

## Licensing Sub-Committee

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Meeting Venue  
**By Teams**

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Meeting Date  
**Tuesday, 18 May 2021**

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Meeting Time  
**10.30 am**

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For further information please contact  
**Carol Johnson**  
01597 826206  
carol.johnson@powys.gov.uk



County Hall  
Llandrindod Wells  
Powys  
LD1 5LG

10 May 2021

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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.

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### AGENDA

**The Sub-Committee Members are required to attend a private Briefing meeting  
at 10.00 a.m.**

<b>1.</b>	<b>APPLICATION FOR PREMISES LICENCE</b>
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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 the River Wye Activity Centre, Glasbury.  
(Pages 7 - 46)

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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 18/05/2021

**REPORT BY:** Martin Phillips Licensing Officer

**SUBJECT:** Application for a Premises Licence for River Wye Activity Centre, Glasbury House, Glasbury, Powys, HR3 5NW

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**REPORT FOR:** **DECISION**

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## 1. APPLICATION

- 1.1 On the 22/03/2021, an application for a Premises Licence was received from River Wye Activity Centre Limited for River Wye Activity Centre, Glasbury House, Glasbury, Powys, HR3 5NW.
- 1.2 A location map of the premises is set out at **Annex A**, and a copy of the application and a plan of the premises are reproduced at **Annex B**.
- 1.3 The Proposed Premises is Activity Centre providing activities, conferencing & events.
- 1.4 The applicant & The Licensing Authority satisfied procedural obligations by consulting the Responsible Authorities and advertising the application.
- 1.5 The Applicant has applied for a Premises Licence authorising The Sale of Alcohol for both ON & OFF sales 12:00 to 21 :30 Monday to Sunday

## 2. REPRESENTATIONS

### 2.1 Responsible Authorities

There were No Objections from any of the Responsible Authorities.

The Police Licensing Officer provided a report at our request to assist with the details of incidents mentioned in the following representations/objections. This is attached at Annex C.

### 2.2 Other Persons

#### Objections

20 Representations have been received and the details of these representations are detailed and attached at Annex D.

### **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

(3.2 If appropriate make reference to LA03 guidance or our Licensing policy if it relates to any of the points raised by objectors)

3.3 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); 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.





# ANNEX A



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# Cyngor Sir Powys County Council

FORM 9

ANNEX B



**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 Neuadd Brycheiniog Cambrian Way Brecon Powys LD3 7HR	Council Offices Y Gwalia Ithon Road Llandrindod Wells Powys LD1 6AA	Council Offices Neuadd Maldwyn Severn Road Welshpool Powys SY21 7AS
<b>Contact: 0845 602 7037 and ask to speak to an Officer</b>		

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

I/We .....River Wye Activity Centre Ltd.....  
(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

<b>Part 1 – Premises Details</b>			
Postal address of premises if any or if none Ordnance Survey map reference or description.			
River Wye Activity Centre, Glasbury House, Glasbury			
Post town	Hereford	Post code	HR3 5NW
Telephone number of premises (if any)		01432 264 807	
£ Non-domestic rateable value of premises		£15000	

<b>Part 2 - Applicant Details</b>		
<b>Please state whether you are applying for a premises licence as</b>	<b>Please Tick or insert "YES" in the relevant box</b>	<b>Next Step</b>
a). An individual or individuals.		Please complete Section (A)
b). A person other than an individual.	Yes	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)

<b>*If you are applying as a person described in (a) or (b) please confirm:</b>	
<b>(Please state whether you are applying for a premises licence as)</b>	<b>Please tick <input checked="" type="checkbox"/></b>
I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or	Yes <input checked="" type="checkbox"/>
I am making this application pursuant to a	
Statutory function	
A function discharged by virtue of Her Majesty's prerogative	

<b>A. DETAILS of INDIVIDUAL NOTICE GIVERS (fill in as applicable)</b>									
Name									
Delete as appropriate:									
Surname									
Forenames									
Are you over 18				Date of Birth					
				DD/MM/YYYY					
Place of Birth									
Nationality									
<b>CURRENT POSTAL ADDRESS if different from premises address</b>									
Post Town			Post Code						
Contact Phone number in working hours									
E-mail Address if any (optional)									
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>DETAILS of SECOND INDIVIDUAL NOTICE GIVER (if Applicable)</b>									
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									
<b>CURRENT POSTAL ADDRESS if different from premises address</b>									
Post Town			Post Code						
Contact Phone number in working hours									
E-mail Address if any (optional)									
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 (fill in as applicable)**

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

River Wye Activity Centre Ltd.

Address

River Wye Activity Centre, Glasbury House, Glasbury

Post Town Hereford

Post Code HR35NW

Registered number (where applicable)

12853945

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

Ltd. Company

Telephone number (if any) 01432 264 807

E-mail address (optional)

Part 3 Operating Schedule	Day	Month	Year
When do you want the premises licence to start?	0	1	0 4 2 0 2 1
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)			
<p>River Wye Activity Centre, Glasbury House, Glasbury, HR3 5NW.            Previously used solely as a council run activity centre, now as a commercial activity centre providing activities, conferencing &amp; events as well as having a small café onsite distributing food &amp; drinks to our customers.</p>			

**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 ✓	
a) plays (if ticking yes, fill in box A)	YES	NO ✓
b) films (if ticking yes, fill in box B)	YES	NO ✓
c) indoor sporting events (if ticking yes, fill in box C)	YES	NO ✓
d) boxing or wrestling entertainment (if ticking yes, fill in box D)	YES	NO ✓
e) live music (if ticking yes, fill in box E)	YES	NO ✓
f) recorded music (if ticking yes, fill in box F)	YES	NO ✓
g) performances of dance (if ticking yes, fill in box G)	YES	NO ✓
h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	YES	NO ✓
	Please tick ✓	
Provision of late night refreshment (if ticking yes, fill in box I)	YES	NO ✓
Sale / Supply of alcohol (if ticking yes, fill in box J)	YES ✓	NO

**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		Outdoors	
				Both	
Mon			<u>Please give further details here (please read guidance note 4)</u>		
Tue					
Wed			<u>State any seasonal variations for performing plays (please read guidance note 5)</u>		
Thur					
Fri			<u>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)</u>		
Sat					
Sun					

<b>[BOX B] FILMS</b> 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					
Thur			<u>State any seasonal variations for the exhibition of films (please read guidance note 5)</u>		
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					

<b>[BOX C]</b> <b>INDOOR SPORTING EVENTS</b> 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			<u>State any seasonal variations for indoor sporting events (please read guidance note 5)</u>		
Tue					
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					



<b>[BOX D] BOXING OR WRESTLING ENTERTAINMENT</b> 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	
Mon			<b>Please give further details here (please read guidance note 4)</b>	Both	
Tue					
Wed				<b>State any seasonal variations for boxing or wrestling entertainment (please read guidance note 5)</b>	
Thur					
Fri			<b>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)</b>		
Sat					
Sun					

<b>[BOX E] LIVE MUSIC</b> 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	
Mon			<b>Please give further details here (please read guidance note 4)</b>	Both	
Tue					
Wed				<b>State any seasonal variations for the performance of live music (please read guidance note 5)</b>	
Thur					
Fri			<b>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)</b>		
Sat					
Sun					

<b>[BOX F] RECORDED MUSIC</b> 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	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b><u>Please give further details here (please read guidance note 4)</u></b>		
Tue					
Wed			<b><u>State any seasonal variations for playing recorded music (please read guidance note 5)</u></b>		
Thur					
Fri			<b><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></b>		
Sat					
Sun					

<b>[BOX G] PERFORMANCE OF DANCE</b> 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	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b><u>Please give further details here (please read guidance note 4)</u></b>		
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance (please read guidance note 5)</u></b>		
Thur					
Fri			<b><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></b>		
Sat					
Sun					

<b>[BOX H] ANYTHING OF A SIMILAR DESCRIPTION TO THAT FALLING WITHIN (E), (F) or (G). Standard days and timings (please read guidance note 7)</b>			<b>Please give a description of the type of entertainment you will be providing</b>		
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>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)</b>	<b>Indoors</b>	
<b>Mon</b>				<b>Outdoors</b>	
				<b>Both</b>	
<b>Tue</b>			<b>Please give further details here (please read guidance note 4)</b>		
<b>Wed</b>					
<b>Thu</b>			<b>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 5)</b>		
<b>Fri</b>					
<b>Sat</b>			<b>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)</b>		
<b>Sun</b>					

<b>[BOX I] LATE NIGHT REFRESHMENT Standard days and timings (please read guidance note 7)</b>			<b>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)</b>	<b>Indoors</b>	
<b>Day</b>	<b>Start</b>	<b>Finish</b>		<b>Outdoors</b>	
<b>Mon</b>				<b>Both</b>	
<b>Tue</b>			<b>Please give further details here (please read guidance note 4)</b>		
<b>Wed</b>			<b>State any seasonal variations for the provision of late night refreshment (please read guidance note 5)</b>		
<b>Thur</b>					
<b>Fri</b>			<b>Non-standard timings. Where you intend to use the premises for 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)</b>		
<b>Sat</b>					
<b>Sun</b>					

<b>[BOX J] SUPPLY OF ALCOHOL Standard days and timings (please read guidance note 7)</b>			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	
				Off	
<b>Day</b>	<b>Start</b>	<b>Finish</b>	State any seasonal variations for the supply of alcohol (please read guidance note 5)          <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>	<b>Both</b>	Yes
Mon	1200	2130			
Tue	1200	2130			
Wed	1200	2130			
Thur	1200	2130			
Fri	1200	2130			
Sat	1200	2130			
Sun	1200	2130			

**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.

<b>Surname</b>	Head, Luke Samuel		
<b>Forenames</b>			
<b>Are you over 18</b>	Yes		
<b>Place of Birth</b>	Nuneaton		
<b>CURRENT ADDRESS of Designated Premises Supervisor if different from premises address</b>			
<b>Post Town</b>			
<b>Personal Licence Number of DPS (if any)</b>	Currently applying for PL		
<b>Issuing Licensing Authority, if applicable</b>			

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

None

<b>[BOX L] HOURS PREMISES ARE OPEN TO THE PUBLIC</b> Standard days and timings (please read guidance note 7)			<b>State any seasonal variation (please read guidance note 5)</b>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b>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)</b>
Mon	0900	2200	
Tue	0900	2200	
Wed	0900	2200	
Thu	0900	2200	
Fri	0900	2200	
Sat	0900	2200	
Sun	0900	2200	

<b>[BOX M] Please describe the steps you intend to take to promote the four licensing objectives:</b>
<b>a) General – all four licensing objectives (b,c,d,e) (please read guidance note 10)</b>
-A CCTV system is in operation, the coverage of this includes both external cameras and internal cameras covering the area where alcohol is to be stored and sold. Further cameras are planned to be installed to give increased coverage.
-The licensee is to be responsible for ensuring that there are sufficient competent staff on duty in relation to the sale of alcohol and in order to maintain the licensing objectives.
-The licensee will ensure that staff undertake appropriate training in relation to the sale of alcohol. Records of this training and any refresher training is to be kept in staff records.
<b>b) The prevention of crime and disorder</b>
-Any crime witnessed by a member of staff will be reported to the police.
-Any CCTV footage or other evidence of crime/disorder will be provided to the police.
-The BBPA 'Drugs and Pubs Leaflet' is to be used as guidance for on identifying drug use and to implement policies to dissuade the use of drugs on the premises.
-All goods, including those subject to duty payments, will be purchased from reputable cash and carries and invoices will be made available where required. No alcohol will be purchased by the premises from any other sources.
<b>c) Public safety</b>
-Appropriate fire safety procedures are in place including suitable fire extinguishers, fire exit signs, smoke detection, and emergency lighting. These are tested annually by qualified contractors and inspected regularly in accordance with fire safety regulations.
-Where alcohol is not being directly supervised it will be kept in secure, locked storage and access to the keys controlled.
<b>d) The prevention of public nuisance</b>

-A 'quiet after 2200' policy is in place on the site. This is advertised through the use of signage and actively policed by onsite staff.

-The service of alcohol is to stop 30mins before closing time. This is to allow a 'drinking up period'.

**e) The protection of children from harm**

-A 'Challenge 25' scheme will be in operation in accordance with the Retail of Alcohol Standards Group guidance. This will include displaying posters and training staff on what is acceptable as age verification.

-Under 18's are to be kept under close adult supervision at all times as per the terms and conditions advertised on our website.

**CHECKLIST:** Please Tick or insert "YES" in the boxes below to indicate agreement

• I have made or enclosed payment of the fee	
• I have enclosed a plan of the premises	
• 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.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>• [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).</li> <li>• 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)</li> </ul>
--------------------	--

**Signature**

**Date** 22/03/2021

**Capacity** Manger

**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**

**Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)**

Luke Head  
 Manager  
 River Wye Activity Centre

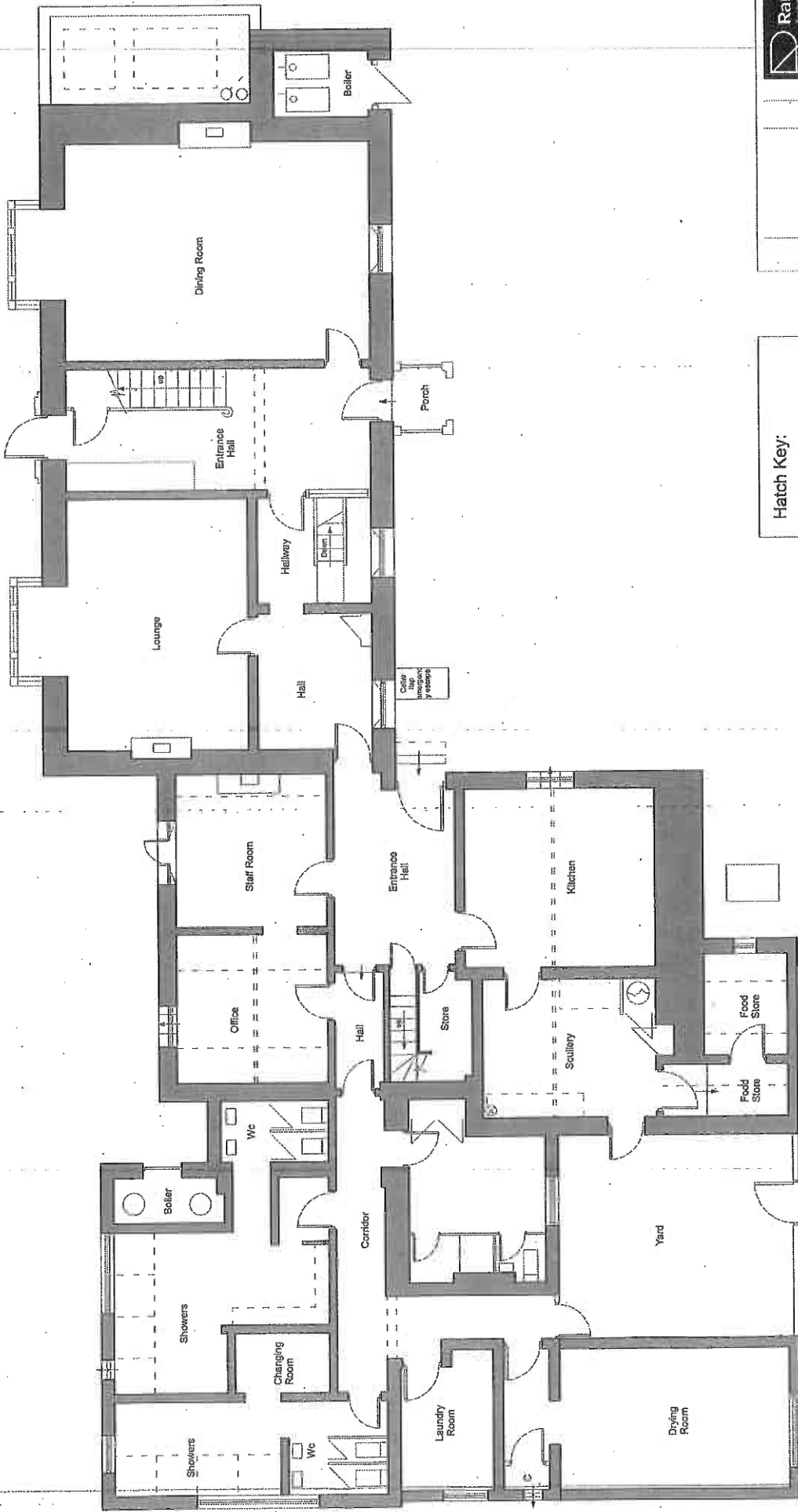
Post Town	Glasbury	Postcode	HR35NW
Telephone number			
E-mail address (optional)			

## Notes for Guidance

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



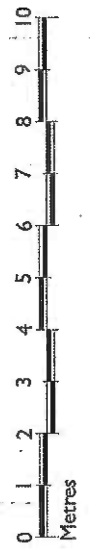
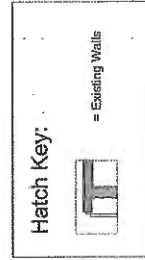
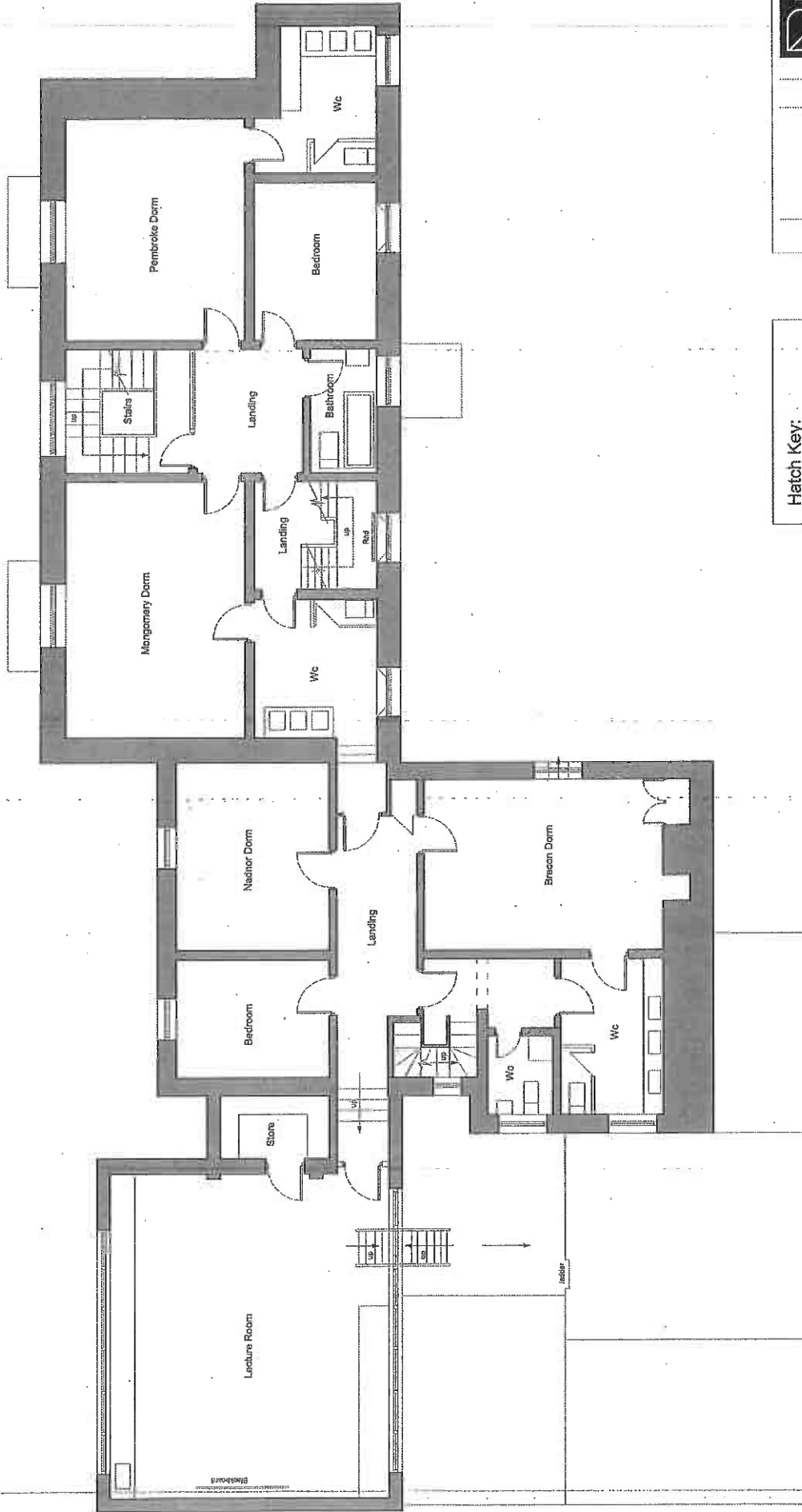
General Notes:  
 Do not scale off drawings.  
 These drawings are concept only and are not for construction. All financial, structural and building control items are to be confirmed by the relevant authorities.



RANDALL ARCHITECTURE 10000 15th Street, Suite 100 Vancouver, BC V6P 1G1 Tel: 604-271-1111 Fax: 604-271-1112 Email: info@randallarch.com	
Project Name: Existing Glasbury House Ground Floor Plan	Drawing Number: 001143_002 (-)
Client: [Redacted]	Date: [Redacted]
Concept: 1:50 A1	Drawing Scale: 1:50

Existing Ground Floor Plan  
 Scale: 1:50

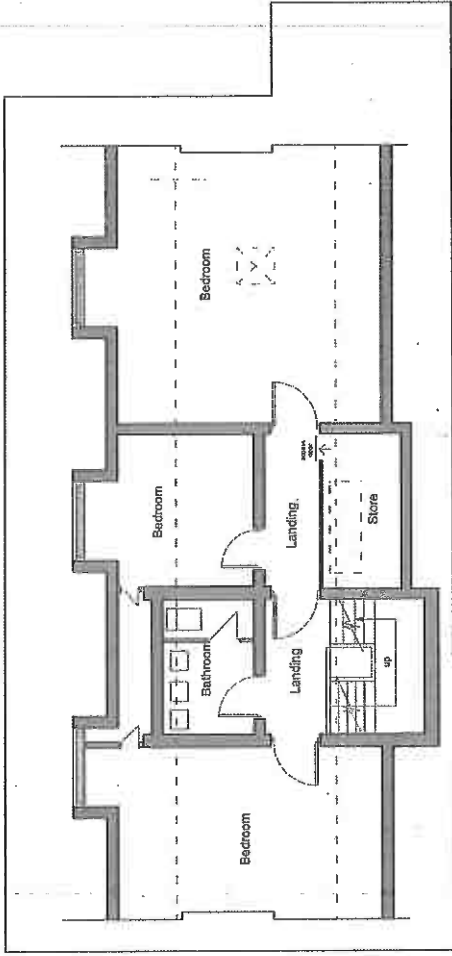
**General Notes:**  
 Do not scale drawings.  
 These drawings are concept only and are for  
 information only. They are not to be used for  
 building control forms or to be replaced by  
 additional specific professional advice.



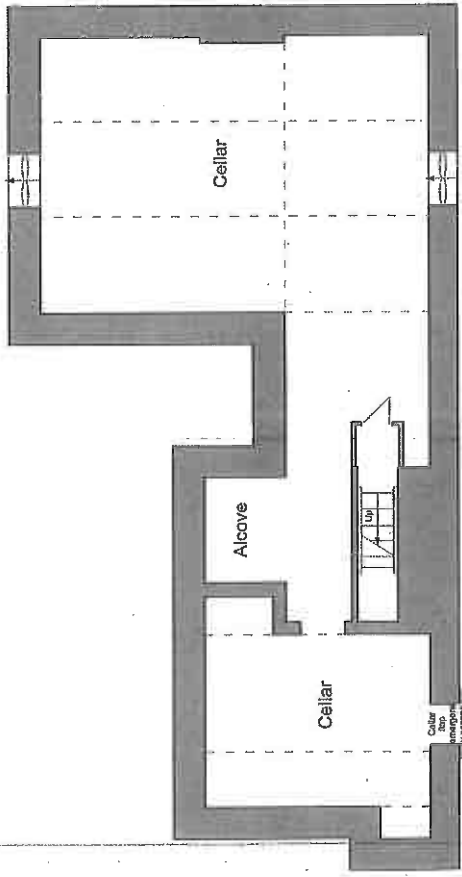
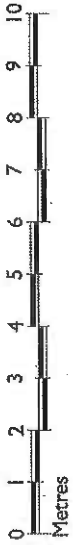
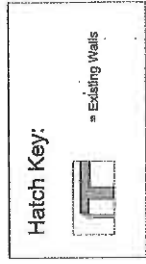
Existing First Floor Plan  
 Scale: 1:50

 <b>Randall</b> Architectural Ltd Project Number: 001143 - 003 Email: W.Randall@randallarchitectural.co.uk Company Address: 25 Durdash Road, Llanwrtydion, Powys, SY23 3JZ Company Phones: 01597 5211 01597 5212		Date:
		Drawn By:
Project Name: <b>Existing Glasbury House</b> Drawing Name: <b>First Floor Plan</b>		Project Number: <b>001143 - 003 (-)</b>
Client: Plas Pen-y-Bryn, Pen-y-bryn, Llanwrtydion, Powys, SY23 3JZ	Concept: 1:50	Project Status: A1

**General Notes:**  
 Do not scale drawings.  
 These drawings are concept only and are not for construction. All financial, structural and building control items are to be considered by the relevant professional bodies.



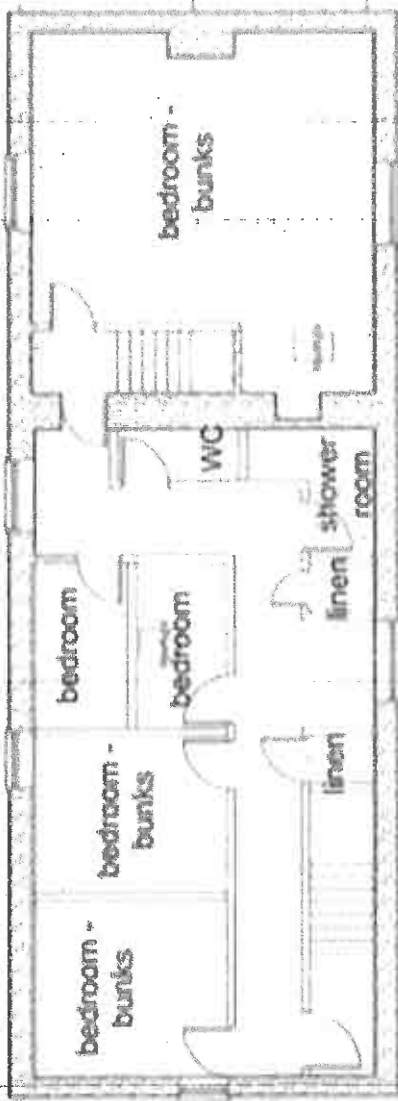
Existing Second Floor Plan  
 Scale: 1:50



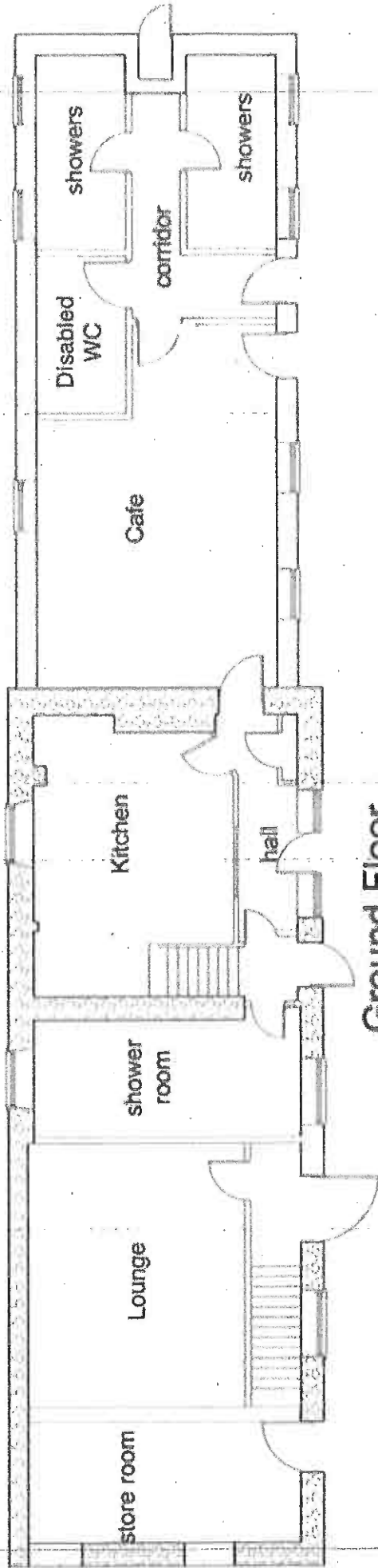
Existing Basement Plan  
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Project Name: 001143 - 004 (-) Drawing Name: Existing Basement and Second Floor Plan Client: [Redacted] Date: [Redacted]	
Project: [Redacted] Drawing No: [Redacted]	Scale: 1:50 A1 Drawing Status: [Redacted]
Project Number: 001143 - 004 (-) Drawing Number: [Redacted]	





First Floor



Ground Floor

# ANNEX C



## Licensing Hearing Report

### New Premises Licence Application

#### River Wye Activity Centre, Glasbury.

#### Applicants: River Wye Activity Centre Limited.

This report is to assist the Panel as part of this Licensing Hearing for a New Premises Licence application submitted by River Wye Activity Centre Limited, for a Premises Licence, as required by the Licensing Act 2003, for the sale of Alcohol both on and off the premises from a Centre/Café located at the River Wye Activity Centre.

Attached to this report is a schedule of calls as received by the Police between 2019 and 2021 to this location. From reviewing this schedule, it can be seen that there have been twelve separate calls. The majority of calls relate to reported Anti Social Behaviour or COVID 19 Regulation Breaches. The schedule also includes a summary of the outcome of each of these calls.

Of these calls, the most serious call relates to an incident that occurred in the early hours of 26<sup>th</sup> July 2020.

#### DP-20200726-065 & Crime Complaint DPP/3121/26/07/2020/02/C.

At 3:49am on 26th July, a member of the public has contacted Police stating that a distressed male was in his garden who was claiming two males had just jumped out at him and followed him. Although he could no longer see the males, he appeared in genuine fear and stated he thought that one of the suspects may have been in possession of a knife or some form of a bladed weapon.

Based on the initial report made full firearms authority was put in place with Armed Response Officers together and unarmed Officers attending the scene. The victim, who in the opinion of the officers, was under the influence of alcohol, was found to be staying at The River Wye Activity Centre as part of a group. He was able to take the attending officers to the scene of where the two males had appeared, which was within the grounds of the River Wye Activity Centre. He could not give a good description of the two males, and could not be certain if he did see a knife or not. He also stated one of the males said 'Oh White Boy'. An extensive search was made of the area for these suspects but no suspects were located and no knife or similar weapon could be located.

The initial assessment and decision to grade this incident as a 'full firearms incident' was purely based on the reference within the initial call of possible suspects being armed with some sort knife or other bladed weapon. Which is a standard operational response to such calls.

In my role as the Police Licensing Officer on receipt of this application, I considered this incident, the other reported incidents and other related matters as to whether the Police would object to the application as submitted. The conclusion was that there were no grounds to warrant such an objection. My decision was made having considered the limited hours that Licensable activities were being applied for. As well as the steps that the applicant had included in their application to ensure that, the four key licensing objectives would be met at the premises that was to be licensed.

What perhaps is of concern and worthy of attention by the applicant is that adequate steps are taken to 'police' the caravan site/campsite itself. In particular, steps and rules should be clearly identified to ensure that issues of Anti-Social Behaviour will not be tolerated site from those who stay and use the site.

Ref	Source	Date	Time	Call Type	Summary of Complaint	Comments
1	<a href="#">DP-20190625-406</a>	25/06/2019	2239	ASB	Report of a festival at the centre with approximately 300 people in attendance, music playing and foul language being shouted. Caller concerned for the welfare of the elderly people living nearby	Council were aware of the event. No noise ongoing on Police attendance at the centre.
2	<a href="#">DP-20190809-260</a>	09/07/2019	1651	ASB	Complaint of young girls constantly screaming. Caller stated that this was occurring most days.	Site Manager was spoken to by Police. They stated that the campsite was being used until Friday of that week and there was currently 215 students on site. The site manager agreed to move tents that were situated near houses. The students were given a curfew to keep quiet from 2145 hours.
3	<a href="#">DP-20190710-075</a>	10/07/2019	0946	Concern for Safety	999 call reporting that a male who was on summer programme at the centre was being removed because of having drugs in their possession and because of "his attitude". Caller stated that there were 200 people they needed to keep safe in the meantime so they required the male to be under control. The male was also being verbally abusive towards others.	The male in question had allegedly smoked cannabis but was not found in possession of any commodity. The caller was later spoken to and stated that there were no assaults/offences but they were worried the behaviour of the male would escalate.
4	<a href="#">DPP/6006/16/07/2019/02/C</a>	16/07/2019	0800	Drug Possession	16 year old male staying at the centre was found in possession of 9 joints of herbal cannabis.	

5	<a href="#">DP-20200528-192</a>	28/05/2020	1442	ASB COVID-19 Related	Report of a group of people in kayaks near Hay Bridge going upstream, which the caller believed was in breach of COVID-19 guidelines.	The CEO at Canoe Wales was spoken to by Police. They stated that commercial paddle board activities in Wales should not be operating in line with the Welsh COVID-19 Wales Government Guidelines. The owner of Ultimate Canoe was advised not to operate commercially and if they did they would be in breach of regulations and reported accordingly.
6	<a href="#">DP-20200530-472</a>	30/05/2020	2205	ASB COVID-19 Related	Caller was concerned regarding the volume of people gathering at the River Wye by the bridge in Glasbury, Bins overflowing with rubbish, alcohol and DIY barbecues. Caller also complained of speeding vehicles and dangerous driving in the area.	The incident location is documented on STORM as the River Wye Activity Centre, however the location within the STORM report refers to Glasbury River.
7	<a href="#">DP-20200719-106</a>	19/07/2020	1009	ASB COVID-19 Related	Report received that the activity centre was advertising camping and canoeing on Facebook. Also there were people on the camp site.	
8	<a href="#">DP-20200719-307</a>	19/07/2020	1819	ASB COVID-19 Related	Caller reported that they had witnessed a group of at least 22 people being put on the River Wye at Glasbury-on-Wye by Ultimate Activities from the Wye Valley Canoe Centre at Glasbury House. Caller stated that there was far more than 2 households and no social distancing. Caller was concerned that the activity centre was advertising camping and had groups of campers on site. Caller stated "All of them don't seem to care about COVID-19 or how they are bringing and actively promoting the spread of it in our locality".	Owner of activity centre was spoken to by Police. The owner stated that they had liaised with Trading Standards with regards to re-opening. They had organised toilet and shower facilities to be allocated to each pitch and Trading Standards were happy with this.

9	<a href="#">DP-20200726-065</a>	26/07/2020	0349	Affray	Victim states that whilst walking, two unknown males jumped out from the bushes and followed the victim brandishing what they believe to be a knife causing the victim to fear for their safety. The incident is said to have taken place within the grounds of the River Wye Activity Centre.	No suspects identified. Both armed and unarmed officers were deployed to the incident.
10	<a href="#">DP-20200802-092</a>	02/08/2020	0925	Road Related Offence	Report received that Ultimate Activities were advertising for a driver to help out with driving customers. Caller was Report that Ultimate Activities have advertised for a driver to help out with driving customers. Caller concerned that the drivers have not got the relevant details and qualifications to drive the vehicle. Concerned that the company are not operating their vehicles or drivers according to the law e.g. tachograph, MOT and performing to business guidelines.	Caller advised to contact VOSA.
11	<a href="#">DP-20200814-189</a>	14/08/2020	1241		Staff member had been checking the campsite when they were bitten by a dog to the right thigh.	



12	DP-20200815-355	15/08/2020	1826	ASB	<p>Complaint that fire pits had been set up which was causing the smoke to go on to the road. Caller also stated that the previous night there was a strong smell of cannabis. Caller was also concerned that a restaurant and pizza place had been opened up and were selling alcohol without a licence.</p>	<p>Police attended and some campers had fire pits and barbecues going. The smoke was not causing a visibility problem. The owners were spoken to who stated that they were in contact with Trading Standards and everything was approved. They could have campers up to 56 days. The alcohol situation was that due to pubs being closed and campers could not find food, the owners bought a pizza oven and were giving a bottle of beer away with the food as a meal deal. They were not selling alcohol separately. The owner had put in for a licence and had taken the necessary steps to stay within the legal boundaries of licensing.</p> <p>*** there are properties in the locality of the centre that contain a few individuals known for drug use so any smell of cannabis could be emanating from there ***</p>
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## **ANNEX D**

### **Details of Objections**

#### **Objection 1.**

I wish to register my objections to the licensing of the above property due to previous issues the village has had since it has changed hands . It was run for many years as an educational centre with no issues at all . Since the new owners have taken over , the village and its residents have been subjected to high levels of noise , drunken gatherings, mass camping and one incident led to armed police being called in after an individual staying at Glasbury House tried to break into a young families home . Their guests regularly undress completely by the road side wall and as their property borders assisted living properties I do not think this is appropriate.

Thanking you in anticipation

Sue Knowles

#### **Objection 2.**

I would like to voice my concerns regarding the proposed sale of alcohol at River Wye Activity Centre, Glasbury Huse, Glasbury.

As a local resident I can attest to the fact that in recent years River Wye Activity Centre/Glasbury House has been run in a manner that I would describe as anti-social and irresponsible. Disturbances have included high noise levels from the site, often until 11pm, misuse of the public area known as 'The Bont' (for cycling activities) and at least one drug-related disturbance of the peace. I am concerned that the sale of alcohol is likely to lead to higher noise levels and later disturbances, thus exacerbating the problems caused by the siting of a large camping and activity centre in the heart of a small village.

Therefore, I hereby register my objection to the sale of alcohol at River Wye Activity Centre/Glasbury House.

Yours faithfully,

Rhian Wilkie

#### **Objection 3.**

We own XXX XXXX XXX in Glasbury and have a few concerns about another venue in a small village having a license to sell alcohol.

At present there are x3 public houses/restaurants selling food and alcohol also a garage with a off licence to sell alcohol.

Aside from that we have concerns with an activity centre selling alcohol aimed at lunch time and early evening drinking.

Some of the activities involved in the centre are canoeing, archery and axe throwing, they also encourage stag parties to stay there and we feel the mix of the activities and the easy on-site availability of alcohol are not a good mix.

We also feel by having a licence until 21:30 will mean people will have a few to drink there then they will be walking the streets looking for other venues to continue drinking.

We hope our concerns will be taken into account when deciding on issuing a licence.

Regards

Andy & Sally Williams

#### **Objection 4.**

I have been informed that Glasbury House (recently rebranded as River Wye Activity Centre) is applying for a license to sell alcohol on the premises.

I strongly object to this as a resident of the village. Prior to Covid the village suffered much antisocial behaviour from the campers and residents of Glasbury House, Police were called on occasion and drugs could always be smelt when walking passed. It is a burden on the village and the owners show no remorse/take no responsibility for the detriment and nuisance that they have created for the village. If this were a one-off occasion I would have no objection however it was constant - please do not think I am objecting just for the sake of it.

By selling alcohol on the premises it will only exacerbate this issue, there is a pub directly across the road from the centre if campers so wish to purchase alcohol and another two within the village on the opposite side of the river and a shop within the garage.

I please urge you not to allow this license. The behaviour to date of the owners show they are irresponsible and cannot be trusted to abide by rules, morals or ethics.

Kind regards

Carys

#### **Objection 5.**

I wish to comment on the application for a licence to sell alcohol at the River Wye Activity Centre and draw your attention to the following points.

The establishment is in the centre of a residential area in the village of Glasbury.

Previously run by London Borough of Redbridge as an educational establishment the well run centre was welcomed as an integral part of village life.

There was mutual respect and consideration for all concerned.

Unfortunately since the Activity centre has been opened there have been issues of lack of consideration and respect for residents of Glasbury in terms of noise levels ,large numbers of campers and disregard for local environmental issues ,including one incident involving police presence.

The village is already well served by two established and well run licensed premises~ Foyles of Glasbury and The Harp Inn. Therefore a third venue in such close proximity to residential properties would not be acceptable.

The recently opened Paddlers Rest cafe in one of the outbuildings and its tented outdoor seating area is in close proximity to residential properties.

The website for the Activity centre is promoting itself as a venue for stag and hen groups therefore highly likely that alcohol added to the mix would only add to the disruption caused during the Summer of 2020.

I assume a site visit would be part of your assessment process when the areas of concern I have listed would become clear.

I would welcome the opportunity to provide greater details of the points mentioned in order to support my concerns regarding the application to sell alcohol at the centre.

Christine McLeod

### **Objection 6.**

I am writing to strongly object to the granting of a licence to sell alcohol from the River Wye Activity Centre. I, unfortunately, along with my neighbours here in Green Terrace, are probably the people most affected by the activities of the Activity Centre as our houses directly overlook the lawns and coach house of that property. I am the end of terrace house and their land wraps around most of the back exterior.

Since the taking over of Glasbury House by Mr Robert Findlay and his Activity Centre life in the high tourist season in this small community has become increasingly intolerable. Last summer there were tents motor homes and caravans parked cheek by jowl (no sign of any social distancing was apparent) on the lawn beneath our windows, the latter two we have been given to understand he does not have a camping licence for. I was subjected to fire pits being lit at night causing smoke to come into my house through open windows and drunken and raucous behaviour into the early hours of the morning. I can only imagine how much worse it will be for all of us if a licence to sell alcohol is granted.

I am therefore pleading with you not to grant them a licence.

Yours faithfully,

Christina Bentley.

### **Objection 7.**

We are opposed to the granting of an alcohol licence for the River Wye Activity Centre. We live close to the centre and will be adversely affected by any noise or nuisance which might be caused by inappropriate use of alcohol by residents or campers who are staying on the site.

Last summer there was an incident in our cul-de-sac, The Birches, when armed police were called to a man - who was part of a stag party staying on the campsite) - who was armed with a knife and was trying to gain entry into our neighbour's house through their upstairs bathroom window. The incident was extremely upsetting for the family involved and concerning for all other neighbours in the cul-de-sac. Seeing armed police running around our properties in the middle of the night is frightening and worrying. What was more concerning was the owner of the centre did not communicate in any way with the family, let alone offer any apology for incident - a total disregard for our local community.

There were several occasions when police were called to the centre last summer when they were serving alcohol without a licence.

Equally concerning is the fact that the centre is in an extremely close proximity to bungalows occupied by vulnerable, elderly people. Surely, it is essential to consider their safety and well-being as the campsite is adjacent to these homes.

Glasbury already has 3 licensed premises which is more than sufficient for the village residents and any visitors to the area. A further licenced establishment may have a detrimental impact on the already established local businesses.

An application for certificate of lawfulness has been submitted by the centre as an outdoor education centre. In recent years this has involved teenagers being resident on site. Surely this is not compatible with centre also holding an alcohol licence.

Yours sincerely,  
Reverend and Mrs D. Thomas

### **Objection 8.**

The above Centre has applied for a license to serve alcohol. Foyles and the Harp are already in the village and an additional licensee would take trade from them, At the moment hotels and pubs will need all the trade they can get if they are to survive. The new owners of Glasbury House have made no effort to integrate with the village and my opinion have on occasions even upset the the local residents due to the large numbers that have camped in the two fields, one of which, I understand ,had no permission to allow tents I worry that an alcohol license could possibly lead to noise thus upsetting what is mainly an elderly population.

### **Objection 9.**

We are opposed to the granting of an alcohol licence for River Wye Activity Centre Ltd. We live close to River Wye Activity Centre Ltd and will be affected by any noise or nuisance caused by the inappropriate use of alcohol by residents or campers who are on site. Camping takes place within 30 yards of my house.

Last year there was an incident on our estate when armed police were called to a man, who was part of a visiting stag weekend, armed with a knife attempting to get in to our neighbour's house. This incident was very alarming for the family involved and to others on the estate. To see armed police running in the estate at the dead of night was extremely worrying. Unfortunately, the owner of River Wye Activity Centre Ltd chose not to communicate in any way with the family involved, and, more generally. the community. This showed a complete disregard for the community.

The owner was visited by police on occasions throughout the summer of 2020 as he was serving alcohol without a licence.

The location is extremely close to quiet residential housing. Old people's bungalows are very close to where camping has spilled over to and with the incident of the armed man attempting to enter a residential home questions the safety of these vulnerable and elderly residents.

Increased noise pollution with nearby resident's right to the quiet enjoyment of their property being brought in to doubt.

Glasbury already has 3 licenced premises which is more than enough for the village and any visitors to the area. If a further licence is granted it will severely impact on these well-established businesses.

An application for certificate of lawfulness has been submitted as an outdoor education centre which is not compatible with alcohol being available.

Kind regards

Derek and Gaynor Keeble

## **Objection 10.**

RE: Application for proposed licence.

write with regard to the proposed application for a licence at the above address. My family and I have lived in Glasbury for the past 15 years and we love living in such beautiful surroundings.

Unfortunately, since River Wye Activity Centre arrived approximately 2 years ago, there have been several incidents at the site. One of which, affected us directly and was attended by Dyfed Powys Police last year on 26<sup>th</sup> July, 2020 in the early hours of the morning (3.45 am) along with armed response because of the conduct of several males who were staying at the site and clearly under the influence of substances - i.e. alcohol and drugs. Approximately 30 males (stag party) were staying in the bunkhouse over that weekend along with additional tents and camper vans in the neighbouring field.

On 26<sup>th</sup> July my family and I were terrified because of what happened when one of the males climbed onto our woodshed roof and frantically banged on our 1<sup>st</sup> floor en-suite window, explaining he believed he was being chased by 3 youths with a knife. My husband assisted the man by calling the police and trying to clam him down. The next morning we were visited by the police again. (The police also visited the site giving them a warning/caution). They explained to us that the male in question was under the influence of alcohol and substance misuse and commented the man didn't know where he was that morning. We quickly learnt that his friends had played a 'prank' on him. (I.e. there was no youths chasing him with a knife – he was 'stoned'/hallucinating) resulting in wasting police time and resources.

We, along with our neighbours are strongly against the site receiving a license. The site is not properly supervised or 'patrolled' – especially at night, and an alcohol license would only make matters worse. The owner of the site is rarely there to oversee matters as he lives away, and he did not apologise to us personally over the incident. (It is also worrying that 30 males were allowed to share a bunkhouse when there is a national pandemic and social distancing rules should have been applied).

Glasbury is a close-knit, friendly community and we would like it to stay that way. Glasbury is not Cardiff or Swansea Bay. We hope that this email carries some weight when considering whether a licence should be granted to River Wye Activity Centre.

If you have any queries that you would like to discuss with us, please do not hesitate to contact us. Thank you.

Yours sincerely

Mr & Mrs Gareth Price

### **Objection 11.**

We are making representations regarding the application and oppose because of our experience with this Company over the past two and a half years during which existing planning permissions appear to be ignored and concerns of local residents including ourselves have been brushed aside. We list the following which is not exclusive

1 A cafe has been opened called Paddlers Rest without any reference to affect on local business and is referenced on Google Maps resulting in traffic along a dead end lane used by local walkers. .We have never seen any permission for this 'Cafe' and there is no access from the lane referenced.

2 There are already two licensed premises close by and people on the site are already well provided for.

3 Noise levels have been very high, particularly at weekends. Despite requests no effort has been made to quieten things down.and Bye Laws regarding the times of use on the river have been ignored.

4 Camper vans are parked widely on the site and sometimes very close to the rear door of a property opening directly on to the Glasbury House site. As far as we are aware camping on that part of the site does not have planning permission.

5 In 2020 the police were called late at night due to an attempted entry of a nearby residence.

6 The footpath on the Bont which is a public amenity, is frequently obstructed by canoes, forcing elderly residents and walkers to divert down a steep slope.

I emphasise once again that these points are made to illustrate our great concern that a licence for alcohol is unsuitable for this Centre..

Yours faithfully,

John Darlison and Patricia Darlison

### **Objection 12.**

I am writing to raise my concerns about the application for a premises license at the River Wye Activity Centre in Glasbury.

When issues have arisen over the last 2 years, some of which we deemed to be quite dangerous, we have been unable to locate staff on these occasions to raise concerns. Therefore I feel that there



may not be adequate staff on site to deal with complications arising from the consumption of alcohol or continued consumption if allowed to purchase for takeaway.

Part of the camping area is within 10 metres of neighbouring properties and within 3 metres of the retirement bungalows. This already proves very noisy and public urination has been witnessed. I fear that frequency of these incidents may increase with the sale of alcohol.

There was an incident in the early hours of 26th July 2020 with a large group staying in their bunkhouse, during a time when covid restrictions in Wales did not allow for such large numbers to share facilities. This incident involved armed police, who were called out to search for someone carrying a knife while trying to gain access to residence with children asleep inside. This person was reported to be under the influence of alcohol/narcotics and was very distressing for the family involved. It has also had a negative affect on everyone living nearby who no longer feel safe in this previously quite village.

During the Summer of 2020 the cafe onsite at the activity centre was selling alcohol, believing that it was legal to do so alongside the sale of food. This led to people walking around the village while carrying and consuming alcoholic beverages purchased from there.

The Bont at Glasbury is easily accessible from the river Wye Activity centre and is already greatly littered with rubbish during the summer months. Anyone taking beverages from the activity centre to sit alongside the river may increase the amount of rubbish left behind.

The River Wye activity centre is currently applying for a certificate of lawfulness for existing use as an outdoor education centre. I feel that if they are indeed an education centre then an alcohol license would be unethical as their main demographic would be children.

Lastly, we already have a number of licensed premises in Glasbury which is more than ample for the size of the village. Diverting some of the alcohol sales from these places after such a difficult financial period would be unjust.

Thank you for taking the time to read my concerns.

Yours Sincerely  
Kimberley Kilner

### **Objection 13.**

I would like to appose the license for serving alcohol at the above location. With the reasons listed below.

1. We live within 30m of the camping site, and have had many nights with loud noises interrupting sleep.
2. We have witnessed people urinating against the walls.
3. They were selling alcohol with no license last summer.
4. We have been woken by a person intoxicated with alcohol and drugs, in the early hours of the morning when he was climbing to get into neighbouring house. Apparently carrying a knife, armed police were at the scene.
5. On many occasions we have noticed the smell of cannabis whilst walking the dog, coming from the Center.
6. With all the above in mind, this camp site backs onto an elderly bungalow complex, with only a small 3ft wire fence separating all the campers from the residents, who every evening are witness to all of the above.

7. I would also like to point out that we have already have 2 licensed establishments in our very small village, along with a local garage who also sell alcohol for take away purposes. Granting this license would impact these establishments massively, and with being closed for almost a year with the pandemic the last thing they need when pubs re-open is more competition to impact there businesses.

Yours

**Lee Thomas**

### **Objection 14.**

I would like to object most strongly to the above application.

Whilst we have welcomed the use of Glasbury House as an activity centre we have little faith in the people running the facility to act in a proper manner

Last year even in the midst of the pandemic there were many complaints about loud noise and unruly behaviour and this will only get worse with alcohol sales.

The house is in the middle of a residential village and all sound carries and the owners be shown scant concern for the local residents and their feelings.

The village has two pubs and guests should be encouraged to support those premises where they have exhibited proper management of alcohol sales.

Please can you keep me up to date with this application.

Tim Scanlan

### **Objection 15.**

I would like to oppose the application for an alcohol license for the River Wye Activity Centre in Glasbury. Please see below reasons for opposing

1 - The unearthly behaviour and language coming from the site last year when no alcohol was supposed to of been being served was unacceptable. We encountered people urinating against the walls surrounding the site which looks out on to public car park area and road. Also in full view of vulnerable elderly people in their homes.

2- An incident on the cul de sac we live which involved an intoxicated individual climbing up on top of a neighbours wood shed shouting I'm being chased by someone with a gun. This was early hours of the morning resulting in armed police being called into the area. Never an apology from the owners. The long term effect on the Children from that has been awful to witness.

3-Concern for the vulnerable individuals who live right next to the activity centre. There are wardened bungalows and the people living here require extra support with day to day living and protection. How is this safeguarding vulnerable individuals allowing alcohol to be unmonitored and served readily on a site so close to people who are so so vunaeble.

4- Concern for the River Banks alongside the activity site. People staying at the campsite last year left numerous quantities of litter Inc alcohol cans and bottles on the river banks as they were witnessed several times jumping the wall over the bont side to sit on the Riverside. Once alcohol is readily available this will add to the rubbish and ado the toxic waste into the river.

5-We already have 3 places to purchase alcohol in a small village who I am sure after the last 12 months will desperately require support to continue their businesses.

6- The company can say all they like it is for only on site purchase but after events witnessed there last year there appears to be no rules or respect for the area environment or residents who are here all year round living from owners or guests

I will also be writing to local Councillor and environmental agency.

Regards

### **Objection 16.**

I strongly object to Powys authority approving a new premises licence for the River Wye Activity Centre .

The Centre opened about 3 years ago. Holiday makers using the Centre's facilities stay in their own tents or caravans. These holiday makers frequently urinate and defecate in the fields and encourage their children to do the same. Residents have been seen defecating against the perimeter fences, and they are throwing faeces into the bushes and trees that form the boundaries of the areas of the Centre and the bungalows of the residents of Glas-y- Bont. The residents are elderly and some have disabilities. All these breaches of public health happen within 50 feet of the bungalows perimeter.

I understand that the same concerns about breaches of public health were reported to the Powys public health department in 2019. My local councillor Mr Gibson-Watt kindly visited me to discuss the concerns of all residents in this block. It is very disappointing that it appears that nothing was done.

I have no information about how many visitors are allowed to stay within the Centre grounds, but on numerous occasions I have counted a dozen caravans and about 20 tents. Sometimes there's a lot of noise from the Centre's visitors but I appreciate that they are on holiday.

I understand that the licence under discussion is for alcohol. However it appears that the Centre management has limited respect for complying with acceptable and safe health and safety practice for ALL members of the public. In light of the numerous previous breaches of public health, how can Powys authority be confident that the River Wye Centre will be able to comply with public health requirements when there is an increase in customer footfall that will be created by the licence being granted.

Evidential photographs are available on request.

### **Objection 17.**

Thanks for your reply. As a local resident I am AGAINST this alcohol licence application. During the summer month Glasbury House gets extremely busy with huge numbers of guests. A lot of these people come onto the common and light fires and gather. This has a negative effect on the wildlife. Also Glasbury house guests use canoes outside of the Powys CC stated times and I feel this problem will get worse if the premises has an alcohol licence. Each summer there are a lot of problems between Glasbury House guest and local residents. I strongly feel that an alcohol licence will make these ongoing issues worse and anti social behaviour will continue and potentially worsen

Yours

Huw Matthews

### **Objection 18.**

We would like to oppose the alcohol license for River Wye Activity Centre Ltd. We live directly opposite the grounds that they are using for their camp site which also backs onto the elderly peoples bungalows of the village.

Last year we encountered many a sleepless night because of noise from the campsite and while we are all for people on holiday having a good time and enjoying themselves I'm sure you will agree that seeing young men and women urinating outside my daughters bedroom window and having a very strong smell of cannabis wafting into our garden is totally unacceptable.

There was a stag party staying at the campsite last year which resulted with the armed police arriving in our quiet cul-de-sac in the middle of the night to deal with a young man carrying a knife and climbing onto our neighbor's roof who have two children, which was very frightening and upsetting for them.

We already have three licensed establishments in Glasbury which is ample for the size of our village and from which there is never any noise or trouble but since the activity centre have been serving alcohol without a license we are increasingly worried and nervous especially as the summer months are coming.

Yours sincerely

Andrew and Rita Prendergast

### **Objection 19.**

I am writing to formally object to this proposal for the sale of alcohol at these premises.

We have ongoing problems with Glasbury house with hundreds of people camping on land surrounded by private houses, and a Bar/off license on site could well make things a lot worse.

Also there are other businesses in the village which could well suffer loss of revenue.

Kind regards

T Goodwin

### **Objection 20.**

I write object to the prose sale of alcohol at Glasbury House.

The sale of alcohol is undesirable for the following reasons:

1 The business model pursued by Glasbury House in 2020 in the form camping in the grounds of Glasbury House was a disaster from the point of view of residents in glasbury village. During the spring and summer there were many nights of loud disturbance caused by crowds of drunken campers, in particular caused by male stag parties.

One stag party resulted in a camping reveller stranded on the roof of a local house. The anti terrorist squad was called. The person in question had been drinking at glasbury house.

The previous owners of glasbury house had accommodated a small number of young children camping from cities with no experience of rural Pursuits. The present owner offers camping to adult persons with money to spend, and with no observable limit to the number of campers. The centre's grounds become grossly overcrowded.

2. the level of noise from these numerous campers through the nights last year caused frequent loss of sleep to many neighbouring residents, many of whom do a full day's work..

3. The inebriation of the campers led to frequent verbal abuse of village residents who remonstrated against their anti social behaviour to no avail. Many residents live directly adjacent to the grounds of Glasbury House where the camping takes place

4. The limit on the proposed sale of alcohol to 21 30 hours would in no way reduce or prevent the continued drinking through the nights.

5. In 2020 the campers were obliged to buy alcohol from Glasbury Garage, or more cheaply from the Spar and Coop in Hay. The Garage and supermarkets are at some distance from Glasbury House, and close at 19 hours, and thereby restrict the sale and use of alcohol.

6. In 2020 the campers at Glasbury House illicitly started fires on the

Adjacent river bank, called Glasbury Point, leaving

Litter, especially empty beer and cider cans and bottles. This river bank is a haven for wildlife. This kind of unnecessary and illegal disturbance affects breeding during the spring and summer. In this particular area are located breeding otters, swans, egrets, ducks, water voles, sand martins, cormorants and Reed warblers. No control by the management at Glasbury House is exerted over the behaviour of the adult campers.

For the above reasons I strongly object to the Proposed sale of alcohol at the River Wye Activity Centre at Glasbury House..

Yours sincerely

Mrs Diana Blunt

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