

Meeting of:	Licensing Sub-Committee
Date of Meeting:	Tuesday, 12 August 2025
Relevant Scrutiny Committee:	Live Well Scrutiny Committee
Report Title:	Grant of a Premises Licence
Purpose of Report:	For the Sub-Committee to consider and determine an application under Section 16 the Licensing Act 2003 for a new Premises Licence.
Report Owner:	Licensing Authority
Responsible Officer:	Kirsty Evans, Licensing Team Manager
Elected Member and Officer Consultation:	Statutory Consultation
Policy Framework:	This is a matter for decision by the Licensing Act 2003 Sub-Committee
<p>Executive Summary:</p> <p>For the Sub-Committee to consider and determine a New Premises Licence application under Section 16 of the Licensing Act 2003 for Holm House, Marine Parade, Penarth, Vale of Glamorgan CF64 3BD.</p>	

Recommendations

1. The Sub-Committee is required to determine the application having regard to the Council's Statement of Licensing Policy, the Guidance issued by the Home Office under Section 182 of the Licensing Act 2003, the application and any representations submitted.

If minded to grant the application, the Sub-Committee is requested to confirm whether any additional conditions are to be imposed or only those which are consistent with and set out in the operating schedule.

Reasons for Recommendations

1. To advise the Members of the relevant options available to them under the Licensing Act 2003 in determining the matter.

1. Background

- 1.1 The Licensing Authority has received an application for the grant of a new premises licence for Holm House, Marine Parade, Penarth, Vale of Glamorgan CF64 3BD, submitted by Silures Penarth Limited. The application and accompanying plan can be found in Appendix A.

- 1.2 The applicant describes the premises as:

"Neighbourhood restaurant & bar with an outdoor garden, serving modern-European food and bespoke cocktails. We have an adjoined private dining room ideal for intimate events, as well as a patio for alfresco dining. The bar will serve cocktails, premium wines and bottled beer with snacks menu featuring smaller and lighter bites. We'll offer Sunday Roasts, Set Menus and daily specials."

- 1.3 The application requests the following licensable activities for the hours stated:

Sale of alcohol for consumption on the premises:

Sunday to Thursday	08:00 to 00:00 hours
Friday and Saturday	08:00 to 01:00 hours
New Year's Eve	08:00 to 02:30 hours

Recorded music (indoors and outdoors):

Sunday to Thursday	08:00 to 00:00 hours
Friday and Saturday	08:00 to 01:00 hours
New Year's Eve	08:00 to 03:00 hours

Live music (indoors):

Monday to Sunday	10:00 to 23:30 hours
New Year's Eve	10:00 to 01:00 hours

Provision of late-night refreshment (indoors):
Sunday to Thursday 23:00 to 00:00 hours
Friday and Saturday 23:00 to 01:00 hours
New Year's Eve 23:00 to 01:30 hours

- 1.4** During the consultation period the applicant amended their proposals in response to objections received and advertised these proposals at the premises. The Sub-Committee is therefore requested to consider the new proposals which are:

Sale of alcohol for consumption on the premises:
Sunday to Thursday 08:00 to 00:00 hours
Friday and Saturday 08:00 to 01:00 hours
New Year's Eve 08:00 to 01:30 hours

Recorded music (indoors and outdoors):
New Year's Eve 23:00 to 02:00 hours

Live music (indoors):
New Year's Eve 23:00 to 01:00 hours

Provision of late night-refreshment (indoors and outdoors):
Sunday to Thursday 23:00 to 00:00 hours
Friday and Saturday 23:00 to 01:00 hours
New Year's Eve 23:00 to 01:30 hours

- 1.5** Live and recorded music is de-regulated between 08:00 and 23:00 hours, before an audience of no more than 500 people and therefore no licence is required between these timings which is why the Sub-Committee is requested to consider music after 23:00 hours only.

- 1.6** The additional conditions proposed by the applicant for the promotion of the licensing objectives can be found in Section M of the application, detailed in Appendix A.

- 1.7** During the consultation period the applicant offered the following condition and included this in their advertisement at the premises:

"The outside rear garden will not be used after:

22:00 hours Monday to Thursday
23:00 hours Friday and Saturday
20:00 hours Sunday"

- 1.8** Whilst waiting for their premises licence to be determined the premises has been trading with licensable activities taking place under the authorisation of Temporary Event Notices (TENs).
- 1.9** At the time of writing this report the premises has reached the limit on the number of days that can be authorised through Temporary Event Notices and therefore licensable activities will pause at the premises before the hearing.

2. Key Issues for Consideration

- 2.1** In accordance with the requirements of the Licensing Act 2003, copies of the application were forwarded to the Responsible Authorities.
- 2.2** During the statutory 28-day consultation period the application has been advertised in accordance with the regulations, both at the premises, in a local newspaper and on the Council's website.
- 2.3** A representation was received from South Wales Police (a Responsible Authority) during the consultation period, however their request for a hearing was withdrawn, and instead licensing conditions were agreed with the applicant. It is proposed that these conditions are to be imposed on the licence if the Sub-Committee are minded to grant the application.
The proposals and a copy of their agreement are detailed in Appendix B.
- 2.4** No further representations were received from other Responsible Authorities.
- 2.5** 25 representations were received from "other persons" (as defined by the Licensing Act 2003); these were from local residents and/or their representatives. Copies of these representations are detailed in Appendix C.
- 2.6** Some of the representations reference a previous licence at the premises. This premises licence was surrendered on 31 July 2024 due to the premises closing, which is why the applicant has applied for a new licence. A copy of the previous licence is detailed in Appendix D.
- 2.7** Planning is also mentioned in some of the representations. It should be noted that planning and licensing are separate regimes dealt with through distinct legislative frameworks; if a licence is granted, the applicant will still need to ensure they have the necessary planning permission in place to trade but that is not a matter for this Sub-Committee.
- 2.8** As relevant representations have been received the Sub-Committee must determine the application in accordance with the Licensing Act 2003.

- 2.9 Any further updates will be provided at the start of the Sub-Committee meeting as permitted under the Licensing Act 2003 (Hearings) Regulations 2005.

3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?

- 3.1 This report relates to a regulatory function of the Council.

4. Climate Change and Nature Implications

- 4.1 This report relates to a regulatory function of the Council.

5. Resources and Legal Considerations

Financial

- 5.1 Fees associated with the issue of Licences are set in statute and support the administration and enforcement of the Licensing Act 2003 functions.

Employment

- 5.2 None.

Legal (Including Equalities)

- 5.3 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:

- a) The prevention of crime and disorder
- b) Public Safety
- c) The prevention of public safety
- d) Protection of children from harm

Each objective is of equal importance and should be of paramount consideration at all times.

- 5.4 Section 4(3) Licensing Act 2003 states that the Licensing Authority should have regard to the Council's Statement of Licensing Policy, the Statutory guidance

issued under Section 182 of the Licensing Act 2003 and the Licensing Act itself, in this case in particular to:

- a) Paragraphs 1, 2, 3, 7, 8, 9, 11 and 12. There is no specific policy relating to the area for this type of application.
- b) Chapters 2, 3, 8, 9, 10 and 16 of the Statutory guidance, as revised February 2025.
- c) Sections 4, 9, 10, 11, 12, 13, 16, 17, 18, 182 and 183 of the Licensing Act 2003.

5.5 In each case the Sub-Committee may make the following determination (Section 18 (4) Licensing Act 2003):

- a) Grant the application subject to:
 - (i) the conditions mentioned in subsection (2)(a) modified to such extent as the authority considers appropriate for the promotion of the licensing objectives, and
 - (ii) any condition which must under section 19, 20 or 21 be included in the licence;
- (b) Exclude from the scope of the licence any of the licensable activities to which the application relates;
- (c) Refuse to specify a person in the licence as the premises supervisor;
- (d) Reject the application.

6. Background Papers

The Licensing Act 2003

The Secretary of State's Guidance issued under Section 182 of the Licensing Act 2003
Regulations to the 2003 Act

Vale of Glamorgan Council's Statement of Licensing Policy.

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 in black ink. Use additional sheets if necessary.

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

I/We VLADUT ANDREI MAXIM (Silures Penarth Limited, Company No: 16421606)
(Insert name(s) of applicant)

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 or, if none, ordnance survey map reference or description			
Holm House Marine Parade Penarth Glamorgan CF64 3BG Wales			
Post town		Postcode	

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£ 30000

Part 2 - Applicant details

Please state whether you are applying for a premises licence as **Please tick as appropriate**

- | | | |
|--|--------------------------|-----------------------------|
| a) an individual or individuals * | <input type="checkbox"/> | please complete section (A) |
| b) a person other than an individual * | | |
| i as a limited company/limited liability partnership | X | please complete section (B) |
| ii as a partnership (other than limited liability) | <input type="checkbox"/> | please complete section (B) |
| iii as an unincorporated association or | <input type="checkbox"/> | please complete section (B) |
| iv other (for example a statutory corporation) | <input type="checkbox"/> | please complete section (B) |
| c) a recognised club | <input type="checkbox"/> | please complete section (B) |
| d) a charity | <input type="checkbox"/> | 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 Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales ☐ please complete section (B)
- ga) 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 (by ticking yes to one box below):

I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or ☐

I am making the application pursuant to a statutory function or ☐

a function discharged by virtue of Her Majesty's prerogative ☐

(A) INDIVIDUAL APPLICANTS (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (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 that service (please see note 15 for information)					

SECOND INDIVIDUAL APPLICANT (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname			First names		
Date of birth			I am 18 years old or over <input type="checkbox"/> Please tick yes		
Nationality					
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 that service: (please see note 15 for information)					
Current residential address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

(B) OTHER APPLICANTS

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

Name SILURES PENARTH LIMITED
Address Holm House Marine Parade Penarth Glamorgan CF64 3BG Wales
Registered number (where applicable) 16421606

Description of applicant (for example, partnership, company, unincorporated association etc.) DIRECTOR
Telephone number (if any) [REDACTED]
E-mail address (optional) [REDACTED]

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	1	0 7 20 2 5

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

DD	MM	YYYY

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

Neighbourhood restaurant & bar with an outdoor garden, serving modern-European food and bespoke cocktails. We have an adjoined private dining room ideal for intimate events, as well as a patio for alfresco dining. The bar will serve cocktails, premium wines and bottled beer, with a snacks menu featuring smaller and lighter bites. We'll offer Sunday Roasts, Set Menus and daily specials.

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

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all that apply

- | | |
|--|--------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | X |

- f) recorded music (if ticking yes, fill in box F) X
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g)
(if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I) X

Supply of alcohol (if ticking yes, fill in box J) X

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 7)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 5)		
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</u> (please read guidance note 6)		
Sat					
Sun					

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 (please read guidance note 3)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
					Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 4)			
Mon						
Tue						
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 5)			
Thur						
Fri						
Sat			<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</u> (please read guidance note 6)			
Sun						

C

Indoor sporting events Standard days and timings (please read guidance note 7)			<u>Please give further details</u> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 5)
Wed			
Thur			
Fri			<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</u> (please read guidance note 6)
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 7)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 5)		
Thur					
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</u> (please read guidance note 6)		
Sat					
Sun					

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 (please read guidance note 3)	Indoors	x <input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 4)		
Mon	AM	PM			
	10:00	11:30			
Tue	AM	PM			
	10:00	11:30			
Wed	AM	PM	State any seasonal variations for the performance of live music (please read guidance note 5)		
	10:00	11:30			
Thur	AM	PM			
	10:00	11:30			
Fri	AM	PM	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) LIVE MUSIC ON NY EVE UNTIL 1AM		
	10:00	11:30			
Sat	AM	PM			
	10:00	11:30			
Sun	AM	PM			
	10:00	11:30			

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 (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish			
Mon	AM	AM	Please give further details here (please read guidance note 4)		
	8:00	12:00			
Tue	AM	AM			
	8:00	12:00			
Wed	AM	AM	State any seasonal variations for the playing of recorded music (please read guidance note 5)		
	8:00	12:00			
Thur	AM	AM			
	8:00	12:00			
Fri	AM	AM	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) RECORDED MUSIC UNTIL 3AM ON NY EVE		
	8:00	1:00			
Sat	AM	AM			
	8:00	1:00			
Sun	AM	AM			
	8:00	12:00			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
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</u> (please read guidance note 6)		
Sat					
Sun					

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 4)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 5)		
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</u> (please read guidance note 6)		
Sun					

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 (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	X <input type="checkbox"/>
Mon	AM	AM	<u>Please give further details here</u> (please read guidance note 4)		
	8:00	12:00			
Tue	AM	AM			
	8:00	12:00			
Wed	AM	AM	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 5)		
	8:00	12:00			
Thur	AM	AM			
	8:00	12:00			
Fri	AM	AM	<u>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</u> (please read guidance note 6)		
	8:00	1:00			
Sat	AM	AM	LATE NIGHT REFRESHMENTS UNTIL 1:30AM ON NY EVE		
	8:00	1:00			
Sun	AM	AM			
	8:00	12:00			

Supply of alcohol Standard days and timings (please read guidance note 7)			<u>Will the supply of alcohol be for consumption – please tick</u> (please read guidance note 8)	On the premises	X <input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon	AM	AM	<u>State any seasonal variations for the supply of alcohol</u> (please read guidance note 5)		
	8:00	12:00			
Tue	AM	AM			
	8:00	12:00			
Wed	AM	AM			
	8:00	12:00			
Thur	AM	AM	<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</u> (please read guidance note 6)		
	8:00	12:00			
Fri	AM	AM	SERVE ALCOHOL UNTIL 2:30AM ON NY EVE		
	8:00	1:00			
Sat	AM	AM			
	8:00	1:00			
Sun	AM	AM			
	8:00	12:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

Name VLADUT ANDREI MAXIM	
Date of birth	
Address	
Postcode	
Personal licence number (if known)	
Issuing licensing authority (if known)	

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).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	<u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u> (please read guidance note 6) OPENED UNTIL 3AM ON NYE
Mon	AM	AM	
	8:00	12:30	
Tue	AM	AM	
	8:00	12:30	
Wed	AM	AM	
	8:00	12:30	
Thur	AM	AM	
	8:00	12:30	
Fri	AM	AM	
	8:00	1:30	
Sat	AM	AM	
	8:00	1:30	
Sun	AM	AM	
	8:00	12:30	

M

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

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

Only applicable licensing objective from the four aforementioned would be live music. It would take place within a controlled environment with all doors and windows closed throughout event. Live music would end at a pre-agreed time as per the conditions of the license. We'll ensure that any local residents are not disturbed by any live music taking place within Silures at Holm House.

b) The prevention of crime and disorder

By following the conditions of our license to a third-degree. We'll do so by maintaining control and organisation within the dining and drinking environment. The restaurant is staffed with hosts, floating managers and staff in each and every guest area. Any intoxicated guests will not be served further drinks, and this will be overseen by the manager on duty and managed with care. We will work closely with the local community and police, ensuring any incidents are recorded through incident diaries and CCTV, ensuring if anything as such were to take place, we're able to support authorities and cooperate

c) Public safety

By following the conditions of our license to a third-degree. We'll do so by maintaining control and organisation within the dining and drinking environment. The restaurant is staffed with hosts, floating managers and staff in each and every guest area. Any intoxicated guests will not be served further drinks, and this will be overseen by the manager on duty and managed with care. We will work closely with the local community and police, ensuring any incidents are recorded through incident diaries and CCTV, ensuring if anything as such were to take place, we're able to support authorities and cooperate

d) The prevention of public nuisance

By following the conditions of our license to a third-degree. We'll do so by maintaining control and organisation within the dining and drinking environment. The restaurant is staffed with hosts, floating managers and staff in each and every guest area. Any intoxicated guests will not be served further drinks, and this will be overseen by the manager on duty and managed with care. We will work closely with the local community and police, ensuring any incidents are recorded through incident diaries and CCTV, ensuring if anything as such were to take place, we're able to support authorities and cooperate

e) The protection of children from harm

As we are primarily a Restaurant, we promise to maintain a controlled environment through encouraging reservation only, we do not foresee any risk to the safety of children

Checklist:**Please tick to indicate agreement**

- I have made or enclosed payment of the fee. ☐
- I have enclosed the plan of the premises. ☐
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable. ☐
- I understand that I must now advertise my application. ☐
- I understand that if I do not comply with the above requirements my application will be rejected. ☐
- [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). ☐

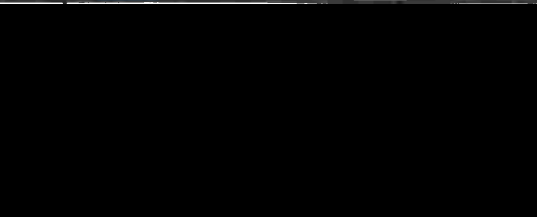
IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

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, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)	
Signature		
Date		
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	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

DRAWINGS HAVE BEEN PRODUCED FOR PLANNING AND BUILDING REGULATORY PURPOSES ONLY. THE CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2015 (CDM) IS THE RESPONSIBILITY OF THE CLIENT/CONTRACTOR UNLESS OTHERWISE AGREED IN WRITING.

	Extinguisher		Sand
	Fire hose		Fire alarm
	Fire pump		Fire evacuation hose
	Fire equipment		

Type of fire extinguishers to be confirmed by fire specialist

SILURES AT HOLM HOUSE
MARINE PARADE,
PENART,
CF64 3BG

Red Line Boundary

Number	Date	Drawn	Checked
R 946-02	06/25	BH	RA



Adran Drwyddedu
Gorsaf Heddlu Bae Cardydd
Stryd James
Caerdydd
CF10 5EW

Appendix B

Licensing Department
Cardiff Bay Police Station
James Street
Cardiff
CF10 5EW

VLADUT ANDREI MAXIM,



**APPLICATION FOR THE GRANT OF A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003:
"SILURES", Holm House, Marine Parade, Penarth, Vale of Glamorgan, CF64 3BG.**

To whom it may concern,

I have caused enquiries to be made into this application which seeks the sale of alcohol by retail for on premise consumption only, at a previously licenced hotel and restaurant in Penarth. The specific location successfully operated for a number of years without issue prior to closing in March 2024. Following the closure, the licence was surrendered, hence the application for a new licence.

The application seeks the following licensable activity:

The Sale of Alcohol for consumption on the premises:

Sunday to Thursday, 08:00 – 00:00.

Friday – Saturday, 08:00 – 01:00.

(New Years Eve until 02:30).

Recorded Music (Indoors and outdoors):

Sunday to Thursday, 08:00 – 12:00.

Friday – Saturday, 08:00 – 01:00.

(New Years Eve until 03:00).

Live music (Indoors):

Monday to Sunday, 10:00 – 23:00.

(New Years Eve until 01:00).

Provision of Late-Night Refreshment (Indoors and outdoors):

Sunday to Thursday, 23:00 – 00:00.

Friday – Saturday, 23:00 – 01:00.

(New Years Eve, 23:00 – 01:30).

During consultation the applicant has liaised with South Wales Police licensing answering queries around the internal structural changes, the use of the outside space, the timings requested for licensable activity and how the whole

Prif Gwnstabl | Chief Constable Jeremy Vaughan

www.south-wales.police.uk

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.
Byddwn yn ymateb yn eich iaith o ddewis.

We welcome correspondence in Welsh and English.
We will respond in your language of choice.

Heddlu De Cymru
Pencadlys Heddlu
Heol y Bont-faen
Penybont
CF31 3SU

South Wales Police
Police Headquarters
Cowbridge Road
Bridgend
CF31 3SU



**HEDDLU
DE CYMRU**
**SOUTH WALES
POLICE**

premise will operate going forward. It transpires that the applicant will only have control of the bar and restaurant. The hotel element and spa are being operated by other parties.

This discussion has been productive and has led to several conditions being proposed and subsequently agreed by the applicant.

As such, the first three conditions are based on points offered in the application, with South Wales Police requesting an additional eleven conditions to fully promote the licensing objectives.

As a result of this consultation, I now make the following representations on behalf of South Wales Police.

At this time, South Wales Police object to the grant of a new premise licence as applied for under the following licensing objectives, namely those of:

- **The Prevention of Crime and Disorder**
- **Public Nuisance**

The area is heavily residential with neighbouring properties being in close proximity. Although the history of Holm House is a good one with minimal reports of crime and disorder, a new operator moving into the old site brings new ideas, a different operating procedure and with it, as with any location selling alcohol, the potential for crime and disorder to occur. Furthermore, the application seeks to conduct licensable activities later than the previous licence. Considering the nearby residential properties, sufficient measures need to be in place and formalised with conditions to minimise issues under the Public Nuisance licensing objective.

Therefore, should the applicant agree to the below representations, deemed to be appropriate and proportionate to promote the licensing objectives, then the Police will automatically withdraw their request for a hearing before the Licensing Sub-Committee.

SOUTH WALES POLICE REPRESENTATIONS

Amendment to requested hours (in red) as agreed with applicant.

The Sale of Alcohol for consumption on the premises:

Sunday to Thursday, 08:00 – 00:00.

Friday – Saturday, 08:00 – 01:00.

(New Years Eve until 01:30).

Recorded Music (Indoors and outdoors):

Sunday to Thursday, 08:00 – 12:00.

Friday – Saturday, 08:00 – 01:00.

(New Years Eve until 02:00).

Live music (Indoors):

Monday to Sunday, 10:00 – 23:00.

(New Years Eve until 01:00).

Provision of Late-Night Refreshment (Indoors and outdoors):

Sunday to Thursday, 23:00 – 00:00.

Friday – Saturday, 23:00 – 01:00.

(New Years Eve, 23:00 – 01:30).

Conditions based on points offered in application

1. A CCTV system will be operated and maintained at all times. The system will cover all areas of the premises to which the public have access, excluding the toilets. CCTV images will be retained for a minimum of 31 days and will be produced to a police employee or authorised council officer, in a readily playable format immediately upon request when the premises are open to the public, and at all other times as soon as reasonably practicable. There will be sufficiently trained staff to facilitate this.
2. An incident book shall be kept at the premises and maintained on site for a period of twelve months. It shall be made available on request to a Police employee and will record the following:
 - All crimes reported to the venue.
 - Any complaints received (of a criminal or licensing nature).
 - Any incidents of disorder.
 - Any visit by a representative of a relevant authority or a member of the emergency services.
 - Any failures of the CCTV system.
3. We will ensure that any local residents are not disturbed by any live music taking place within the premises.

Police Requested Conditions

4. Staff authorised to carry out licensable activity shall receive initial training in relation to age-related sales, sales to intoxicated persons and age challenge procedures prior to being allowed to work at the premises. The DPS shall keep records of such training for a period of 18 months.
5. The premises will operate a 'Challenge 25' policy. This policy will be brought to the attention of customers through the use of appropriate signage, displayed in prominent positions in the premises. The only form of identification recognised will be photographic identification cards such as driving licence, passport, armed forces identification cards or proof of age scheme cards. All staff will receive the appropriate Challenge 25 training.
6. Prominent, clear and legible notices will be displayed at all exits requesting patrons to respect local residents and to leave the premises and the area quietly.

7. Windows and doors shall be kept closed (except for access and egress) after 23:00 to minimise noise nuisance from the premises.
8. The use of any external speakers for the relaying of recorded music shall cease at 23:00.
9. At least 60% of the internal floor space will be occupied with tables and chairs.
10. On those occasions when the portable bar is not in use, it will be secured in such a way as to prevent patrons gaining access.
11. On those occasions when the portable bar is open for the sale or supply of alcohol, a member of staff will be present. Staff will conduct hourly checks of the external area to monitor customer behaviour, noise levels and remove any empty vessels.
12. The rear garden to the premise shall be closed to the public at the following times:
 - Sunday, 20:00.
 - Monday to Thursday, 22:00.
 - Friday to Saturday, 23:00.
13. No unaccompanied persons under the age of 18 are permitted on the premises after 21:00 hours.
14. There will be no acts of striptease, no nudity and all persons to be decently attired at all times.

The above conditions are appropriate and proportionate to the application that has been submitted and would fully promoting the licensing objectives.

Conditions akin to those listed are already in place at the applicants other licenced premise in the Roath area of Cardiff and have been instrumental in preventing incidents of crime and disorder.

If the applicant does not agree with the afore-mentioned representations, the Police objection will be based on the following:

- **The Prevention of Crime and Disorder**
- **Public Nuisance**

Additional evidence to support the notice of objection will be presented at any subsequent Licensing Committee hearing. This evidence will be expanded on through verbal, written, statistical and/or CCTV evidence.

If you require any further information please contact Police Licensing Constable Scott McCarthy at Cardiff Bay police station, Licensing Department on 01656 869211 [REDACTED] or by email to [REDACTED]
[REDACTED]

Yours sincerely

RLC-Davies

Rya Cowan-Davies
T/Chief Inspector

From: Andrei Maxim
Sent: 18 July 2025 18:53
To: Evans, Kirsty J
Subject: Re: Police Reps, Silures

Good evening Kirsty,

Yes, all good for me

Thank you,
Andrei

Andrei Maxim
Director / Founder

A&M
Hospitality
Group

From: Evans, Kirsty J [REDACTED]
Sent: Friday, July 18, 2025 6:41:10 PM
To: Andrei Maxim [REDACTED]
Subject: FW: Police Reps, Silures

Hello Andrei,

Please find attached the Police representation, please can you consider their proposals and let me know if you are in agreement?

Many thanks,

Kirsty

Kirsty Evans
Licensing Team Manager (Vale & Bridgend)
Neighbourhood Services (SRS)

Representation 1

From: [REDACTED]
Sent: 30 June 2025 11:26
To: Licensing [REDACTED]
Subject: Silures Penarth Ltd Holm House Marine Parade Penarth

Good morning

I have read the notification attached to the above address which as a near by resident I am extremely concerned about I understand that my complaint has to fall under at least one of the four categories :- Crime and disorder Public Nuisance Public safety Protection of children from harm Before addressing the above categories I am at a loss to fully understand how we have got this far already I have checked the planning register and I can only see planning permission granted recently for C3 usage which I believe is domestic use only ! Am I missing something?

I have taken this up with your planning department and I am awaiting a reply but any input from yourselves in the meantime would also be appreciated With regards to my concerns (and my fellow neighbours) which I will attempt to address under the above headings They are as follows:- The times suggested for alcohol sales, playing of recorded and live music together with late night trading is totally unacceptable and would certainly fall under the public nuisance category together with the crime and disorder category The property is in an exclusive residential area with probably the highest property prices in Wales Local residents certainly did not purchase properties in the surrounding area to experience any form of noise pollution in addition to the amount of inconvenience being caused by visiting customers in their vehicles The car park will probably take no more than 10 cars which is not taking into account any staff parking As I assume that the Councils believes there is a demand for this type of establishment Marine Parade with its grade 2 listed buildings and beautiful period homes is certainly NOT the place I am certain that for the obvious reasons that the application does not bring anything other than "public nuisance"

I also think that increase in crime and disorder would be prevalent I could continue with numerous other issues which are of concern but a meeting with yourselves, the operating company and the near by residents I believe would be the correct way forward as the application in its current format is certainly not logical or acceptable Kind regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Representation 1 continued

From: [REDACTED]

Sent: 16 July 2025 23:22

To: [REDACTED]

Subject: Re: Silures Penarth Ltd Holm House Marine Parade Penarth

Hi Kirsty

Not sure where we are now as [REDACTED] in planning has not as yet explained how the business is trading with out the correct planning authority He has advised me that he is trying to obtain the information and will be in contact

However I am writing this email at 11.10pm with music from Holm House audible in our bedroom

Not exactly restaurant background music!!!

I look forward to hearing from you as this obviously is not acceptable and was always ours and the neighbours concerns from the outset

Kind regards

[REDACTED]

Representation 2

From: [REDACTED]

Sent: 17 July 2025 12:28

To: [REDACTED]

Subject: Amended representation re. Holm House/Silures licensing application

Dear Licensing Sub-Committee,

Having read the amended notification displayed at Holm House, 5 days ago. I am making a new representation to oppose the application made by Silures Penarth Limited for extensive opening hours for the sale of alcohol and refreshments and the playing of recorded and live music on New Years Eve.

I object to the proposal in terms of likely:

1. Increased crime and disorder

- due to intoxication and late night revelry. Silures are now advertising on their website that they offer events for 200 people and all staff will be additional. One has to assume that at the end of an event many people will be disgorging simultaneously, and large groups with many intoxicated individuals will very significantly increase the risk of crime and disorder as well as being threatening to local residents walking alone. This is likely to be sometime after last orders and their licensing request is for last orders well into residents normal sleeping hours. In general, the later partygoers leave a venue the greater the risks they impose. Any altercations, domestic disputes and interactions between Silures clients and locals, often teenage children returning from the seafront increase risks of crime and disorder. Also, parking offences are likely to significantly increase. With up to 200 people plus staff attending events with minimal onsite parking individuals will have significant difficulty parking and parking offences are likely to occur such as blocking residents driveways and preventing access for emergency vehicles.

2. Increased public nuisance

- due to noise from cars, service vehicles and people on the street. Interactions of intoxicated people are frequently loud and altercations and domestic disputes are particularly disruptive. Those leaving in cars often slam doors, shout farewells to friends and acquaintances and are generally loud. This is likely to be sometime after last orders and their licensing request is for close several hours into residents normal sleeping hours and hence very disruptive. There is also disruption to sleep from bottles being smashed into bins, lighting around the venue whilst events are hosted and the nuisance of unpleasant odours from bins, especially of rotting fish and foods. On New Years Eve nuisance from music will be additional.

3. Protection of children from harm

-due to disturbed sleep, which with the current application will be frequent, damaging their development and school performance. There is also increased risks to teenagers returning from the seafront due to likely interactions with intoxicated groups plus increased risks to children crossing to the parks and seafront due to increased traffic and parking offences reducing sight lines.

I would gratefully appreciate any measures you can put in place to protect our beautiful environment which is important to local residents, the wider population of Penarth and the Vale, and visitors from beyond. I am in disbelief that this is being proposed in a quiet

residential area and would appreciate a meeting with yourselves, the applicants and neighbours.

Kind regards,

[REDACTED]
[REDACTED]

Representation 2 Continued

[REDACTED]

Dear [REDACTED]

I write to express my concerns regarding the development of Holm House and the mixed messages being released to the public. The licensing application by Silures Penarth is for a late night events venue for a significantly increased number of people and late into the night, though, the information given appears designed to confuse.

I personally have severe fears that this will result in late night noise from intoxicated people in groups on the street, people returning to cars in an intoxicated state and car and taxi noise e.g. slamming of doors, as well as all the chaos and noise of support services throughout the week.

Their current licensing application is for last orders of food and alcohol at 1am on Friday and Saturday and midnight the rest of the week. One has to assume that many people will be leaving about an hour after last orders and staff later than that, which will result in significant noise between 2 and 3 am. This is not acceptable in a residential area and is not the level of licensing appropriate for a fine dining restaurant, as the community is being told is being developed.

The numbers also appear to have been increased though are hidden behind separate numbers released for each room, but if added up appears to be for 130-150 for seated events and more if standing, then there will be staff in addition.

The parking on site is extremely limited and restricted to about 12 cars and does not always accommodate people staying in the property so the 150 plus will be in addition and with no parking other than to dominate the street parking of residents and visitors. There appears to be 2 businesses operating from the one property, a B&B for all its bedrooms and the restaurant and events operation. It remains hard to say what the property is as it was changed from a Hotel to residential use but is now operating as a many bedroomed B&B and the Silures business. It was previously a private house and before that a nursing home.

Historically, when it was a hotel and there was an event the whole property was closed for "Private Event or Function" often for several days around the event. This prevents any access by the community at these times and with Silures Penarth now applying for late night licensing every night of the year it is not clear what if any level of access the community will have to the establishment. Also, Penarth's rating as a sought after place to live and visit is highly dependent on the beautiful and peaceful seafront and parks. This will be lost if licensing is granted that is more in line with Caroline Street and Cardiff city centre establishments.

Also, historically there were various knock on disruption e.g. increased litter and often glasses or broken glasses left on the street, domestic disputes and vomit. This will change the face of Penarth as well as safety.

Please could you support in anyway you can to preserve Penarth and its appeal as a quiet residential town with access to the beautiful seafront. Vale residents need to be able to use the seafront, beach, restaurants and parking but will have their access reduced if private events start to take place in Holm House.

The development of Silures Penarth appears to be being rushed through despite there currently being no evidence of planning permission for commercial use on any of the public records, making it more difficult to form a response.

If you could offer any advice or support to maintain the nature of Penarth it would be greatly appreciated. A representation in response to the licensing application to [REDACTED] on behalf of Penarth would be helpful. Applications need to be submitted by 19th July.

Please feel free to contact me for any further details,

With Thanks,

[REDACTED]

Representation 3

From: [REDACTED]
Sent: 30 June 2025 15:40
To: [REDACTED]
Subject: Solutes Penarth Limited - Holm House, Marine Parade

Dear Sir/Madam,

I wish to object to the proposal for a license to permit late night drinking and outdoor music at Holm House, Marine Parade, Penarth. The reasons for this objection are that Marine Parade is a residential area and what is being proposed would have a negative effect on the enjoyment of the residential properties which are around the property concerned and would in my opinion cause nuisance. Also the property concerned was a hotel which is a C1 use. I am of the view after looking at the application concerned that what is being proposed is not an ancillary use to a hotel or a C1 use but something which is very different, a Sui generis use which requires the benefit of planning permission in its own right.

If it was to be approved I would ask that the hours of operation (outside) should be reduced to 20:00 on Saturday, and 18:00 on Sundays and not allowed during the week and that enforceable noise restrictions are placed on any outside music permitted under any permission.

Regards [REDACTED]
[REDACTED]

Representation 3 Additional Information

From: [REDACTED]
Sent: 24 July 2025 11:54
Subject: Licensing Application, Holm House, Marine Parade

Dear Licensing Sub Committee

Further to our previous correspondence to you which draws attention to planning permission which controls the C1 use of the site by way of planning conditions.

Myself and my wife wish to add to that information we previously submitted by way of indicating to you that we have lived on Marine Parade (close to Holm House) for a number of years. Marine Parade is a residential area within the Penarth Conservation Area and Holm House is situated close to the middle of the road and adjacent to Droes y Mor (cul-de-sac) which we back on to. Marine Parade is a very quiet and peaceful road from early evening which adds to the enjoyment and amenity of its residents. Should this application be approved we are of the view that considerable breakout noise would unavoidable even if mitigated. We therefore ask the Licensing Sub Committee to refuse the application before them.

Yours Sincerely [REDACTED]
[REDACTED]
[REDACTED]

Representation 4

From: [REDACTED]
Sent: 30 June 2025 20:48
To: [REDACTED]
Subject: Re: Home house application

Dear Sir,

I would like to strongly object to the application by Silures Penarth Ltd , Holm House, Marine Parade, Penarth CF64 3BQ, of an alcohol license for use on the premises inside and outside and the playing of music both recorded and live music , until the early hours of the morning and later on seasonal holidays , in a totally residential street , where parking is already an issue and unnecessary levels of noise pollution is not acceptable to the residents.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Representation 4 Continued

From: [REDACTED] >
Sent: 18 July 2025 17:56
To: [REDACTED]
Subject: Holm House licensing application , Silures Penarth Ltd

To the Licensing Committee The Vale of Glamorgan

Ref: License application by Silures Penarth Ltd , Holm House , Marine Parade Penarth CF64 3BG

My name is [REDACTED] and my house is 60 metres from Holm House.

I write to raise the strongest objections to this license application:

Prevention of Crime and Disorder

Since its inception as a hotel until it closed in 2024 Neighbours have endured anti-social behaviour. We would regularly find empty bottles and glasses had been thrown over the wall into my garden, frequently broken glass on the pavement outside. " Loutish behavior was frequently observed and aggressive attitudes encountered. I fear if the venue was licensed to serve alcohol, crime and anti-social behaviour could become a serious issue.

Public Safety including public welfare

Previously wedding parties and private functions held at the venue have brought a huge number of vehicles into the area. Inconsiderate parking reduces Marine Parade to a single lane over a considerable distance and on many occasions the road has become gridlocked. Just yesterday the road was blocked due to a badly parked lorry delivering to Holm house , prevented a bus coming past so the road was totally blocked after 5 minutes I had to turn around to go the other direction to make my appointment. However, my biggest concern regarding Public safety and welfare is access for emergency services, on many occasions the single lane would not be wide enough for an Ambulance or a Fire Appliance to travel along Marine Parade every second counts if your house is on fire or you're having a stroke! The granting of a licence would seriously exacerbate this issue.

Prevention of Public Nuisance

Already the license applicant is advertising the venue for hire, to host wedding parties, private functions etc. saying they can cater for up to 200 people. This would appear to be way beyond the capacity of the building, and I can only assume that these events will be hosted in a marquee which is not the main building. This is the biggest issue regarding **Public Nuisance** and it's the issue that's causing me most anxiety. "The Disco in the Tent in the garden" probably every Thursday, Friday and Saturday, this would be unbearable ! I believe the previous licence restricted the playing of music, recorded or live, to indoors only.

Early in the morning, sometimes earlier than 7am there would be noise from the Biffa refuse and recycling collection interrupting one's sleep

Protection of children and the elderly

During the years the hotel was operating and especially on weekends when parties were being held with late night activities, there were umpteen occasions when there were noise and abusive language from party goers that were arguing and slamming car doors and shouting loudly while waiting for taxis , that upset my elderly guests staying at my house

Considerations

When considering this application, I would urge the committee refuse this application. However, I am fearful that you may grant the license. In the event that this is your decision I would be most grateful, in order to mitigate the many issues I've mentioned, please would you consider applying the following conditions

- The total number of people on site, inside and in the garden area inclusive, should be limited to the capacity of the building i.e. Restaurant 50 covers, Private dining 22 covers, bar 25. Total guests on site 97
- No music to be played in or broadcast into the garden.
- Music played indoors, live or recorded, should be contained within the building. I.e. Doors and windows must be closed when music is being played and must stop at 23:00 Hours prompt.
- Bar opening times Sunday to Saturday 8:00 to 23:00 Hours New Years Eve 8:00 to 00:30 Hours. These are the normal open hours for every restaurant I know of in Penarth. Later hours could lead to guests arriving after other venues have closed.
- The garden area to close and be cleared by 21:30 hours.
- A goods delivery area should be created via the east entrance
- A waste storage area should be created near to the east entrance but as far away as possible from any dwelling and waste should be collected via the east entrance.
- Waste should be managed to avoid the earsplitting noise of transferring empty glass bottles from one container to another. At the moment this process is carried out several times a day and one of the most disturbing
- The east entrance gate should be locked by 20:00 Hours to prevent Guests wandering into the lane. There has been evidence of some very unhygienic practices in the past.

I thank you for taking the time to read this letter.



Representation 5

From: [REDACTED]
Sent: 01 July 2025 11:06
To: [REDACTED]
Subject: Silures Penarth Ltd at Holm House, Marine Parade

We strongly object to alcohol retail and recorded and live music continuing till as late as 01:00 hours.

This is completely inappropriate for a residential area.
A 10:00 hours threshold would be reasonable.

[REDACTED]

Representation 5 Continued

From: [REDACTED]
Sent: 02 July 2025 16:43
To: [REDACTED]
Subject: Re: Silures Penarth Ltd at Holm House, Marine Parade

The sale of alcohol and drinking outside up to 1 am and for at least 20 minutes afterwards would also probably lead to noise and disturbance, Public Nuisance and Public Safety.

For the same reasons the New Year timings are completely out of order.

[REDACTED]

Representation 5 Continued

From: [REDACTED]
Sent: 02 July 2025 18:40
To: [REDACTED]
Subject: Re: Silures Penarth Ltd at Holm House, Marine Parade

I don't think the garden should be used for anything, including drinking-up time after 10 pm because of the risk of Public Nuisance and the Prevention of Public Safety.

[REDACTED]

[REDACTED]

Representation 6

From: [REDACTED]
Sent: 07 July 2025 15:13
To: [REDACTED]
Subject: RE: Application by Holm House

To whom it concerns,

We wish to make representations on the above application.

My wife and I together with others in our block of 6 flats directly opposite Holm House, are very concerned at the level of hours being requested for this business, particularly for the serving and sale of alcohol and provision of outside entertainment.

Marine Parade is a residential area and Holm House the only commercial activity in the road. The previous hotel had limited alcohol hours and worked well alongside the residents of Marine Parade.

Reading the application (shown below) carefully, it's clear the current owners are seeking to provide an all-round entertainment centre which to our mind is totally inappropriate for a residential area. There can be no justification to selling alcohol as early as 8am or as late as 1am (3am on occasion) and indeed the playing of music outside at any time after 11pm whatever the occasion.

Added to this, it is clear that this is not a hotel in the traditional sense but is intended to operate as a series of rooms available to individuals or groups on Airbnb with a self-check in facility, meaning that there will potentially be nobody on hand to make sure any alcohol and music restrictions are complied with. This is especially relevant as there is a serious risk of attracting Stag and Hen parties to this location. The potential for high noise levels causing a disturbance is significant.

Finally, although not particularly covered by this application, the decision by the Vale of Glamorgan to impose car parking charges to Penarth seafront and nearby areas will result in even more parking on Marine Parade (also a bus route) which is already heavily congested with motorists unwilling,(or unable), to park on the seafront due to parking restrictions (even before the parking charges are introduced). For the residents of Marine Parade there is already a serious health and safety issue when exiting their properties on the highway due to sight restrictions caused by vehicles parked nose to tail.

I hope you will consider these reasonable concerns.

Yours faithfully

[REDACTED]
[REDACTED]

Representation 7

From: [REDACTED]

Sent: 09 July 2025 18:04

To: [REDACTED]

Subject: Silures Penarth Application

Dear Sir,

As a local resident I wish to strongly object to the hours proposed ,by the above applicant , for consumption of alcohol, the playing of recorded music outdoors and the provision of late night refreshments outdoors during the hours from 23.00 hours to 1.00 and 1.30

The applicant appears oblivious to the historic nature of this conservation area that tourists and residents value as a special quiet environment.

This is NOT an area for “Events “ and the previous business at this location respected this.

Anticipating (the applicants published data) approx 100 individuals celebrating outdoors ,this could potentially cause major traffic problems as parking is an issue and this is before the introduction of payment parking .Penarth is already well served with numerous establishments suitable for large gatherings, all located away from residential properties

The sale of alcohol is acceptable during normal trading hours but for weekends to 01.00 and Newyears Eve 02.30 is excessive and only appeals to a certain clientele.

Playing of Recorded music indoors is acceptable but outdoors music totally destroys the nature of this conservation area. Strongly object

Performance of live music indoors until 23.30 hours is acceptable as long as garden doors are kept closed

Provision of late night refreshment both indoors and outdoors from 23.00 to 01.00 and 1.30 is totally unnecessary .

My property lies within feet of Skomer’s boundary and my privacy is already invaded by the various Airbnb visitors who occupy Skomer bedrooms. Closing activities at 23.30 shows consideration to residents and that allows the clientele half an hour to leave noisily and hopefully residents can have peace and quiet after midnight .

Yours

[REDACTED]

Representation 7 Continued

From: [REDACTED]

Sent: 09 July 2025 21:56

To: [REDACTED]

Subject: Application Silures

Dear Sir

It appears that the date of July 19th ,as the final date for representations to be received re the above matter, was pure fabrication !!

The establishment has obviously already received permission for alcohol and live music ,so why go through the formalities ?

Today,9th July , there is free flowing alcohol and loud live music (audible to residents) for guest entertainment !!! Ten days before the deadline !

It makes one question the honesty of councillors and officers !

Disgusted !

The Vale is not interested in the views of its residents.

[REDACTED]

Representation 7 Continued

From: [REDACTED]

Sent: 18 July 2025 16:04

To: [REDACTED]

Subject: Response to Revised application Silures Penarth

Dear Licensing Committee Members

Sadly the applicant fails to understand the nature of this residential conservation area and does not appear to respect the neighbouring residents.

Our objections are based on the 1996 Noise Act and the 1999 Environmental Protection Act

ReThe sale and consumption of alcohol on Friday and Saturday 8.00 to 1.00am and New Years Eve 08.00 to 02.30 hours

Recorded Music outdoors 08.00 to 03.00 on New Years Eve

Provision of late night refreshment outdoors on Friday and Saturday 23.00 to 01.00am

According to the above UK Acts "Night Time " is defined as between the hours of 11.00pm and 07.00am Generally accepted as Rest/Sleep time.

and a "Statutory Nuisance " is defined as

"interference with the use and enjoyment of a property"

or " Injurious to Health "

Public data ,provided by Silurrian, indicates that they are aiming for the "Events " market with large gatherings , anticipating the majority of income coming from late night alcohol sales and not Fine Dining . There would not be need for outdoor refreshments at 23.00 hours if guests retired at an acceptable hour .

The number of Rooms available for Residents is limited , as is Parking on the premises . Consequently, participants and even some of the hotels residents will have to rely on street parking /Taxis with the local residents having to endure late night revelry by inebriated individuals, engines revving and vehicle doors slamming shut at around 2.00am on every Friday and Saturday and possibly 4.00am on New Years Eve Although the committee is not responsible for dealing with noise issues or parking issues it certainly has a responsibility to consider the consequences of a licencing decision The authority does not want problems passed on to other departments

Such behaviour certainly qualifies as a Statutory Nuisance and certainly the regular occurrence of such late nights would be " injurious to Health" for vulnerable individuals

Silurian Penarth business model is ONLY acceptable in business areas (other amh hospitality venues) or rural areas IT is UNSUITABLE for a location in very close proximity to prime residential properties

Also concerning is the company's history of often abruptly closing premises and reopening under new guises soon after (Cameo Wellfield Rd Roath to Silurian and Terra Nova High St Cardiff to Nomad)One within 6 months of opening !

Will we find that in 6 months time Silurian Holm House is no longer aiming for Fine Dining ???

Marine Parade is the jewel in Penarth's Crown .Please give the matter careful consideration and do not allow it to become destroyed by a venture that you cannot assess its longevity.

Thank You



Representation 8

From: [REDACTED]

Sent: 09 July 2025 21:27

To: [REDACTED]

Subject: Silures Penarth Limited - Licence application

Re: Objection to Licence Application for Outdoor Live and Recorded Music – Silures, Marine Parade, Penarth.

Dear Sir/Madam,

I am writing to formally object to the application submitted by Silures Penarth Limited, located in Marine Parade, Penarth for a licence to permit the performance of live and recorded music outdoors.

I have no objection to the playing of live or recorded music indoors.

This application relates to the playing of music for the benefit of hotel and restaurant patrons and is not, to my understanding, for public concerts or ticketed events.

Nonetheless, I have serious concerns about the nature and impact of such use within an otherwise quiet, residential street.

Immediate Concern: Unlicensed Outdoor Event Held

Most notably, on the evening of 9th July 2025, before any licence has been granted, the hotel hosted an event involving live music played outdoors.

The music was clearly audible from the street and surrounding properties and caused a disturbance.

This event demonstrates a concerning disregard for the licensing process and highlights exactly the type of disruption local residents fear will become routine if this licence is granted.

The fact that such an event was held in advance of any formal approval raises questions about the applicant's willingness to adhere to licensing conditions in future, should permission be granted.

Ongoing Concerns:

1. **Noise Nuisance:** The event on the 9th July, made it evident that outdoor music will be intrusive to neighbouring properties. Even if intended as ambient entertainment for patrons, music in open air travels well beyond the hotel's immediate premises and disturbs the peace of the residential surroundings.

2. **Residential Character of the Area:** The premises are located in a residential road that is otherwise quiet and peaceful. Regular live or amplified music outdoors is wholly incompatible with the area's character.
3. **Lack of Confidence in Compliance:** The premature event demonstrates that the operator may not take licence conditions seriously. This reduces confidence that any future restrictions—such as time limits or volume controls—will be respected.
4. **Precedent and Creep:** Granting this licence could set a precedent for further expansion of commercial entertainment in a residential location, bringing lasting disruption to residents.

I strongly urge the licensing authority to refuse this application on the basis that it is inappropriate for the area, likely to cause a public nuisance, and already being treated with disregard by the applicant.

Thank you for considering this objection.

Yours faithfully,



Representation 9

From: [REDACTED]

Sent: 14 July 2025 08:24

To: [REDACTED]

Subject: Re: Silures Penarth

Good morning Kirsty.

Further to my previous emails, I wish to address the issues of noise and disturbance, which fall under licensing legislation, with regards to the planned licensing for the new restaurant/venue Silures Penarth.

I feel that there should be strong consideration given to the fact that Marine Parade is an exclusively residential street and additionally many of its residents are fairly elderly.

The type of noise levels produced by played music or live music in a venue catering to up to 100 people would be heard throughout the street and adjacent streets, which include 3 residential/nursing homes within less than a quarter of a mile, and I feel people should not be subjected to this on a regular basis.

If licensing is to be granted, there needs to be a system in place that allows residents to know when larger venues are being held, which may include a DJ or a band. This could potentially be an agreement that Silures publish this information on their webpage/Facebook page to give local residents the opportunity of planning around potential noise disturbances. There should also be an agreed level of decibels above which they would not be allowed to exceed, thereby ensuring that noise levels are kept to an agreed approved level. Although I realise parking is not an issue in itself, under licensing legislation, there should also be consideration for the noise created by large numbers of people leaving a venue and getting back into cars and starting cars late at night.

While I have no issue with there being a restaurant on Marine Parade, there has been for many years, I simply have serious concerns about noise disturbance within the street and surrounding area, which I know from previous experiences can be hugely distressing.

I await your response

Yours sincerely

[REDACTED]

Representation 10

From: [REDACTED]

Sent: 11 July 2025 11:57

To: [REDACTED]

Subject: Holm House

Vale of Glamorgan licensing committee

We wish to object to the extended licence application for the licensee of the above property for the following reasons

- 1) Prevention of public nuisance
 - A) The extended hours for drinking alcohol every single day till at least midnight and beyond at weekends
 - B) Playing of recorded music in the garden every single evening till midnight and beyond at weekends
 - C) Live music indoors till 11.30pm every single day
 - D) Late night refreshments outdoors every single day till midnight and beyond at weekends

Marine Parade and it's adjacent roads are almost exclusively residential with Holm House being the only commercial premises, the extended licence if granted will cause immeasurable disruption to us as it will impact significantly on our quality of life and ability to sleep. If the application was successful even with closure at midnight by the time clients leave the premises at least half an hour will pass and then staff subsequently leaving thereafter, this usually involves shouting in the street, slamming of car doors and tooting of horns, all impacting on our ability to sleep.

The playing of music whether indoors or out is also of great concern, the premises have many sliding \ Bi-fold doors that open onto the garden and even if music was curtailed to indoors with these open music would carry on the evening air again impacting on our ability to sleep.

If granted late night licenses for both music and alcohol it will be the only premises this side of Penarth with such a licence, this will probably then be a draw for late night revellers to migrate here, therefore exacerbating the situation

- 2) Public safety
 - A) Extra hours will mean extra sales and extra deliveries, at the moment all deliveries are done via marine parade, the vehicles park across the road from home house and trolley the goods over the road, the parade is a pinch point here and this means that all delivery wagons park on the pavement causing a hazard for pushchairs prams and visually impaired people. The wagons parked even on the pavement doesn't leave enough room for other vehicles to pass, especially

buses and many times we have seen them stuck with traffic unable to move in either direction, with in street parking being introduced on the esplanade and surrounding areas this will only get worse. We were lucky enough to have our pavements realigned with the original Pennant stone, within a fortnight the lorries had dislodged them again, again they were relaid, we are concerned that this parking will dislodge the paving again making them a significant trip hazard and cost to the rate payers in fixing them again.

Is it possible that a condition can be attached that any deliveries are done via the esplanade entrance to Holm House ? There is a significant off road pull in area clear of the main road to prevent holding up the flow of traffic and any buses also no houses are in close proximity of this Holm House entrance

3) Protection of children

- A) Our young school age grandchildren regularly stay with us, again any noise caused by the licensed premises will impact on their ability to sleep at night prior to school

We understand the previous licensee of the premises applied for an extended licence in 2017 / 2018 and this was rejected, we would hope that this is rejected again

Yours

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Representation 10 Continued

From:

[REDACTED]

Sent: 16 July 2025 23:11

To:

[REDACTED]

[REDACTED]

Subject: Holm House (Silures)

Vale of Glamorgan licensing committee

Further to our email sent Friday 11th July, we wish to amend our representation, this is due to the applicants variation to there original statement of relevant licensable activities, which was posted on there gates on the weekend of 12 July 2025

We wish to make representations to the committee regarding the licence application at Holm House for the following reasons

1) Prevention of public nuisance

(The sale of alcohol for consumption on the premises)

Sunday to Thursday 08:00 to 00:00

Friday and Saturday 08:00 to 01:00

(Provision of late night refreshment indoors and outdoors)

Sunday to Thursday 23:00 to 00:00 there appears to be a contradiction here as they say the rear garden will not be used after 22:00 Monday to Thursday and 20:00 hours Sunday ?

Friday and Saturday 23:00 to 1:00 ditto 23:00 Friday and Saturday ?

Marine Parade and it's adjacent roads are almost exclusively residential with Holm House being the only commercial premises. The licensing hours if granted will cause immeasurable disruption to us and our neighbours as it will impact significantly on our quality of life and ability to sleep, with closure at midnight and later, by time the premises are cleared of customers and staff up to an hour could have elapsed, this usually involves shouting in the street, slamming of car doors and tooting of horns.

If granted Holm House will be the only premises this side of Penarth with such a licence, this will probably then be a draw for late night revellers to migrate here for one last drink, therefore exacerbating the situation.

2) Public safety

Extra hours will mean extra sales and extra deliveries, at the moment all deliveries are done via Marine Parade, the delivery vehicles park across the road from Holm House and trolley the goods across the highway. The Parade is a pinch point here and this means that all delivery wagons park substantially on the pavement causing a hazard for pedestrians, pushchairs and visually impaired people.

With the wagons parked on the pavement it still doesn't leave enough room for other vehicles to pass, especially buses and other lorries, many times we have seen them stuck with traffic unable to move in either direction. Frequently local residents have had to try and deal with this, when tempers of stuck drivers become frayed. With on street

parking charges being introduced on the Esplanade, Cliff Hill and cliff top car park this will only make the matter worse, as visitors end up on free to park Marine Parade

We were lucky enough to have our pavements realigned with the original Pennant stone, within a fortnight the lorries had dislodged them, again they were re-laid, we are concerned that with this indiscriminate parking the paving will be dislodged again making them a significant trip hazard to the public and extra cost to the rate payers for them to be re-laid yet again.

Is it possible that a condition can be attached to any application that dictates that all deliveries and rubbish disposal must be via the Esplanade entrance to Holm House ? There is a significant off road pull in area clear off the main road. This will prevent holding up the flow of traffic and any buses in the Parade, also, and more significantly there are no houses in close proximity to this entrance.

3) Protection of children

Our young school age grandchildren regularly stay with us, any noise caused by the licenced premises late at night has the potential to impact on there ability to sleep at night prior to school.

4) Prevention of crime and disorder

Unfortunately, wherever there is late night drinking there is always the potential for disorderly conduct, whist this cannot be excused it has less of an impact in main town centre commercial areas than it would in a quiet residential area.

Yours

[REDACTED]

Representation 11

From: [REDACTED] **Sent:** 15 July 2025 19:24

To: [REDACTED]

Subject: Holm House, Marine Parade. Penarth licensing objection

Dear Officers & Members,

RE LICENCE APPLICATION FOR HOLM HOUSE, MARINE PARADE, PENARTH

It is acknowledged that a licence for the premises exists but the proposal is a departure from that licence.

The proposed licensing hours are a cause for great concern as the proposal includes exceptionally anti social hours for drinking alcohol and playing music indoors and outdoors.

This will be a fundamental public nuisance.

There will be persons under the influence of alcohol in the adjacent road, Marine Parade, in the early hours of the morning as a consequence of which there is a very real threat of crime and disorder. This is a real threat to the safety of the public living nearby.

The proposed hours may be appropriate for an inner city establishment but totally inappropriate for the quiet residential area in which the premises are located.

On occasions our grandchildren stay with us and one of the bedrooms which they use fronts on to Marine Parade and their sleep will inevitably be disrupted by late night (early morning) revellers.

The Silures' web site advertises "exclusive hire from 22 up to 200 persons"

BOOK HOLM HOUSE EXCLUSIVELY

Host weddings, celebrations, and private events in one of Wales's most prestigious seaside locations. Book the entire house and restaurant for a truly unique experience.

- Exclusive hire from 22 persons upto 200 persons
- Up to 12 stylish guest suites
- Flexible dining and entertaining spaces
- Garden and sea-view backdrops

THAT'S A LOT OF NOISE!! [REDACTED] [REDACTED]

[REDACTED]

Representation 12

From: [REDACTED]
Sent: 15 July 2025 20:02
To: [REDACTED]
Subject: Licensing application from Silures Penarth Ltd at Holm House , Penarth

We object to the above licensing application on the basis of nuisance due to unacceptable levels of noise, traffic and parking in a residential area.

In particular, the application for amplified music outdoors is unacceptable and only acceptable indoors if the doors are closed.
As for alcohol licensing, we see no reason why this should extend beyond normal restaurant hours i.e. 10.30/11pm latest and certainly not outside after those hours.
In a busy town centre or a remote country setting this would not be out of place, but this is a residential road and when Holm House was previously running hospitality events the noise was excessive and very antisocial even three houses away. We routinely had to complain that the noise was keeping us awake.

We hope that you will take our concerns into account.

[REDACTED]
[REDACTED]

Representation 13

From: [REDACTED]
Sent: 15 July 2025 23:45
To: [REDACTED]
Subject: SILURES PENARTH LTD - licensing application

Dear Sir

As regards the above establishments application for hours of serving alcohol and entertainment - I feel these hours for both music and alcohol with severely impact the residents of Marine Parade.

This is a residential area with families of all ages. Not only will the noise of customers coming and going late into the night and early hours of the morning impact the current peaceful environment but also the amount of cars and car parking which will also severely impact the residents of the street.

There has already been a marked increase in congestion around the Silures bar/restaurant due to cars parked on both sides of the street. Combine this with the intended parking charges to be introduced shortly at the front and cliff top car park and this area will become severely congested with people parking here to avoid the charges.

As a Marine Parade resident it would be a crime to diminish this area. This is one of the areas that sets Penarth apart from many other areas and to allow it to become rowdy, congested and I'm sure litter riddled would be a total injustice to the care and protection residents give to this road to maintain the standard expected from this 'County Treasure'.

Please uphold the standards of care and respect for our community. Do not allow the late opening hours, music and please restrict the numbers of customers allowed at any one time. This is the only way to protect our beautiful street and maintain Penarth standing as 'great place to live' .

Yours sincerely

[REDACTED]
[REDACTED]

Representation 14

From: [REDACTED]
Sent: 16 July 2025 10:30
To: [REDACTED]
Subject: Re: Application for a premises license: Silures at Holm House

Hello

Further to the below, I did speak with Mr Andrews, and he reassured me in relation to my concerns about the music and also that his relationship with the local community is important to him and that he does not wish their presence to have a negative impact on us. I understand that since then Silures has now taken out the request for a music license. I am grateful for his reassuring words, and, again, I am pleased to be having a quality establishment like Silures in the Penarth area.

We do have an ongoing concern regarding the licensing hours that have been applied for, for the sale of alcohol and late-night refreshment. The application is for until 00:00 hours Sunday to Thursday and until 01:00 hours Friday and Saturday. These hours feel too late for a premises within a residential area. I would think it more appropriate to observe normal licensing hours which typically finish at 11pm. As our property is immediately opposite Holm House we are concerned about the noise as customers leave at such late hours. Typically they will be parked on the road outside our house and we can hear this from our bedroom. (It is also unfortunate timing that the council have decided to charge for parking on the seafront, so parking along our road will already be negatively impacted from this.)

My other concern is the noise disturbance from early morning refuse collection, especially glass, as this can be very loud. I'm not sure if this is something within your influence that can be addressed?

I look forward to your response.

With thanks and warm wishes

[REDACTED]

Representation 15

From: [REDACTED]
Sent: 16 July 2025 10:30
To: [REDACTED]
Subject: Application for late licence at Holm House Marine Parade Penarth/aka Silures restaurant (closing date for applications 19/7/25)

Dear Licensing ,
We are residents of [REDACTED] near the above premises. We are pleased it has been done up, taken over and re opened as a business that is good for the area.

We are however concerned that a late licence for past midnight will cause noise for the residents in a quiet road that is under pressure from cars and increasing noise already. The lack of parking in the sea front area and the new charges to come in for nearby parking means the road is often double parked on each side with cars. This generates noise already as people return sometimes late from the sea front , meals and events and Penarth town as its free to park .

If the late licence is granted in a residential area that has grown used to not having late night socials from Holm House and the newly opened restaurant it would adversely affect residents . We would ask that a 10.30/11pm limit would be acceptable in line with other venues as this is an anomaly with a single bar being surrounded by houses and residents . Some of the rooms at the venue are already advertised on AirBnB, and a late licence could attract hen /stag parties / large groups to stay and utilise the late bar in a quiet residential area .This would of course adversely affect our lives and enjoyment of our gardens and residential properties.

Please consider these comments and know we are pleased the venue is occupied and operating but believe it should be within the context of the local area, and very close proximity to residents .
Kind regards
[REDACTED]

Representation 16

From: [REDACTED]

Sent: 16 July 2025 15:51

To: [REDACTED]

Subject: Re: Holm House - Licensing Application

Dear Kirsty,

Thank you for your E mail,our apologies for quoting 'planning application'.Thanks again for forwarding the new alcohol and music proposals.

Regarding the new hours, we object to the recorded music being played on New Year's Eve until 03.00 hours and live music until 01.00 hours. We believe a more sensible time would be midnight indoors and outdoors. The present times suggested would be a public nuisance.

Opening for the sale of alcohol at 08:00 is totally unacceptable at any day of the week

We also object strongly to the sale of alcohol until 00.00hours Sunday to Thursday and 01.00 hours Friday and Saturday and 02.30 hours on New Year's Eve. We believe that 1030 Thursday to Friday 23.00 hours Friday and Saturday and 12 30 New years Eve would be more appropriate which would alleviate disorder and enhance public safety.

We are also very concerned regarding parking and we anticipate very many vehicles parked on either side of Marine Parade which will be dangerous for the local residents leaving their homes and those on Dros y Mor Close entering Marine Parade. Also it is crucial Marine Parade does not get congested .if an ambulance is required by anyone particularly as there are elderly residents in this area it could cause major difficulties.

Yours sincerely,

[REDACTED]

Representation 17

From: [REDACTED]

Sent: 17 July 2025 10:13

To: [REDACTED]

Subject: Holm House -Premises Licence

Good morning Team

[REDACTED]
[REDACTED]

My name is [REDACTED] and duly represent the residents and owners of the above residential property.

In brief our concern relates to the application by Silures Penarth Ltd for late night licencing hours of alcohol consumption and Live/recorded music to be played inside and outside rear garden.

We feel such late night activity would be detrimental to the peace and quite enjoyment of our neighbourhood, namely Marine Parade. In your determination of this application we ask that this is strongly taken into consideration and further, the impact of additional vehicles being parked along Marine Parade causing additional noise and disturbance late a t night.

If you wish to discuss this matter you may contact me via email, [REDACTED] or tel [REDACTED]

Kind regards

[REDACTED]
[REDACTED]

Representation 18

From: [REDACTED]

Sent: 17 July 2025 12:26

To: [REDACTED]

Subject: Objection to proposed new licence for Holm House

Dear Sir/Madam,

Re: Objection to Planning Application for Extended Opening Hours and Alcohol Licensing at Holm House

I am writing on behalf of my mother who is a long-standing resident of this neighbourhood. I built [REDACTED] and I have lived here for over 60 years and am now 95 years old. I feel it is my duty, as both a neighbour and elder member of the community, to voice my deep concern regarding the proposed changes to the opening hours and alcohol licensing for the commercial property at Holm House.

This neighbourhood has always been a peaceful, residential area. I have seen many changes over the years, but what has remained constant is the sense of quiet and safety — particularly in the evenings. I am extremely concerned that allowing later opening hours and the sale of alcohol will invite noise, rowdy behaviour, and an increase in foot traffic late at night. I fear this would make it more difficult for people like me, and others, to enjoy restful sleep and feel safe in our homes. We worked in harmony with the previous hotel and they were respectful of noise issues and adhered to the licensing rules of all noise being indoors by 11pm.

As someone of advanced age, I rely on a predictable and calm environment for my health and well-being. Sudden noise, disturbances late at night, or groups of people congregating can be quite distressing. It's also worth noting that older residents such as myself may feel particularly vulnerable when public behaviour becomes less orderly due to late-night drinking.

While I understand that businesses need to thrive, I firmly believe that it should not come at the cost of the comfort and security of local residents, especially the elderly. I respectfully urge the council to reject this planning change and maintain the quiet character of our neighbourhood.

Another thing that needs to be considered, is the parking issue. The home house has parking for 12 cars and this is no where near sufficient given that marine parade is on a bus route and there are parking issues currently, before the additional traffic which this license application will create.

Thank you for considering my mother's views. I hope you will prioritise the wellbeing of long-standing community members over the commercial interests of a single property.

Yours faithfully,

[REDACTED]

Representation 19

From: [REDACTED]
Sent: 18 July 2025 11:25
To: [REDACTED]
Subject: Licence Application, Silures Penarth Ltd Holm House

To The Licensing Committee The Vale of Glamorgan.

Ref License Application by Silures Penarth Ltd Holm House Marine Parade. CF64 3BG

My name is [REDACTED]. I live at [REDACTED]. My house is located to the north of Holm House separated by a pedestrian lane; the rear of my house faces Marine Parade, and my garden runs parallel

with the lane. I've lived here since 1979 (46 yrs.) I loved living here until Holm House became a hotel, licensed restaurant and party venue in 2005

Holm House closed in March 2024. For the last 15 months, it's been such a relief to return to normal living, and it's been wonderful to enjoy my home and garden as anyone would expect to do. Further more I was elated to hear that planning permission had been granted to return the Hotel to a private single residence, consequently it's difficult to understand how it can start trading again as a business after 15months closure.

I write to raise the strongest objections to the above License application. My grounds for objection are based on the following headings and the issues I encountered during the 19 years Holm House was operating as a Hotel, restaurant and Party venue

- Prevention of crime and disorder
- Public safety including public welfare
- Prevention of public nuisance
- Protection of children and the elderly

Background

The property, for many years was used as a care home, they were excellent Neighbours. However, the proprietors retired, and the new owners sought permission to operate a 12 room Boutique Hotel, I didn't object to this as I felt it was reasonable. Subsequently the owners applied for various licenses etc., and it soon became a party venue, the impact on myself and the surrounding neighborhood was devastating.

New license application proposals

Generally, the proposed licensing hours to serve alcohol and play music outside are totally inappropriate for a residential area, the premises are surrounded by family

homes. Children will be particularly vulnerable and on many occasions in the past the "BOOM THUMP" of disco music has kept my young daughter and grandchildren awake.

Prevention of Crime and Disorder

Since its inception as a hotel, Neighbours including myself have endured anti-social behavior. I would regularly find empty bottles and glasses had been thrown over the wall into my garden, frequently broken glass on the pavement outside. Although the previous management, pretentiously, advertised the venue as "Upmarket and Exclusive" Loutish behavior was frequently observed and aggressive attitudes encountered. I fear if the venue was licensed to serve alcohol, crime and anti-social behavior could become a serious issue.

Public Safety including public welfare

I've already mentioned broken glass and drunken behavior in the above paragraph. However, in the past, wedding partys and private functions held at the venue have brought a huge number of vehicles into the area. Inconsiderate parking reduces Marine Parade to a single lane over a considerable distance and on many occasions the road has become gridlocked. On one occasion I couldn't get home, my 8-year-old daughter was in distress as she needed the toilet, I think it took around 20 minutes to clear the gridlock, and it was very upsetting for both of us. However, my biggest concern regarding Public safety and welfare is access for emergency services, on many occasions the single lane would not be wide enough for an Ambulance or a Fire Appliance to travel along Marine Parade every second counts if your house is on fire or you're having a stroke! The granting of a licence would seriously exacerbate this issue.

Prevention of Public Nuisance

Already the license applicant is advertising the venue for hire, to host wedding Partys, private functions etc. saying they can cater for up to 200 people. This would appear to be way beyond the capacity of the building, and I can only assume that these events will be hosted in a marquee. This is the biggest issue regarding **Public Nuisance** and it's the issue that's causing me most anxiety. "The Disco in the Tent in the garden" probably every Thursday, Friday and Saturday, I couldn't live with that! I believe the previous licence restricted the playing of music, recorded or live, to indoors only. However, the previous management used to flout this restriction by placing loudspeakers inside the building but facing them out through the open patio doors into the garden. Loud music was often played late into the night. Early in the morning, sometimes as early as 6am, the crash of empty bottles being loaded into the re-cycling/waste vehicle, this process is extremely loud and would wake me from the deepest sleep. Sleep deprivation is both mentally and physically draining. There are also issues with cooking smells, the extraction system is noisy, inadequate and the filters are ineffective. The previous

owners had a designated smoking area just 5metres from the bottom of my garden. Cigarette, cannabis smoke and the sweet sickly vape odours would often waft across the lane, into my garden, and on some occasions would drift into my lounge, this was extremely unpleasant, and I was very concerned that my daughter was being exposed to them. "What's that funny smell are they burning grass?" The waste storage area is also located just 5 metres from the bottom of my garden and as recently as last weekend 12th/13th the stench from rotting fish was overwhelming. My Neighbour complained and a Vale Council Bin Lorry arrived on Tuesday 15th. I spoke to the bin man who was "Retching" so was I; the stench was Vile. He was unable to take all of the rubbish as a lot of it was just stored in black bags on the ground. I asked him if there was any sign of rat infestation and he said couldn't see anything.

Protection of children and the elderly

During the years the hotel was operating and especially on weekends when partys were being held with late night activities, there were umpteen occasions when there were issues affecting my Children/Grandchildren. Probably the worst occasion was when my daughter and I were playing in the garden, midafternoon, two people started arguing in the hotel smoking area, it was aggressive, and the language was appalling. I remonstrated with them, asking them to moderate their language, the response was a torrent of abuse. I didn't feel safe, and my daughter was frightened so I locked the house and went out in the car. There were many occasions over the years, during the summer months when my children and grandchildren were subjected to bad language and aggressive behavior and on many occasions couldn't sleep due to loud music, noise from car doors slamming, engines starting and noisy happy people just shouting "Good night, see you, love you" not realizing that they are very loud late at night! This often concerned me with regard to sleep deprivation, my daughter was often going to school visibly tired; I was concerned for her mental wellbeing. I have regularly used the hospitality on the promenade and returned home via the dark lane. When the hotel was open there were many occasions when I could see people lurking in the lane, mumbling, smoking, drinking and probably other things. There were many occasions when I didn't feel safe going through the lane. However, would I let my 16-year-old daughter or and my 19-year-old granddaughter go through there, absolutely not! I seriously believe that granting a license for these premises could lead to safety issues in the future and it will cause serious degradation of a lovely area.

Considerations

When considering this application, I would like the committee to Imagin what it would be like for them if their Neighbours were to hold a party every weekend. Let's just say 50 people arriving at your next-door Neighbours, playing loud music, maybe a barbeque in the garden singing and dancing, laughing and joking, leaving around midnight making a hell of a racket. It happens everywhere once in a while, but every weekend is mental

torment, you can't enjoy your own garden, your children can't sleep because of the noise. it would be a very inconsiderate Neighbour and definitely Anti Social Behavior.

I beg you to refuse this application. However, I am fearful that you will grant the license. In the event that this is your decision I would be most grateful, in order to mitigate the many issues I've mentioned, please would you consider applying the following conditions

- The total number of people on site, inside and in the garden area inclusive, should be limited to the capacity of the building i.e. Restaurant 50 covers, Private dining 22 covers, bar 25. Total guests on site 97
- No music to be played in or broadcast into the garden.
- Music played indoors, live or recorded, should be contained within the building. I.e. Doors and windows must be closed when music is being played and must stop at 23:00 Hours prompt.
- Bar opening times Sunday to Saturday 8:00 to 23:00 Hours New Years Eve 8:00 to 00:30 Hours. These are the normal open hours for every restaurant I know of in Penarth. Later hours could lead to guests arriving after other venues have closed.
- The garden area to close and be cleared by 21:30 hours.
- A designated smoking area is to be located at the East end of the garden.
- A goods delivery area should be created inside the east entrance
- A waste storage area should be created near to the east entrance but as far away as possible from any dwelling and waste should be collected via the east entrance.
- Waste should be managed to avoid the earsplitting noise of transferring empty glass bottles from one container to another. At the moment this process is carried out several times a day and one of the most disturbing
- The east entrance gate should be locked by 20:00 Hours to prevent Guests wandering into the lane. There has been evidence of some very unhygienic practices in the past.

I thank you for taking the time to read this letter.

Yours faithfully,



Representation 19 Continued

From: [REDACTED]

Sent: 18 July 2025 14:59

To: [REDACTED]

Subject: Silures License application

Dear licensing committee,

Please would you consider accepting these photographs as part of my reasons for objecting to the above license application. I feel that they should be included under the category PUBLIC SAFETY and PREVENT OF PUBLIC NUISANCE. This was a regular occurrence as the hotel has no off street goods delivery area. Please could you attach to my earlier email.

Yours sincerely

[REDACTED]
[REDACTED]



Representation 19 Continued



Representation 19 Continued



Representation 19 Continued

From: [REDACTED]

Sent: 19 July 2025 16:22

To: [REDACTED]

Subject: Re: Licence Application, Silures Penarth Ltd Holm House

Hi Kirsty,

Thank you for responding so quickly and acknowledging receipt of my two emails.

I understand your comments regarding deliveries of alcohol, and I am sending you some photographs of alcohol deliveries. These photographs are historical and depict the issue over a number of years and seasons.

Because of tech issues the photographs will follow in a separate email.

I ask that they be included Under the following categories.

- **Public safety**
- **Prevention of public nuisance**

Public safety

As you can see from the photographs some of the HGV Vehicles have mounted the pavement, this is normal, frequent and dangerous it puts the public at risk. This presents **safety** issues for the visually impaired and narrows, blocks the pavement, restricting its use for the disabled, in wheelchairs and on mobility scooters. There is also an added **safety** issue when heavy items such as barrels etc. are being unloaded directly onto the pavement. Heavy vehicles damage the pavement leaving the paving slabs uneven and causing trip hazards, a definite **safety** issue for the elderly.

Prevention of a public nuisance

Please see the photographs showing HGV Vehicles delivering alcohol " Dray Wagons." These photos depict Dray deliveries Blocking the highway on five separate occasions. As you can see, they are blocking the passage of a bus. This is a public a **public nuisance** but also a **public safety** issue. If the bus was an Ambulance or a Fire Appliance, delays to the emergency services could lead to death. I really think these issues should be considered by the Sub Committee. I thank you in anticipation.

Kind regards,

[REDACTED]

Representation 19 Continued



Representation 19 Continued



Representation 20

From: [REDACTED]
Sent: 17 July 2025 20:23
To: [REDACTED]
Subject: Silures, Holm House, Penarth.

With regards to the licensing application from Silures Ltd. I would like to object on the grounds of nuisance.

If late night refreshments were to be available (indoors and outdoors) until midnight and beyond, this would inevitably lead to a lot of noise and disturbance to local residents who are trying to sleep.

Similarly, a drinks license which extends beyond about 10.30 pm would also lead to antisocial levels of noise, especially as customers leave the venue.

Marine Parade is a residential road and any late night/early morning commercial activity is inappropriate and unwelcome.

When Holm House previously held events such as weddings, the noise levels were very antisocial, especially the amplified music in the garden and the live entertainment, which routinely extended beyond 10pm. I would regularly have to ring them to ask for the sound to be turned down, but they were not very accommodating.

I hope you will take these concerns into account [REDACTED]
[REDACTED]

Representation 21

From: [REDACTED]

Sent: 18 July 2025 18:19

To: [REDACTED]

Subject: Fw: Objection to Licensing Application by Silures Penarth Ltd for Holm House Marine Parade Penarth CF64 3BG

Dear Sir / Madam

I write to object to the Licensing Application by Silures Penarth Ltd for Holm House Marine Parade Penarth CF64 3BG.

As a near by resident I was pleased that Holm House found a buyer who renovated the building to a high standard. I had no objection when it subsequently became an Air B&B and it caused us no problems.

I was pleased when I learned that we were going to have a restaurant to enjoy.

However, I am now appalled at the problems that the restaurant is now causing for its neighbours who are our friends and neighbours. The restaurant has only been in operation for about a week and already they have experienced rancid bins, which caused them and those who were emptying them to retch. Bottles crashing into bins in the early hours and crashing out when emptied. So we now live in fear of not only these antisocial issues continuing but the rats and other vermin that will follow.

This particular operator cannot be trusted to run a business in a residential area and should not be allowed to sell alcohol at all, let alone for extended late nights, etc. It cannot be trusted with a music licence, either. There are many other excellent venues in Penarth. Please let them thrive and put a stop to this antisocial business!

Concerned Residents, [REDACTED]

[REDACTED]

Representation 22

From: [REDACTED]

Sent: 18 July 2025 23:07

To: [REDACTED]

Subject: Objection to Licensing Application – Silures Penarth Limited (Holm House)

Dear Licensing,

I am writing as a local resident of Penarth to formally and strongly object to the licensing application submitted by Silures Penarth Limited for Holm House.

The application requests permission to serve alcohol, food, and play recorded music outdoors until midnight Sunday to Thursday, and until 1:30am on Fridays and Saturdays, with an extension til 3:00am on New Year’s Eve. I find this wholly inappropriate and unacceptable for a venue located in a quiet residential road, surrounded by family homes, young children, and two care homes.

My key reasons are

1. Noise and Disturbance

Outdoor music and late-night alcohol consumption will inevitably generate significant noise levels, particularly during unsociable hours. This will severely impact the sleep, wellbeing, and quality of life of residents — many of whom are working families, elderly, and young children.

2. Antisocial Behaviour

Late-night alcohol sales are commonly associated with antisocial behaviour including shouting, littering, property damage, and potentially public urination. This is evident in the cliff top car park, and on the green in warm weather. In a residential area with no policing presence, this is deeply concerning.

3. Inadequate Infrastructure

There are no taxi ranks, late-night public transport options. Patrons leaving in the early hours will loiter, wait for lifts, or disturb residents in the streets after closing time. There is also concern about congestion, illegal parking, and obstruction on what is a residential road.

4. Complete Incompatibility with the Character of the Area:

This venue is surrounded by homes — not commercial premises. It is not in a town centre or entertainment zone. Extending licensing hours to this extent in a quiet residential area sets a dangerous precedent and fails to respect the character and needs of the local community.

I urge the Vale of Glamorgan Licensing Committee to consider the serious and long-term impact this application would have on residents and to reject this application in full.

Thank you.

[REDACTED]

[REDACTED]

[REDACTED]

Representation 23

From: [REDACTED] **Sent:** 18 July 2025 23:31

To: [REDACTED] **Subject:** Objection to Licensing Application

Dear Sir/Madam,

I live in Penarth and am writing to object to the licensing application submitted by Silures Penarth Limited for Holm House.

They have applied to

- serve alcohol from 8am, 7 days a week.

- serve alcohol and play music outdoors until 12am 5 days a week, and until 1 am 2 days a week.

This is completely inappropriate for a premises located within a residential area.

This is not a town centre nor part of any entertainment hub, or night time economy area. The road is made up of families, care homes, older residents, and working professionals. Introducing such late hours and outdoor entertainment is completely incompatible with the residents and needs of the area.

Outdoor recorded music late at night will severely disrupt the peace. Even with attempts at sound management, noise from people talking, laughing, shouting, and vehicles arriving and leaving will be unavoidable and very disruptive.

As a cyclist I am concerned that guests drinking until midnight, and then with the option to consume more at 8am, could be driving over the legal limit, putting our road safety at risk.

Apart from the sign at the back entrance, I have not seen any attempt at consultation with residents or consideration for those living here. It's concerning that a proposal with such an effect on the local area could be submitted without talking to those most affected by it.

Approving this licence could set a worrying precedent for similar businesses seeking to operate in residential areas across Penarth. Even Hickmans, in the middle of town in Penarth and many of the pubs all shut at 11pm. This application risks fundamentally changing the character of our community.

Allowing this application would prioritise private commercial interests over the wellbeing of the local community.

This application is unsuitable, unsustainable, and unfair to the residents who call this area home. I respectfully urge the Vale of Glamorgan Licensing Team to refuse this application outright in the interest of preserving the safety, peace, and character of Penarth.

Yours sincerely [REDACTED]

Representation 24

From: [REDACTED]

Sent: 19 July 2025 18:07

To: [REDACTED]

Subject: Objection to licensing application by Silures Penarth Limited for Holm House, Marine Parade, CF64 3BG

Objection to licensing application by Silures Penarth Limited for Holm House, Marine Parade, CF64 3BG

We are writing to object to the application for (1) playing of Recorded Music late at night (01.00 on Friday and Saturday, midnight other days) and (2) Provision of outdoors refreshments until the same time.

The basis of the objection is noise nuisance to residents late in the evening. Holm House is located in a quiet residential area with no other commercial properties anywhere in the vicinity except on the Esplanade, where their position under the cliff shelters nearby residential properties from noise nuisance. This area of Penarth in particular is very quiet at night due to the lack of through roads, and noise will be therefore heard over an extensive area, and will be particularly troublesome for residents in summer when windows are open.

Given the likely noise nuisance the playing of recorded music all week and all year round, and the serving of drinks outside until very late in the evening will cause represents an unreasonable intrusion for nearby residents and should be rejected.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Representation 25

From: [REDACTED]

Sent: 19 July 2025 19:42

To: [REDACTED]

Subject: Silures Penarth Ltd

To whom it may concern

I would like to express my serious concerns with regards to the proposed licensing for Silures Penarth on Marine Parade.

This is an exclusively residential area, furthermore, it's residents are generally more elderly, and I feel that a hotel/restaurant offering not only live and recorded music but also licensing until the early hours for up to, I believe, 100 people, would cause considerable disturbance and distress to those living nearby. Sound can travel a great distance and there are also 3 nursing/residential homes within less than a quarter of a mile of this site.

From a planning perspective as well, I also have grave concerns with regards to the parking in Marine Parade which is already appalling at times, particularly when the weather is good and during the summer holidays, at which point the road has on many occasions reached gridlock. It should also be noted that this road is a bus route. This situation is only going to be made worse by the councils planned charging for parking on the Esplanade and surrounding roads, which will force even more people to park on Marine Parade, Plymouth Road etc. Several cars have been damaged at times of heavy parking with no way of seeking recompense and despite numerous complaints from residence about this situation, with nothing apparently done. I should stress I'm not opposed to there being a restaurant/hotel on this road, there has been for many years, my concerns are around the size of the venue and the potential for disturbance given the number of covers that may be permitted.

Many thanks.

Kind regards

[REDACTED]

Licensing Act 2003 Premises Licence

PRM AS0618

LOCAL AUTHORITY



The Vale of Glamorgan Council

Civic Offices
Holton Road
Barry
Vale of Glamorgan
CF63 4RU



Part 1 - Premises Details

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

Holm House

Marine Parade, Penarth, Vale of Glamorgan, CF64 3BG.

WHERE THE LICENCE IS TIME LIMITED THE DATES

Commences **16/07/18**

Expires **31/07/24**

LICENSABLE ACTIVITIES AUTHORISED BY THE LICENCE

- an exhibition of a film
- any playing of recorded music
- provision of late night refreshment
- the supply of alcohol

THE TIMES THE LICENCE AUTHORISES THE CARRYING OUT OF LICENSABLE ACTIVITIES

Activity (and Area if applicable)	Description	Time From	Time To
B. Exhibition of films (Indoors)	Monday to Sunday Films will be available in hotel guest rooms only, 24 hours a day.	12:01am	Midnight
F. Playing of recorded music (Indoors)	Monday to Sunday Recorded music will take place on pre-booked wedding functions only.	9:00am	12:30am
I. Late night refreshment (Indoors)	Monday to Sunday Hot food and drink after 23:00 hrs until 05:00hrs the morning following New Year's Eve and on any day for residents and bona fide guests.	11:00pm	12:30am
J. Supply of alcohol for consumption ON and OFF the premises	Monday to Sunday From the start of permitted hours on New Year's Eve until the end of permitted hours on New Year's Day. 24 hour permission for residents and bona fide guests.	9:00am	Midnight
	Sunday to Thursday	10:00am	10:00am
	Friday and Saturday	10:00am	11:00am
			Outside Bar
			Outside Bar



Licensing Act 2003
Premises Licence

PRM AS0618

THE OPENING HOURS OF THE PREMISES

Description	Time From	Time To
Monday to Sunday	8:00am	12:30am
From the start of permitted hours on New Year's Eve until the end of permitted hours on New Year's Day. 24 hour permission for residents and bona fide guests.		

WHERE THE LICENCE AUTHORISES SUPPLIES OF ALCOHOL WHETHER THESE ARE ON AND / OR OFF SUPPLIES

- J. Supply of alcohol for consumption ON and OFF the premises



Licensing Act 2003
Premises Licence

PRM AS0618**Part 2****NAME, (REGISTERED) ADDRESS, TELEPHONE NUMBER AND EMAIL (WHERE RELEVANT) OF HOLDER OF PREMISES LICENCE**

--	--

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

--	--

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

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**PERSONAL LICENCE NUMBER AND ISSUING AUTHORITY OF PERSONAL LICENCE HELD BY DESIGNATED PREMISES SUPERVISOR
WHERE THE PREMISES LICENCE AUTHORISES FOR THE SUPPLY OF ALCOHOL**

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Licensing Act 2003

Premises Licence

PRM AS0618

ANNEXES

ANNEX 1 - MANDATORY CONDITIONS**Supply of Alcohol (on or off sales)**

No supply of alcohol may be made under the premises licence-

- a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- b) at a time when the designated premises supervisor does not hold a personal licence, or his personal licence is suspended.

Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence

Exhibition of Films

Where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.

(2) Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

(3) Where-

(a) the film classification body is not specified in the licence, or

(b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,

admission of children must be restricted in accordance with any recommendation made by that licensing authority.

(4) In this section-

- "children" means persons aged under 18; and
- "film classification body" means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c. 39) (authority to determine suitability of video works for classification).

Minimum Pricing (On and Off Sales)

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1-

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula-

$$P = D + (D \times V)$$

where-

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

"relevant person" means, in relation to premises in respect of which there is in force a premises licence-

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that



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ANNEXES continued ...

sub-paragraph rounded up to the nearest penny.

4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Irresponsible Drinks Promotions (On Sales)

1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Free drinking water (On Sales)

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

Age verification Policy (Off sales)

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either-

(a) a holographic mark, or

(b) an ultraviolet feature.

Smaller Measures (On sales)

The responsible person must ensure that-

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-



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ANNEXES continued ...

(i)beer or cider: ½ pint;

(ii)gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii)still wine in a glass: 125 ml;

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

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

ANNEX 2 - CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

Challenge 21 policy.

Checks during regulated entertainment to ensure no noise outbreak at the nearest noise sensitive properties.

Staff training and record keeping.

The responsible person shall ensure that at all times when the premises are being used for the licensable activities, there will be on duty a person in a supervisory role in charge of the premises and being responsible for the compliance with all licence conditions and the general supervision of the premises.

The Licensee will maintain arrangements with dedicated taxi, mini cab or limousine companies to collect patrons from outside the premises.

Between the hours of 00:00 and 09:00 the sale of alcohol will only be to residents of the hotel and their bona fide guests.

When disabled people are present, adequate arrangements to enable their safe evacuation in the event of an emergency must exist.

Staff with specific responsibilities in the event of fire or other emergency, together with deputies, shall receive training and written instruction appropriate for their role.

The approved arrangements at the premises, including means of escape provisions, fire warning and fire fighting equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.

The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.

All exit doors shall be available at all material times without the use of a key, code, card or similar means.

Doors at such exits will be regularly checked to ensure that they function satisfactorily, and a record of the check kept.

Any removable security fastenings will be removed whenever the premises are open to the public.

All fire doors will be maintained effectively self closing, and not held open other than by an approved device.

Fire resisting doors to ducts, service shafts and cupboards shall be kept locked shut.

The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

Arrangements will be made to ensure that any capacity limit set for the premises can be properly monitored. Information regarding the capacity should be given to an authorised officer on request.



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ANNEXES continued ...

No alteration which would result in it being impossible to comply with an existing licence condition shall be made without first seeking variation of the Premises Licence to delete or amend the condition(s) in question.

Noise and vibration will not be allowed to emanate from the premises so as to cause a nuisance to nearby properties.

A telephone number for the management of the premises will be made readily available to residents to use should they wish to report any issues.

All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.

Suitable beverages other than alcohol, including drinking water shall be made available during the whole of premises hours in all parts of the premises.

Outside Garden:

When in use the external bar shall be supervised at all times.

No alcohol will be stored overnight in the external bar.

No regulated entertainment to be permitted outdoors.

With the exception of cigarette bins no bin receptacles to be placed in the garden.

Signage will be displayed asking customers to take any rubbish indoors.

When the external bar is in use, at least one glass collector will be on duty to collect glasses and bottles outdoors.

Signs shall be prominently displayed at the premises requesting that patrons respect local residents and leave the premises quietly.

ANNEX 3 - CONDITIONS ATTACHED AFTER A HEARING BY THE LICENSING AUTHORITY

The Management will ensure that the exterior of the premises and the immediate curtilage will be cleansed of smoker's detritus and litter on a regular basis sufficient to maintain cleanliness.

The standard timings for licensable activities in the outside bar shall be:

- Sunday to Thursday - 10.00 a.m. to 10.00 p.m.
- Friday and Saturday - 10.00 a.m. to 11.00 p.m.

The premise licence holder to ensure that a Noise Control Policy and Action Plan shall be in place to cover the garden area and for any proposed changes to such documents to be undertaken in consultation with Environmental Health Department.

ANNEX 4 - PLANS

Please see attached.

Updated on 2 July 2018 to include outside garden area

