



# Agenda

## Licensing and Regulatory Sub-Committee

Tuesday, 19 September 2023 at 12.30 pm

New Council Chamber, Town Hall, Reigate



This meeting will take place in the Town Hall, Castlefield Road, Reigate. Members of the public, Officers and Visiting Members may attend remotely or in person.

*All attendees at the meeting have personal responsibility for adhering to any Covid control measures. Attendees are welcome to wear face coverings if they wish.*



Members of the public may observe the proceedings live on the Council's [website](#).

### Members:

#### J. Baker (Chair)

S. Sinden

D.Torra

### Substitutes:

**Conservatives:** M. S. Blacker and G. Buttironi

**Residents Group:** P. Harp and G. Hinton

**Green Party:** J. Booton, P. Chandler, V. Chester, S. Khan, S. McKenna, R. Ritter and J. Thorne

**Liberal Democrats** S. A. Kulka

**Mari Roberts-Wood** - Managing Director

### For enquiries regarding this agenda;

**Contact:** 01737 276182

**Email:** [democratic@reigate-banstead.gov.uk](mailto:democratic@reigate-banstead.gov.uk)

**Reigate & Banstead**  
**BOROUGH COUNCIL**  
Banstead | Horley | Redhill | Reigate

**1. Apologies for absence**

To receive any apologies for absence.

**2. Declarations of interest**

To receive any declarations of interest.

**3. Licensing Hearing Procedure**

(Pages 5 - 8)

To note the attached procedure which will be followed by the Licensing & Regulatory Sub-Committee, at the discretion of the Chairman, when considering the application at agenda item 4.

**4. Application to vary the existing premises licence for the Bulls Head, 55 High Street, Reigate** (Pages 9 - 38)



### **Our meetings**

As we would all appreciate, our meetings will be conducted in a spirit of mutual respect and trust, working together for the benefit of our Community and the Council, and in accordance with our Member Code of Conduct. Courtesy will be shown to all those taking part.



### **Streaming of meetings**

Meetings are broadcast live on the internet and are available to view online for six months. A recording is retained for six years after the meeting. In attending any meeting, you are recognising that you may be filmed and consent to the live stream being broadcast online, and available for others to view.



### **Accessibility**

The Council's agenda and minutes are provided in English. However, the Council also embraces its duty to anticipate the need to provide documents in different formats, such as audio, large print or in other languages. The Council will provide such formats where a need is identified prior to publication or on request.



**Notice is given** of the intention to hold any part of this meeting in private for consideration of any reports containing "exempt" information, which will be marked accordingly.

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## Licensing & Regulatory Sub-Committee

### Hearings Procedure Note

#### Series A: Licensing Act 2003

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Note: Before the meeting begins the Chairman will remind everyone that the meeting is being recorded and webcast live and that anyone present therefore accepts that they may be filmed or recorded.

*The order of business will be as follows, although the Chairman has discretionary power to vary it subject to all parties receiving a fair hearing*

1. **The Chairman** will introduce him/herself, and will invite the Sub Committee, officers, the applicant and other interested parties to introduce themselves.
2. **The Chairman** will ask the interested parties whether agreement has been reached on any of the issues which are in dispute.
3. **The Chairman** will ask the applicant (or their representative) to confirm who will be speaking at the hearing.
4. **The Chairman** will ask other interested parties to confirm who will be speaking at the hearing.

**Note:**

*Only those having made written representations (or their appointed representative) may speak at the hearing.*

*Details of all speakers should be provided to Democratic Services when returning the LAR1 notification form, at least five working days before the hearing.*

*Any late request to speak will be at the discretion of the Chairman and subject to equal treatment of all parties.*

# Agenda Item 3

Licensing & Regulatory Sub Committee  
19 September 2023

Application to vary the existing  
premises licence  
The Bulls Head, 55 High Street, Reigate,  
RH2 9AE

5. **The Chairman** will invite the **Licensing Officer** to present the report, giving a brief outline of the application and the issues for consideration by the Sub-Committee.
6. **The Chairman** will invite the parties to make their representations to the Sub-Committee, in the following order:
  - (a) Applicant (or representative)
  - (b) Responsible authorities
  - (c) Other interested parties either for or against the application.
7. **The Chairman** will invite questions to and from the parties in the following order:
  - (a) from the Licensing & Regulatory Sub Committee members to:
    - i. the Licensing Officer
    - ii. the applicant (and/or their representative)
    - iii. the responsible authorities
    - iv. any other speaker
  - (b) from the Licensing Officer to any other party;
  - (c) from the applicant and/or representative to any other party;
  - (d) from the responsible authorities to any other party;
  - (e) from any other speaker to any other party

*Note: All questions must be put through the Chairman. There is to be no direct cross-examination between the parties, at any time, without the express permission of the Chairman.*
8. **The Chairman** will invite closing submissions from the parties in the following order:
  - (a) the applicant (or their representative),
  - (b) the responsible authorities,
  - (c) any other speakers.

Application to vary the existing  
premises licence  
The Bulls Head, 55 High Street, Reigate,  
RH2 9AE

9. **The Chairman** will confirm that no one else has anything further to add and will then adjourn the meeting.
10. The Sub-Committee will deliberate in private, attended by the legal officer and the democratic services officer who may only give professional advice or guidance.
11. If it is necessary to recall any party to clarify points in issue, all parties will be invited to return.
12. When the Sub-Committee has reached its decision all parties will be advised and the Chairman will resume the meeting.
13. **A summary of the decision will be given**, which is to be considered as provisional and subject to amendment or correction in the detail, until the formal decision is issued in writing.

**HEARING FORMALLY CLOSED**

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# Agenda Item 4



<b>REPORT OF:</b>	HEAD OF NEIGHBOURHOOD OPERATIONS
<b>AUTHOR:</b>	DIANNE MITCHELL
<b>TELEPHONE:</b>	01737 276804
<b>E-MAIL:</b>	Dianne.mitchell@reigate-banstead.gov.uk
<b>TO:</b>	LICENSING SUB COMMITTEE
<b>DATE:</b>	TUESDAY 19 SEPTEMBER 2023

<b>AGENDA ITEM NO:</b>		<b>WARD(S) AFFECTED:</b>	REIGATE
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<b>SUBJECT:</b>	APPLICATION TO VARY THE EXISTING PREMISES LICENCE FOR: THE BULLS HEAD, 55 HIGH STREET, REIGATE RH2 9AE
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<b>PURPOSE OF THE REPORT:</b>	TO DETERMINE THE APPLICATION
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## OPTIONS

The Committee having had regard to the representations received may take such steps as it considers appropriate to promote the licensing objectives from the following options:

1. To grant the application as submitted
2. To modify the conditions of the licence.
3. To reject the whole or part of the application

The Committee has authority to determine the above options.

## Background

1. An application for a premises licence was received from Punch partnership (PTL) Limited, Elsey Court, 20-22 Great Titchfield Street London W1W 8BE on 25 July 2023. The application has been submitted on behalf of the applicant by Ms Nikki Rennie Flint Bishop LLP, 2 Prospect Place, Pride Park, Derby DE24 The application is included at Annex 1
2. The application is to amend the licensing plan shown on the current licence. Drawing number 11.081.PT.G.201 accompanies the application and is shown at Annex 2 . The current licence is attached to this report as Annex 3

# Agenda Item 4

3. A location plan of the premises is attached at Annex 4
4. There have been several planning applications since 2020 regarding the structures erected in the area marked beer garden on the existing premises plan. These have been summarised and include the conditions attached by the planning authority at Annex 5.

## **Application Summary**

5. The application seeks to vary the plan only, to show the fixed structures in the beer garden
6. Council officers are satisfied that the application has been correctly made and advertised in accordance with the statutory requirements.
  - pale blue notices of no less size than A4 containing a brief summary of the application have been displayed around the premises by the applicant.
  - a notice was published within 10 working days of the application being made, in the Surrey Mirror on 3 August 2023

## **Representations**

7. A representation was received from the responsible authority for Environmental protection on the grounds of prevention of public nuisance, due to the close proximity of residential houses and the likelihood of those residents being affected by noise nuisance. This is attached at Annex 6
8. A further valid representation was received from an interested party The relevant parts of the representation raise concerns of noise nuisance, lighting levels, smoking and lack of supervision to the area. The representation email is reproduced in full at Annex 7.

## **Policy and Legal Considerations**

9. Relevant to this application are section 8 of the Council's Statement of Licensing Policy – The Licensing Objectives, Section 149 Equality Act 2010 - Public Sector Equality Duty, Human Rights Act 1998. Licensing Act 2003; Part 2 Licensing Authorities (sections 4-6); Part 3 Premise Licences (sections 11-23); section 182 Home Office guidance; section 183 Hearings and other matters considered relevant on the facts.

## Appeals Procedure

10. In cases where an application for a variation to a premises licence is either rejected or granted, in full or in part, an appeal may be made to the Magistrates Court within 21 days beginning with the day on which the appellant was notified of the decision. The rights of appeal are available to both the applicant, in cases where the application is rejected, and to persons who made relevant representations in cases where the application is granted.

Background Papers:     None

Annex 1	Application form
Annex 2	Proposed plan
Annex 3	Current licence ref 18/00233/LAPREM
Annex 4	Location Plan
Annex 5	Planning summary since 2020
Annex 6	Responsible authority representation
Annex 7	Interested party representation

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## Vary a Premises Licence

### Review

Please review the details to below to ensure they are correct before proceeding. If the details shown are not correct, click previous to enter the correct licence number.

Current Licence number

18/00233/LAPREM

Current Premises address

The Bulls Head Public House 55 High Street Reigate Surrey  
RH2 9AE

### Premises Details

Premises Licence Number \*

18/00233/LAPREM

Premises Address \*

The Bulls Head Public House 55 High Street Reigate Surrey  
RH2 9AE

Telephone Number at Premises (if any)

Non-domestic rateable value of premises. \* For further details on how to find the non-domestic rateable value of the premises please consult further guidance on the council's premises related licensing pages.

£ 23200.00

### Type of Premises Licence Holder

Type of Premises Licence Holder \*

Non-Individual(s)

### Premises Licence Holder - Non Individual

Name \*

Punch Partnerships (PTL) Limited

Street address \*

Elsley Court

## Premises Licence Holder - Non Individual

	20 - 22 Great Titchfield Street
Town/City *	London
County	
Postcode *	W1W 8BE
Registered number (where applicable)	03512363
Description of applicant (for example partnership, company, unincorporated association etc.) *	Company
Email *	nikki.rennie@flintbishop.co.uk
Daytime Contact Telephone Number	

## Variation

Do you want the proposed variation to take effect as soon as possible? *	Yes
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## Variation

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see Guidance Note 1)*	No
Briefly describe the nature of the proposed variation. (Please see Guidance Note 2) *	Application is made to amend the licensing plan in accordance with drawing number 11.081.PT.G.201 which accompanies this application.
If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number.	

## Operating Schedule

Complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

## Operating Schedule

Provision of regulated entertainment (please read guidance note 3) \*

- Plays
- Films
- Indoor Sporting Events
- Boxing or Wrestling
- Live Music
- Recorded Music
- Performances of Dance
- Anything of a similar description falling under Music or Dance
- Provision of late night refreshment
- Supply of Alcohol
- Plan Only

## Declarations

Declaration Type \*

Sole Applicant - Individual or Other

## Declarations

I agree to pay the prescribed fee or I do not need to make payment of the fee because this application has been made in relation to the introduction of the late night levy. I understand that copies of this application and the plan will be sent to the responsible authorities and others where applicable. I understand I must now advertise my application. I agree that on receipt

## Declarations

of the updated premises licence to destroy any and all previous versions of the licence. I understand that if I do not comply with the above requirements my application will be rejected.

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

Signature/Declaration of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (see Guidance Note 13). If signing/applying on behalf of the applicant, please state your name and in what capacity you are authorised to sign/apply. When submitting an on-line application form the 'Declaration made' checkbox must be selected.

Full Name \*

Nikki Rennie Flint Bishop LLP

Date \*

25/07/2023

Capacity \*

Applicant's Solicitor



Declaration made

Do you wish to provide alternative correspondence details? \*

Yes

## Alternative Correspondence Address

This is the address which we shall use to correspond with you about this application.

Please provide Contact Name (where not previously given) and postal address for correspondence associated with this application (See guidance note 15).

Title \*

Ms

First name \*

Nikki

Surname \*

Rennie

Street address \*

Flint Bishop LLP

2 Prospect Place

Pride Park

Town/City \*

Derby

County

Postcode \*

DE24 8HG



## Alternative Correspondence Address

Telephone Number

01332226151

Email Address \*

nikki.rennie@flintbishop.co.uk

## Email confirmation

On submission an email confirmation will be sent using the details below

Forename

Nikki

Surname /Company Name

Rennie

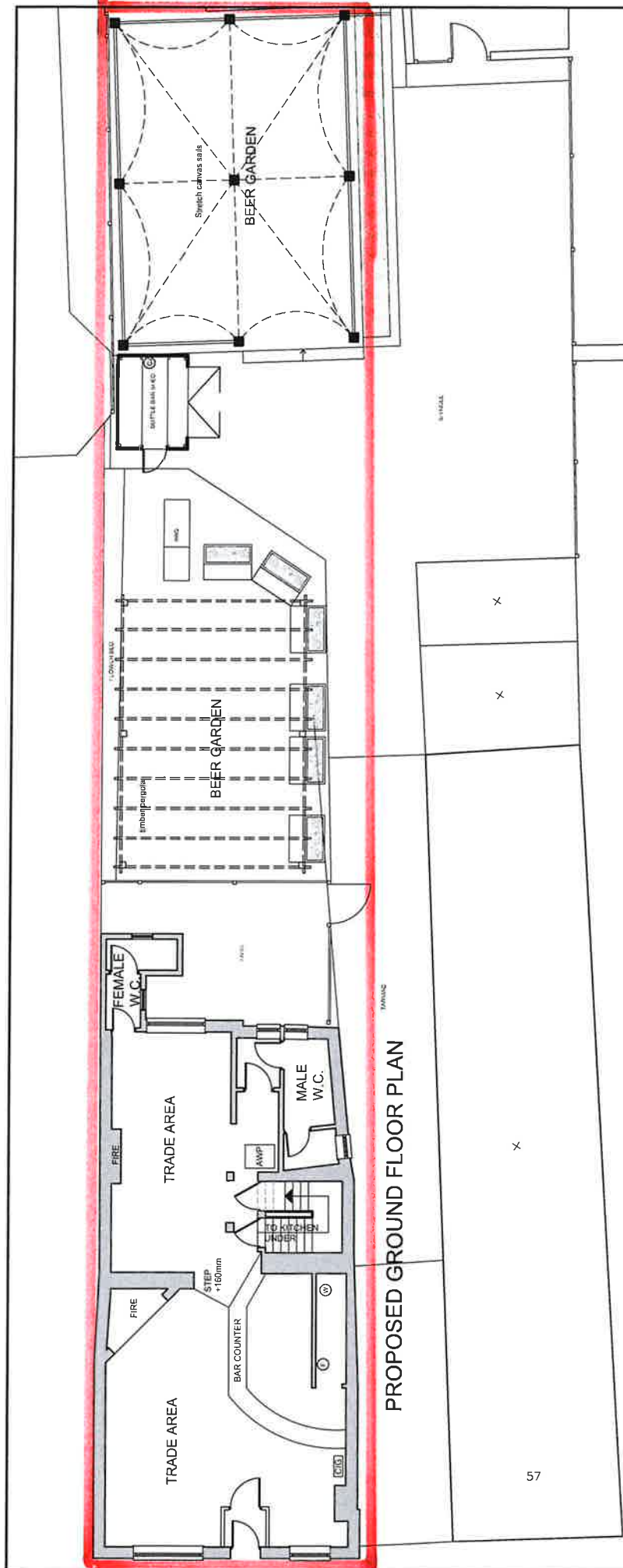
Email \*

nikki.rennie@flintbishop.co.uk

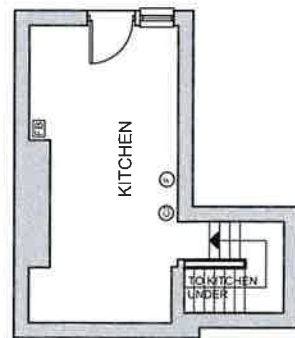
Telephone

01332226151

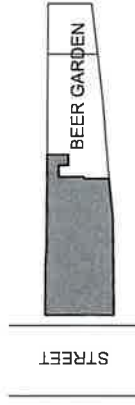
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PROPOSED GROUND FLOOR PLAN



PROPOSED KITCHEN PLAN



LOCATION PLAN,  
SCALE 1:500

### KEY

- (F) FOAM EXTINGUISHER
- (W) WATER EXTINGUISHER
- (C2) CO2 EXTINGUISHER
- (FB) FIRE BLANKET
- (CIG) CIGARETTE VENDING MACHINE
- (AWP) AWP
- (FRUIT) FRUIT MACHINE

— LICENSED AREA

REVISED	DATE	BY	REASON
1	12/03/21	AL	Issue ground floor plan

Star Pubs & Bars	11 unit PT G 201
150 Bury Road Bury, Greater Manchester, M9 9LW	11/03/2021
150 Bury Road 25 High Street Bury, Greater Manchester, M9 9LW	11/03/2021

**i.d. design**

150 Bury Road, Greater Manchester, M9 9LW  
150 Bury Road, Greater Manchester, M9 9LW  
150 Bury Road, Greater Manchester, M9 9LW

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## PREMISES LICENCE

**Premises Licence Number**

R&BBC 18/00233/LAPREM

**Part 1 – Premises Details**

**Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code**

The Bulls Head  
 55 High Street  
 Reigate  
 Surrey  
 RH2 9AE

**Telephone number**            01737 277172

**Where the licence is time limited the dates**

-

**Licensable activities authorised by the licence**

Late Night Refreshment  
 Sale by Retail of Alcohol

**Times the licence authorises the carrying out of licensable activities**

Late Night Refreshment    \*

Thursday to Saturday	23:00 - 00:00
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Sale by Retail of Alcohol    \*

Monday to Wednesday	08:00 - 00:00
Thursday to Saturday	08:00 - 01:00
Sunday	08:00 - 00:00

\* Burns Night 0800 - 0100, Valentines Day 0800 - 0100, St David's Day, St Patrick's Day, St Andrew's Day 0800 - 0100, Good Friday 0800 - 0100, Easter Saturday 0800 - 0100 Easter Sunday 0800 - 0100, Easter Monday 0800 - 0100, St George's Day 0800 - 0100, May Bank Holiday 0800 - 0100, Spring Bank Holiday 0800 - 0100, Summer Bank Holiday 0800 - 0100, Christmas Eve 0800 - 01.00 Christmas Day 0800 - 0100, Boxing Day 0800 - 0100, December 27th and 28th 0800 - 0100, New Year's Eve 24 hours 31/12 00.00 - 00.00

**The opening hours of the premises**

Monday	08:00 - 00:30
Tuesday	08:00 - 00:30
Wednesday	08:00 - 00:30
Thursday	08:00 - 01:30
Friday	08:00 - 01:30
Saturday	08:00 - 01:30
Sunday	08:00 - 00:30

Burns Night 0800 - 0100, Valentines Day 0800 - 0100, St David's Day, St Patrick's Day, St Andrew's Day 0800 - 0100, Good Friday 0800 - 0100, Easter Saturday 0800 - 0100 Easter Sunday 0800 - 0100, Easter Monday 0800 - 0100, St George's Day 0800 - 0100, May Bank Holiday 0800 - 0100, Spring Bank Holiday 0800 - 0100, Summer Bank Holiday 0800 - 0100, Christmas Eve 0800 - 01.00 Christmas Day 0800 - 0100, Boxing Day 0800 - 0100, December 27th and 28th 0800 - 0100, New Year's Eve 24 hours 31/12 00.00 - 00.00

**Where the licence authorises supplies of alcohol whether these are on and / or off supplies**

Alcohol is supplied for consumption both on and off the Premises

**Licence Granted : 16th March 2010**

**Part 2**

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Punch Partnerships (PTL) Limited  
Elsley Court  
20-22 Great Titchfield Street  
London  
W1W 8BE

**Registered number of holder, for example company number, charity number (where applicable)**

03512363

**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

Gary Michael Payne  
[personal details redacted ]

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

Party Reference: TAND/PERS/05/030/RI      Licensing Authority: Tandridge District Council

## Annex 1 – Mandatory conditions

### 1 Premises Licence, Sale of Alcohol permitted

"No supply of alcohol may be made under this licence

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

"Every retail sale or supply of alcohol made under this licence must be made or authorised by a person who holds a personal licence."

### 2 Alcohol All (except off sales only)

The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014

1. (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).

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

3. (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.

4. 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—

(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."

The Licensing Act 2003 (Mandatory Conditions) Order 2014

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 rate 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;

(c)

"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)

"valued 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 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.

## **Annex 2 – Conditions consistent with the Operating Schedule**

1) We will continue to train our staff to the standards required by relevant legislation.  
2) We operate traditional high quality public houses selling award winning cask ale, good wine and excellent food. There is no intention to deviate from this during the extended hours of operation. The additional hours will themselves promote the licensing objectives particularly in relation to crime and disorder and public nuisance as stated in the guidance by allowing customers to emerge from the premises at a more gradual rate.

1) The management of the premises are members of pub watch.  
2) Sensible drinking is promoted at the Premises.  
3) We have carefully considered the risks and benefits associated with the extra hours applied for and we believe that because of the character of the premises, and its location, no additional measures are necessary.

1) Our staff are fully trained on all safety issues, including fire safety. Regular inspections of the premises undertaken by the management.

1) Extraction equipment is well maintained to prevent noxious smells, and bins are cleaned and emptied regularly.  
2) Customers are encouraged to leave the premises quietly. Management are happy to arrange taxis to assist in this.  
3) We have carefully considered the risks and benefits associated with the extra hours and other variations sought and do not believe that any additional measures are necessary to promote this objective.

1) A risk assessment has shown that we do not need to take any further measures beyond the restrictions in the Licensing Act 2003 and the existing training given to staff on the premises.

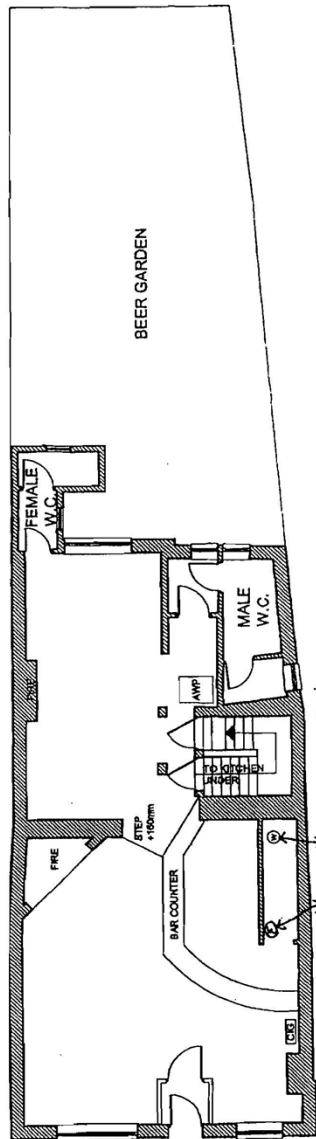
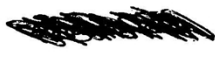
### **Embedded Restrictions**

None

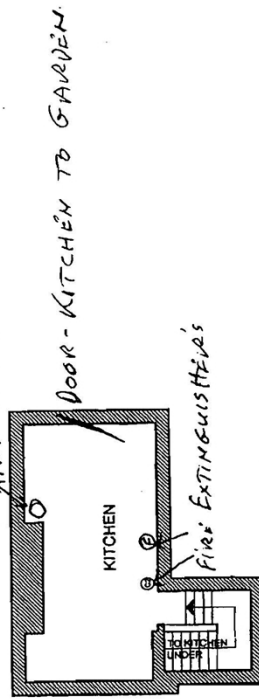
## **Annex 3 – Conditions attached after a hearing by the licensing authority**

None

Annex 4 – Plans



EXISTING GROUND FLOOR PLAN

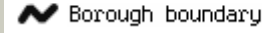


EXISTING KITCHEN PLAN

LAPREMA


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Borough boundary  
 Borough boundary

**Bulls Head 55 High Street  
 Reigate**

Scale: 1:354      Date: 2023-09-08  
 20:07:52  
 User: Dianne.Mitchell@reigate-  
 banstead.gov.uk

 N Castlefield Road  
 Reigate  
 Surrey  
 RH2 0SH

 **Reigate & Banstead**  
 BOROUGH COUNCIL  
 Banstead | Horley | Redhill | Reigate

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RELEVANT PLANNING HISTORY REGARDING BEER GARDEN at

The Bulls Head Public House, 55 High Street, Reigate, Surrey RH2 9AE

- **External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 12/10/2021 and 16/11/2021.**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE  
Ref. No: 20/01217/LBC | Validated: Fri 17 Jul 2020 | Status: Decided (Approved)

The development hereby permitted shall be carried out in accordance with the following approved plans: .....

Reason: To define the permission and ensure the development is carried out in accord with the approved plans and in accordance with National Planning Practice Guidance

- **External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 03/08/2021, 12/10/2021 and 16/11/2021.**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE  
Ref. No: 20/02233/F | Validated: Thu 12 Nov 2020 | Status: Decided (Approved)

1.The development hereby permitted shall be carried out in accordance with the following approved plans: .....

2.The raised decking hereby permitted **shall not be used unless and until acoustic boundary fencing has been installed to provide screening in** accordance with the height lines on the approved plans. Details of the full specification of the acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority prior to first use. The approved fencing shall thereafter be permanently retained and maintained and there shall be no variation to its height without the prior approval in writing of the Local Planning Authority

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

**3. There shall be no live or amplified music in external areas of the site**

Reason: To safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

**4. There shall be no organised events or functions in external areas of the site**

Reason: To safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

5. Within three months of the date of this permission **the lighting installer shall provide written confirmation that the scheme shall comply with the LTL lighting design** hereby approved and the recommendations for environmental zone E2 (suburban/village centre) in the ILP document "Guidance Notes for the Reduction of Obtrusive Light

GN01:20. Also within this period the applicant shall appoint a suitably qualified member of the institute of lighting professionals (ILP) to validate that the lighting scheme as installed conforms to the recommendations for environmental zone E2 in the ILP document "Guidance Notes for the Reduction of Obtrusive Light GN01:20 and their report shall be submitted to and approved by the local planning authority within three further months.

Reason: To ensure that both the amenities of neighbouring properties are maintained with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

- **Submission of screening details pursuant to Condition 2 of permission 20/02233/F. External works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed. As amended on 12/08/2022, 10/10/2022 and on 20/10/2022**

The Bulls Head Public House 55 High Street Reigate Surrey RH2 9AE  
Ref. No: 20/02233/DET02 | Validated: Mon 09 May 2022 | Status: Decided (Approved)

This application relates to the discharge of Condition Two attached to planning permission reference 20/02233/F which granted planning permission for external works to rear garden, including the erection of an open-sided timber pergola with felt roof finish; formation of a new decked area; installation of timber posts supporting stretched canvas sail to new decked area; construction of new external bottle-bar timber shed

Condition Two states as follows:

The raised decking hereby permitted shall not be used unless and until acoustic boundary fencing has been installed to provide screening in accordance with the height lines on the approved plans. Details of the full specification of the acoustic fencing shall be submitted to and approved in writing by the Local Planning Authority prior to first use. The approved fencing shall thereafter be permanently retained and maintained and there shall be no variation to its height without the prior approval in writing of the Local

Planning Authority

Reason: To ensure the Local Planning Authority are satisfied with the details of the proposal and to safeguard the amenity of neighbouring properties with regard to policy DES1 of the Reigate & Banstead Development Management Plan (September) 2019

CONSULTATIONS & REPRESENTATIONS



Noise Consultants - No objection subject to the submission of satisfactory evidence

#### CONSIDERATIONS

Following a further site visit, undertaken on 31/08, it is clear **that the acoustic fencing as per the drawings has been implemented**. The applicant has also provided a cross section of the fencing, and purchase order details, stating the type of product installed.

The purpose of the fencing was to provide screening, such that any noise and light generated from the raised seating area would be screened from the residential dwellings to the south and east of the site. The photographs demonstrate that the fencing provides significantly better protection than previously.

Given the outcome of the follow-up site visit and evidence submitted by the applicant, the details submitted in support of condition two are considered acceptable. The applicant is reminded that in order to remain in compliance with condition two, the fencing details as hereby approved shall be retained and maintained on a permanent, ongoing basis.

#### CONCLUSION

For the reasons set out above I consider that the submitted details should be APPROVED

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# Environmental Health

The Licensing Authority for the District of Reigate & Banstead BC  
c/o The Licensing Team  
Environmental Health  
Reigate and Banstead Borough Council  
Town Hall, Castlefield Road  
Reigate, Surrey  
RH2 0SH

Our ref: 23/02955/EJPAPP

Your ref:

Date: 20<sup>th</sup> August 2023

Dear Mrs Mitchell

**Licensing Act 2003,  
Application for a Premises Licence Variation The Bulls Head Public House  
55 High Street, Reigate, Surrey, RH2 9AE**

Environmental Health, being a responsible authority as defined in the Licensing Act 2003, have considered the application shown above and wishes to make representations that the likely effect of the granting of the application is detrimental to the Preventing a Public Nuisance Licensing Objective for the reasons indicated below:

The Bulls Head garden is next to a residential area being adjacent to the gardens and properties of Pilgrim Mews, approx. 70ft - 100ft away.

Historically this venue has raised public nuisance complaints and Environmental Health have had a number of noise complaints in the past, dating back to 2010.

The most recent complaints were specifically in relation to patron noise in the garden area of the premises. These complaints include:

23/04/2021: Since re-opening on the 12th April it has been chaos and horrendous with noise. Last night six kids were in the pub garden screaming their heads off. *We continued to receive complaints of weekend noise, from the garden*

24/08/2020: Foul language being used in the pub grounds and people are urinating on walls.

08/01/2020: Customers frequently cause excessive noise up to and sometimes beyond 0030 hours.

There have been other complaints of noise dating back to 2010.

Extending the outside licensed area will increase the volume of patrons outside at any one time, and while allowing alcohol to be consumed in the area will allow for increased noise (usually shouting after a few drinks) to travel across the open space into the neighbouring homes.

We are objecting to this variation of licence on the grounds of prevention of public nuisance, due to the close proximity of residential houses and the likelihood of those residents being affected by noise nuisance if the proposed licensed area is extended.

Yours sincerely

A handwritten signature in black ink, appearing to read 'EGovett', with a stylized flourish at the end.

Eugenia Govett  
Environmental Services Officer

Direct dial: 01737 276666

Email: [eugenia.govett@reigate-banstead.gov.uk](mailto:eugenia.govett@reigate-banstead.gov.uk)

EMAIL RECEIVED 21.8.23 11:52Hrs

Dear sirs,

I am writing to object planning application 23/01909/LAVAR for the Bulls Head in central Reigate.

The applicant for which permission is requesting license for runs from a large shed like structure which has been converted into a beach style bar.

This 'structure' sits in the middle of a very tight turning circle which is used by a number of vehicles & is in constant use. If license is granted then the following would be problematic both to the position of the 'structure' and the greater impact on the immediate neighbours:

A) customers being served or standing holding their drinks would be a matter of public safety as this is a tight area and used exclusively for the use of one vehicle (at a time) turning. Members of the public's safety is key and also for the residents who use this very exclusive turning radius. This would ultimately cause arguments ( public order) between all parties. There is no additional space for potential customers to stand or linger. I would strongly recommend the council planners to come down to review the space & it's the hazard of operating from this 'structure' & how their safety would be compromised.

B) The additional volume of people down a 'dead-end' could seriously pose a fire hazard as there is only one entrance which is also the only exit. The fire brigade would not fit through to access fire if there was to be one.

C) although the management cannot be responsible for the conduct of individuals, the outside space is only monitored by CCTV cameras which inturn are not managed 'live' as the staff are busy running around. The unmonitored noise pollution would be unbearable. What would an additional licensed bar in such a small space contribute noise wise and also as a potential hot bed for anti social behaviour as no one is there to manage the customers. The impact for the neighbours would be devastating. The cigarette smoke emitting to nearby neighbours would be intoxicating & unwelcoming. The additional lighting into the evenings is also problematic. And NO, getting thicker curtains as advised by the landlord is not an option & is hugely disrespectful of him.

D) Private parked vehicles: without clear defined areas, customers from this 'structure' serving alcohol are likely to sit or lean on privately own vehicles. Again causing potential damage to private property and of course public order as arguments would inevitably brew.

E) There are not adequate toilet facilities outside to accommodate the extra customers. The neighbours hedge and behind the private parked cars are often used for urination. Does the council know what its like having to tell people off for urinating against their property and land ? The confrontation is unnecessary.

F) Additional Noise pollution: imagine the additional noise as it bounces of the surrounding buildings and echoing out to the neighbours which there are many. Imagine trying to get an early night for Monday morning. Imagine trying to get your child to bed with the racket outside & closing a window isn't an option when the weather is summery or half way reasonable.

G) operating hours. The operating hours of the outside space which have been set have often been overlooked & 'tested'. How would the council enforce the opening hours ?

So my objection is both justifiable & noteworthy. I would be horrified if the council (licensing department) grant the above application without reviewing my comments.

There needs to be balance. It's for the public's safety and well-being first and foremost.

Yours sincerely

Stevan Cheung  
Xx Buckland Road  
Lower Kingswood  
KT20 7EA