has a long history of traffic issues following a series of accidents some years ago; including an horrific fatality. Over the years the community has worked with Police and the Highways Dep't and we now have a situation which is tolerable. Increased egress of traffic onto the road from the site of the proposed brewery/tap room will affect road safety - to the left is the crest of the bank and the exit for 5 properties; to the right are trees and a bend and the exit from the caravan park and Bausley Farm.
2. The application and explanations relating to it refer to outside seating for 30. So, that indicates at least an additional 15 vehicles coming and going. The current car park is too small; the extension to the car park is going ahead seemingly without change of use consent. Where will the customers sit? In the car park?
3. The applicant maintains that it will be a family friendly tap room. That suggests to me a "play area" for children. Where will that be? In the car park? On the question of "family friendly" the company's Instagram page makes a big thing of the "Army Surveillance Reconnaissance and Joint Fires in high threat environment" - doesn't sound very family friendly to me!
4. Our area is well provided with family friendly pubs, to the extent that the old Fir Tree pub at Crew Green has ceased trading as has the Tontine at Melverley.

I trust these points will be taken into consideration.

Andy Neal

[REDACTED]
Coedway
SY5 9AR

Annex E

Conditions derived from operating schedule Box M completed by applicant:

- 1 A CCTV system shall be installed and maintained at the premises which gives coverage to all licensed areas, entry and exit points.
 - a. The system shall continually record whilst the premises are open and conducting licensable activities.
 - b. Footage from the CCTV system must be capable of being recorded onto an easily downloadable format.
 - c. Images recorded by the CCTV system shall be retained for a period of not less than 28 days and shall be provided to the Police or an authorised Officer of the Licensing Authority upon request.
 - d. All images recorded by the CCTV system shall denote an accurate date and time.
- 2 The premises licence holder will ensure that an age verification policy will apply to the premises whereby all staff will be trained to ask any customer attempting to purchase alcohol, who appears to be under the age of 25 years to produce (before being sold alcohol) identification bearing their photograph and date of birth.
- 3 Suitable lighting is to be provided and maintained to outdoor areas of the premises to assist safe access and egress of customers
- 4 The premises will join and effectively participate in the local pub watch scheme as per the schemes guidance
- 5 Plastic glasses will be used for all on-sales
- 6 Children under the age of 18 are not permitted on the premises unless accompanied by an adult
- 7 All litter from the premises will be collected from the immediate vicinity after closing each day
- 8 ***sound proofing/sound limiting condition – wording needs to be clarified***

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