

## REPORT TO LICENSING PANEL SUB COMMITTEE.

### CONSIDERATION OF APPLICATION FOR A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003

LICENSING PANEL SUB COMMITTEE: 9<sup>th</sup> May 2017

OFFICER REPORTING: Steve Smith.

#### A) The Application

Applicant: - Coppa Club Ltd

Premises:- Coppa Club, Ground Floor, The Picturehouse, Bridge Avenue,  
The Arches, Maidenhead, Berkshire. SL6 1RR.

The applicant describes the premises as a restaurant, bar meeting place, serving a variety of food and drinks throughout the day, from breakfast to late.

The application relates to an application for a new premises licence.

A summary of the application is as follows:-

#### **Premises open to the public:-**

Monday – to – Thursday, 07.00hrs to 00.30hrs.  
Friday & Saturday, 08.00hrs to 00.30hrs.  
Sunday, 09.00hrs to 23.30hrs.

#### **Supply of Alcohol:-**

Monday – to – Thursday, 07.00hrs to 00.00hrs.  
Friday & Saturday, 08.00hrs to 00.00hrs.  
Sunday, 09.00hrs to 23.00hrs.

#### **Late Night Refreshment:-**

Monday – to – Saturday, 23.00hrs to 00.00hrs.

Supply of alcohol is for consumption both on and off the premises.

#### B) Relevant Representations

Responsible Authorities.

- |   |           |
|---|-----------|
| a) Environmental Health (CPES):-              | None.     |
| b) RBFRS (Fire Officer):-                     | None.     |
| c) Planning Officer: -                        | Attached. |
| d) Local Safeguarding Children's Board (LSCB) | None.     |

e) Public Health: -	None.
f) Trading Standards: -	None.
g) Thames Valley Police: -	None.
h) RBWM Licensing: -	Attached & agreed.

**Interested Parties:-**

- Attached is a letter from a local resident objecting to the application
- No representations from Ward Members.

It is considered the following policies have a bearing upon the application.

**C) RBWM licensing policy:-**

**Licensing and Planning Protocol**

Licensing and Planning are two separate regimes. As a matter of law the Licensing Authority could not refuse an application because of the absence of appropriate planning consent. However the Licensing Authority would generally expect applicants to have planning and other permissions required for lawful operation of the premises in place at the time of the licensing application. For the avoidance of doubt, the granting of any variation to an existing licence which involves a material alteration to a building does not relieve the applicant of the need to apply for planning permission, listed building consent or building regulations approval where appropriate.

The Licensing Authority has recognised that the overlap between the objectives of licensing and planning are a source of confusion for operators and the wider community. It is clear that planning, building control and licensing should properly be separated to avoid duplication and inefficiency. This is relatively easy to state but much harder to formulate any general principle that would assist in demarcating the respective competences of the planning and licensing authorities.

It may however be generally stated that the framework and substance of the Licensing Act 2003, and its underlying rationale, would strongly suggest that operational matters are intended primarily for regulation by the licensing authorities.

There can, however, be no hard-and-fast rule the planning context in respect of the land use principles and the operational matter thereto is complex and there is likely to be a multiplicity of situations. In appropriate circumstances the planning authority may impose conditions on granting permission for licensed premises that concern

operational matters and there may be cases where the planning authority could properly leave such matters to be regulated by the licensing authority. Each case has to be considered upon its own facts.

The inevitable confusion that arises in the practical application of overlapping yet separate regimes undermines the key aim and purpose of greater community involvement in licensing decisions. The Royal Borough has developed a Licensing and Planning Protocol to assist in the proper demarcation of the respective competencies of the licensing and planning regimes.

### **Context**

The Licensing Act 2003 is the legislation that regulates the operation of licensed premises. The licensee is held as responsible for the proper operation of the premises. The licensing objectives are:

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

The Planning Act 2008 is clear that planning permission runs with the land; all planning decisions should be made in line with the national and local planning policies and should balance the environmental, social and economic impacts of a development.

There is a tension between the two legislative frameworks when it comes to the management of the night-time economy. The Royal Borough has in the past used planning conditions to limit the hours of operation of licensed premises and has also imposed similar restrictions on licences via licence conditions.

However, because the legal considerations and policy framework are different for the two processes there is, in theory and in practice, the possibility of a licensed premises has a planning condition stating one "closing time" and a licence condition stating another. This is unhelpful not only to the proprietor/operator of the premises, but also to local residents, and hinders the effective management of the night time economy locally.

The Council has a responsibility to take into account the expectations of local residents to be able to live in peace and enjoy their homes without unreasonable noise, disturbance or fear of crime. Therefore it is an important duty of the Council to manage effectively the night time economy wherever licensed premises exist.

The most flexible and proactive tool to manage these premises is the licensing regime - as any issues arising through mismanagement of opening hours conditions can be dealt with through the current well-established licence review process.

Having a generic regime responsible for the hours of operation of these premises will mean that there is greater clarity for residents and licensees, a single point of responsibility for enforcement and simpler town centre management.

### **Aims**

This protocol sets out the mechanisms by which the Royal Borough:

- a) will deal, through its Licensing and Planning teams, with Licence and Planning applications made by new licensed premises; and
- b) Will enforce existing "hours of use" restrictions

The operation of this protocol will be reviewed at 6-monthly intervals (every April and October) by the Lead Members for Planning and Property and for Environmental Services - in conjunction with the Head of Planning & Property Services and the Head of Public Protection.

### **Licensing Applications**

- Applicants are already required by statute to send a copy of their application to the Royal Borough's Planning team
- The Planning team will ensure that all copies received are considered jointly by both Development Control Planning Officers and by the Planning Enforcement team
  - after such consideration, Development Control Planning Officers will discuss the application with the relevant Ward Members in order that a judgement on the proposed licensed hours can be made from a planning point of view – to see if a relevant objection needs to be mounted or a concern raised with the Licensing team
- If it is felt that an objection or concern should be raised, Development Control Planning Officers will raise the matter with the Licensing team within 10 working days of receipt of the copy application

With existing licensed premises, where there is a discrepancy in relation to "closing hours" between a licence condition and a planning condition then either:

- a. a licensing condition will specify an earlier closing time, or
- b. a planning condition will specify an earlier closing time

The Royal Borough's licensing and planning teams will each maintain a register of premises that have conflicting conditions in relation to closing hours.

If a licence condition specifies an earlier closing time, then the Royal Borough's licensing team will enforce the condition in the same way that they have done since the Licensing Act 2003 was implemented.

This entails the use of an annual programmed set of proactive night-time and weekend operations, as well as responding to changes in the Royal Borough's night-time economy and responding to complaints made by residents, the police and other concerned parties and to any intelligence received.

If a planning condition specifies an earlier closing time then the Royal Borough's Planning Enforcement team will continue to enforce the condition in its traditional manner. In addition, however, all existing Licensing Officers will be authorised under the relevant Planning legislation in order to assist in the enforcement of earlier planning condition closing times.

During the course of their normal enforcement duties outlined above, Licensing Officers will, when encountering premises that are allegedly breaching an earlier planning condition closing time:

- Remind licensees of their planning conditions and encourage licensees to abide by them
- Capture evidence and report the matter to the Planning Enforcement team
- Provide relevant witness statements if subsequently requested by the Planning Enforcement team, and
- If required, act as witnesses in any subsequent legal proceedings should formal action be pursued Both Licensing and Planning teams will also ensure that Lead Members are informed of any and all enforcement actions at their normal Lead Member briefings.

## **2.1 De-regulated Entertainment:-**

The Legislative Reform (Entertainment Licensing) Order 2014 came into force on 6 April 2015 with the effect that the following forms of entertainment are no longer licensable –

- Performances of plays between 08.00 and 23.00 provided that the audience does not exceed 500.
- Performances of dance between 08.00 and 23.00, provided that the audience does not exceed 500
- 'Not-for-profit' film exhibition held in community premises between 08.00 and 23.00, provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the

premises; and (b) ensures that each such screening abides by age classification ratings.

- Indoor sporting events between 08.00 and 23.00, provided that those present do not exceed 1000.
- Any contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00, provided that the audience does not exceed 1000.
- Performances of unamplified live music between 08.00 and 23.00, on any premises.
- Performances of amplified live music between 0800 and 2300:
  - On premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500
  - In a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500
  - In a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises
  - At the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital
- Playing of Recorded Music between 0800 and 2300:
  - On premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500

## **9. Promoting the Prevention of Public Nuisance**

Where relevant representations are made, the Licensing Authority will have particular regard to the following issues in relation to the public nuisance objective:

- The disposal of waste, particularly glass
- The use and maintenance of plant, including air extraction and ventilation systems
- Litter in the vicinity of the premises
- Noise from deliveries / collections to and from the premises
- Measures to control behaviour and queues

- Whether door supervisors are able to stay at the entrance to encourage quiet departure
- The provision of Hackney Carriage / Private Hire services at the premises
- Signs on doors and on tables encouraging consideration to the neighbours

### **Noise**

Where relevant representations are made the Licensing Authority will impose conditions in relation to licensed premises to prevent unnecessary noise and disturbance to local residents where relevant representations are made. This may include restrictions on times when music or other licensable activities may take place and may impose technical restrictions on levels of sound at premises. Conditions may also be imposed requiring licensees to display signs at all exits from premises reminding customers to leave premises quietly and to respect the rights of nearby residents.

### **6.2 Promoting food-led and seated entertainment venues**

The Licensing Authority wishes to encourage applications for food-led and other predominantly seated entertainment venues. Nationally, it has been demonstrated that restaurants and similar establishments have a lower impact on crime, disorder and nuisance; this national observation has been experienced locally within the Royal Borough. In order to encourage food-led and other predominantly seated entertainment venues, the Royal Borough has determined to adopt a Framework Hours Policy (see above) with a terminal hour of 01:00 being set for such premises.

### **D) 182 National Guidance April 2017**

#### **Public nuisance**

2.15 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.

2.16 Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse

effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.

2.17 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.

2.18 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.

2.19 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the 10 | Revised Guidance issued under section 182 of the Licensing Act 2003 early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

2.21 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in antisocial behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.



## D) Observations.

The Sub Committee is obliged to determine this application with a view to promoting the licensing objectives which are:

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

In making its decision, the Committee is also obliged to have regard to national guidance and the Council's own Licensing Policy. Of course, the Committee must have regard to all of the representations made and the evidence it hears.

The Committee must take such of the following steps as it considers appropriate for the promotion of the licensing objectives:

- Grant the application as asked.
- Modify the conditions of the licence, by altering or omitting or adding to them.
- Reject the whole or part of the application.

Please see additional email representation from objector, dated 25<sup>th</sup> April 2017, informing unable to attend the licensing hearing.

Please find further email correspondence, dated 26<sup>th</sup> April 2017. From Mr O'Maoileoin, Solicitor representing the applicants Coppa Club Ltd. Informing that the application be amended to the following:-

Sale of alcohol: -	Monday to Thursday,	11pm
	Friday and Saturday,	11.30pm
	Sunday,	10.30pm

Closing: -	Monday to Thursday,	11.30pm
	Friday and Saturday,	12.00am
	Sunday,	11.00pm



**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 Coppa Club Limited

*(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 <b>Coppa Club Ground Floor The Picturehouse Bridge Avenue, The Arches</b>			
Post town	Maidenhead	Postcode	SL6 1RR

Telephone number at premises (if any)	
Non-domestic rateable value of premises	<b>£UNRATED</b>

**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                         | <input checked="" type="checkbox"/> | please complete section (B) |
| ii. as a partnership                            | <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:

Please tick yes

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		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
Current postal address if different from premises address					
Post town				Postcode	
Daytime contact telephone number					
E-mail address (optional)					

**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		
I am 18 years old or over				<input type="checkbox"/>	Please tick yes
Current postal 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 Coppa Club Limited
Address 33 Fifth Floor, 33 Charlotte Street, London, W1T 1RR
Registered number (where applicable) 09446267
Description of applicant (for example, partnership, company, unincorporated association etc.) private limited company
Telephone number (if any)
E-mail address (optional)

### Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

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

DD	MM	YYYY
<input type="text"/>	<input type="text"/>	<input type="text"/>

Please give a general description of the premises (please read guidance note 1)  
 Coppa Club is a restaurant, bar and meeting place, serving a variety of food and drinks throughout the day, from breakfast to late.

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 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)*

Provision of regulated entertainment

Please tick any that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- 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)

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
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 5)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)		Indoors <input type="checkbox"/>
					Outdoors <input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Tue					
Wed					
Thur			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)		
Fri			<b><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></b> (please read guidance note 5)		
Sat					
Sun					



C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<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 5)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Both	<input type="checkbox"/>				
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><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></b> (please read guidance note 5)		
Sat					
Sun					

E

<b>Live music</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of live music take place indoors or outdoors or both – please tick</b> (please read guidance note 2)			
			Indoors	<input type="checkbox"/>		
			Outdoors	<input type="checkbox"/>		
			Both	<input type="checkbox"/>		
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)			
Mon						
Tue						
Wed					<b>State any seasonal variations for the performance of live music</b> (please read guidance note 4)	
Thur						
Fri						
Sat					<b>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)	
Sun						

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the <u>playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

**G**

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
Tue					
Wed			<b><u>State any seasonal variations for the performance of dance</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

H

<p><b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p><b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><b><u>Please give further details here</u></b> (please read guidance note 3)</p>		
Wed					
Thur					
Fri			<p><b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)</p>		
Sat					
Sun					
			<p><b><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></b> (please read guidance note 5)</p>		

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>Please give further details here</b> (please read guidance note 3)		
Mon	2300	0000			
Tue	2300	0000	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 4)		
Wed	2300	0000			
Thur	2300	0000	<b>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</b> (please read guidance note 5) These hours to be extended from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day (or from 23:00 until 05:00 if NYE is on a Sunday) On Sundays before bank holiday Mondays the hours to be 23:00 to 00:00		
Fri	2300	0000			
Sat	2300	0000			
Sun					

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	0700	0000			
Tue	0700	0000			
Wed	0700	0000			
Thur	0700	0000			
Fri	0800	0000			
Sat	0800	0000			
Sun	0900	2300	<b>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</b> (please read guidance note 5) These hours to be extended from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day  On Sundays before bank holiday Mondays the hours to be extended to 00:00		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor:

Name Thomas Cousins	
Address 86 St Cross Road Winchester	
Postcode	SO23 9PX
Personal licence number (if known) PL11174	
Issuing licensing authority (if known) Plymouth City Council	



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 8).

None

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	0700	0030	<p><b>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</b> (please read guidance note 5)</p> <p>These hours to be extended from the end of permitted hours on New Year's Eve until the start of permitted hours on New Year's Day</p> <p>On Sundays before bank holiday Mondays the hours to be extended to 00:30</p>
Tue	0700	0030	
Wed	0700	0030	
Thur	0700	0030	
Fri	0800	0030	
Sat	0800	0030	
Sun	0900	2330	

**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 9)**

Please refer to the attached schedule of proposed conditions.

**b) The prevention of crime and disorder**

Please refer to box a) above

**c) Public safety**

Please refer to box a) above

**d) The prevention of public nuisance**

Please refer to box a) above

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

Please refer to box a) above

## Coppa Club, Maidenhead

### New Premises Licence

#### Proposed Conditions

1. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Thames Valley Police. All entry and points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
3. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises (as defined on the submitted plans).
4. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
5. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.



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.

**IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 11). If signing on behalf of the applicant, please state in what capacity.

Signature	<i>Thomas and Thomas</i>
Date	16/03/2017
Capacity	Thomas & Thomas Partners LLP, Solicitors on behalf of the Applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant’s solicitor or other authorised agent** (please read guidance note 12). 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 13) Amy Catlin (COP.1.2) Thomas & Thomas Partners LLP 38a Monmouth Street			
Post town	<b>London</b>	Postcode	<b>WC2H 9EP</b>
Telephone number (if any)	020 7042 0418		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional) acatlin@tandtp.com			

## Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Consent of individual to being specified as premises supervisor

I MR THOMAS COUSINS.  
*[full name of prospective premises supervisor]*

of 86 ST CROSS ROAD  
WINCHESTER  
HANTS  
SO23 9PX.

*[home address of prospective premises supervisor]*

Date of birth: 05/09/1981

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for new premises licence

*[type of application]*

by  
Coppa Club Limited

*[name of applicant]*

relating to a premises licence

*[number of existing licence, if any]*

for  
Coppa Club  
The Picturehouse  
BRIDGE AVENUE  
Maidenhead  
SL6 1RR

*[name and address of premises to which the application relates]*

and any premises licence to be granted or varied in respect of this application made by  
Coppa Club Limited

-----  
*[name of applicant]*

concerning the supply of alcohol at

Coppa Club  
The Picturehouse  
**BRIDGE AVENUE**  
Maidenhead  
SL6 1RR

-----  
*[name and address of premises to which application relates]*

I also confirm that I am applying for, intend to apply for or currently hold a personal licence,  
details of which I set out below.

Personal licence number

PL 11174

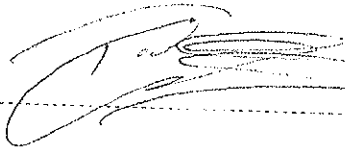
-----  
*[insert personal licence number, if any]*

Personal licence issuing authority

PLYMOUTH CITY COUNCIL

-----  
*[insert name and address and telephone number of personal licence issuing authority, if any]*

Signed



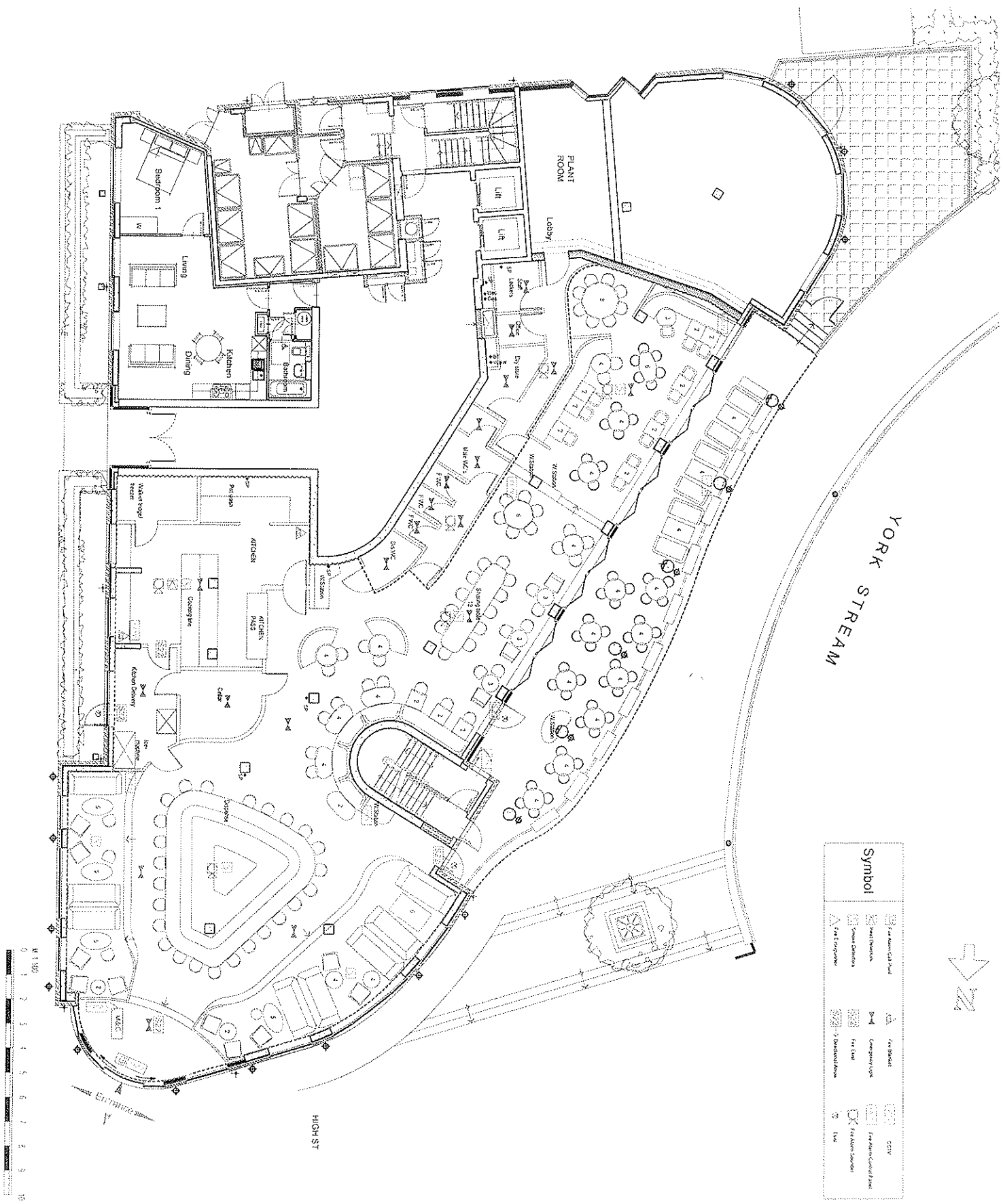
Name (please print)

TOM COUSINS

Date

14/03/17





Symbol	
	Air Conditioning Unit
	Heat Exchanger
	Steam Generator
	Hot Storage Tank
	Air Filter
	Compressor
	Hot Line
	Distribution Pipe
	GCR
	Radiator Control Panel
	Alarm Monitor
	Fire Alarm



General Notes: \_\_\_\_\_ Date: \_\_\_\_\_  
 Rev: \_\_\_\_\_ Description: \_\_\_\_\_

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 Tel: 020 7463 3333  
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**COPPA CLUB**  
 THE PICTUREHOUSE  
 MASHFIELD

**COPPA CLUB**  
 Premises License

Rev	Date	Description	Drawn	Check

Scale: \_\_\_\_\_

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TS: \_\_\_\_\_ Date: 15/06/22  
 ID: \_\_\_\_\_  
 CC: SAKS  
 17/06/22



## Janette Brettell

---

**From:** Thomas O'Maoileoin <TOMaoileoin@tandtp.com>  
**Sent:** 26 April 2017 12:40  
**To:** Janette Brettell  
**Cc:** Amy Catlin  
**Subject:** Coppa Club, Maidenhead SL6 1RR

**Importance:** High

Dear Janette

Thank you for your letter dated 21<sup>st</sup> April.

I have taken instructions from my clients and so to try and reach an agreement with the sole objector (and comments from planning) they have decided to amend their application as follows:

- *The hours sought for licensable activities: 11pm Monday to Thursday; 11.30pm Friday and Saturday and 10.30pm Sunday*
- *Closing hours of the premises 11.30pm Monday to Thursday; midnight Friday and Saturday and 11pm Sunday*

I would be most grateful if you could forward our suggested compromise to the gentleman that has objected.

If agreement can't be reached I confirm that I will attend the hearing on 9<sup>th</sup> May at 10am with a representative of the Coppa Club.

With kind regards  
Thomas

Thomas O'Maoileoin  
Partner

Thomas & Thomas Partners LLP  
38a Monmouth Street  
London WC2H 9EP

M: 07786 966173  
D: 020 7042 0414  
T: 020 7042 0410  
F: 020 7379 6618  
E: [tomaioileoin@tandtp.com](mailto:tomaioileoin@tandtp.com)  
W: [www.tandtp.com](http://www.tandtp.com)



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## Janette Brettell

---

**From:** Daniel Gigg  
**Sent:** 03 April 2017 12:02  
**To:** Janette Brettell  
**Subject:** Coppa Club, Ground Floor, The Picture House, Bridge Ave., Maidenhead SL6 1RR

Hi Janette,

The requested hours of opening don't tie up with those contained within the planning permission 16/01313:

### Condition 18

All buildings or premises to be used for purposes within Use Classes A1 and A3 shall only open during the following hours: Monday to Thursday 0700 to 2400 Friday to Saturday 0800 to 2400 and Sunday 0900 to 2300

Reason: In the interests of the amenity of future, and adjoining, occupiers of land and buildings. Relevant Policies - Local Plan NAP3, AAP MTC4

The LPA is in the process of considering an application to alter the ground floor of The Picture House building to enlarge the space for an A3 (Restaurant/Café) unit (ref. 17/00121/FULL). At present I'm intending on repeating the same hours as those referred to above. I've informed the applicant, Shanly Homes Ltd., of this and am awaiting a reply.

Regards,

Daniel Gigg  
Team Manager  
Development Management  
Planning, Development & Regeneration  
Royal Borough of Windsor & Maidenhead Town Hall  
St Ives Road  
Maidenhead  
SL6 1RF  
Tel: 01628 796044

General email: [planning.maidenhead@rbwm.gov.uk](mailto:planning.maidenhead@rbwm.gov.uk)

Website: [www.rbwm.gov.uk](http://www.rbwm.gov.uk)

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*Please note: CIL took effect from 1<sup>st</sup> September 2016. More information can be found at [http://rbwm.moderngov.co.uk/documents/s8028/meetings\\_160810\\_council\\_CIL\\_full.pdf](http://rbwm.moderngov.co.uk/documents/s8028/meetings_160810_council_CIL_full.pdf) and [https://www3.rbwm.gov.uk/info/200209/planning\\_policy/543/community\\_infrastructure\\_levy](https://www3.rbwm.gov.uk/info/200209/planning_policy/543/community_infrastructure_levy)*



Received  
6th April 2017  
JS

Apartment 6  
The Picturehouse  
Bridge Avenue  
Maidenhead  
Berkshire SL6 1AF

Mob: ~~07444 444444~~

4 April 2017

Licensing Team  
York House  
Sheet Street  
Windsor  
Berkshire SL4 1DD

Dear Sirs,

**Re: Notice of Application for Premises Licence**  
**Coppa Club, Ground Floor, The Picturehouse, Bridge Avenue, Maidenhead**

I am writing in relation to the above application for a licence until midnight Monday to Saturday. While I am delighted that the Coppa Club have applied for the licence, I am extremely concerned about the application for a late licence.

I believe it may be acceptable to grant a late licence on a Friday and Saturday night, however, I strongly object to a late licence being granted on Sunday through to Thursday. I note that the Coppa Club in Sonning was not granted a late licence, and their premises in London do not have late licences every night of the week.

I was woken up in the early hours of Sunday morning by people talking on the street under my window and I would find that totally unacceptable every night of the week.

I have just moved in to the Picturehouse and as a senior executive for one of the world's largest companies, I travel extensively for business. Usually my travel involves getting up early to catch transatlantic and international flights. In addition, I am a dressage competition rider and that involves very early mornings.

I don't expect that any organization that moves into the ground floor of the building should impact my quality of life in any way and I firmly believe this proposal will have that effect.

Please take my comments into consideration and please feel free to contact me for any further information.

Please confirm receipt of this letter by email to: [Alison.jocz@gmail.com](mailto:Alison.jocz@gmail.com)

Yours faithfully,

A handwritten signature in black ink, appearing to read "Alison Jocz-Yates". The signature is written in a cursive, somewhat stylized font.

Alison Jocz-Yates



## Janette Brettell

---

**From:** Alison Jocz <alison.jocz@gmail.com>  
**Sent:** 25 April 2017 21:16  
**To:** Janette Brettell  
**Subject:** Re: Objection to Premises Licence Opening Hours

Dear Janette,

Many thanks for your letter dated 21 April confirming the notice of hearing of this matter on Tuesday 9 May. Unfortunately I will be on a business trip in Germany that day, so will be unable to attend in person.

In my absence, I would like the following extract from the lease between Sorbon Estates Limited, The Picturehouse Management Company Limited and myself relating to the property I have purchased to be taken into consideration. It is this clause of the lease that I would have raised during the hearing had I been able to be there in person:

### THE THIRD SCHEDULE

#### Regulations to be observed by the Lessee

**2. Not to make any unreasonable noise in the Demised Premises or elsewhere on any part of the Estate so as to cause a nuisance to other owners or occupiers and without prejudice to the foregoing obligation not to play any music or carry out any noisy building work (except in the case of emergency) or make any other noise so as to be audible outside of the Property between the hours of 10:00 pm and 8:00 am and between the hours from 12 pm on Saturday until 8.00 am on the following Monday.**

This clause gave me a level of confidence that I would not be disturbed by noise intrusion by occupants of the building during the times stated and it was a determining factor in my decision to proceed with the purchase of the property. I would hope that these conditions and obligations would be extended to the ground floor of the property.

Please confirm that this clause will be made known and taken into consideration during the hearing.

Yours sincerely,  
Alison Jocz-Yates

**From:** Alison Jocz  
**Sent:** Tuesday, April 11, 2017 10:00 AM  
**To:** Janette Brettell  
**Subject:** Re: Objection to Premises Licence Opening Hours

Dear Janette,

Many thanks for your email confirming receipt of my letter. In addition to my letter, I would like the following comments to be taken into consideration. Please advise if this email will suffice to capture this extra point:

(1) Only two properties have been sold and occupied on the first floor of The Picturehouse. Therefore only a small proportion of residents who will be most affected by the proposal are already in residence. I would hope that you take this into consideration and don't take the lack of input on the proposal down to acceptance from the other seven properties!

Yours sincerely,

Alison Jocz-Yates

**From:** Janette Brettell  
**Sent:** Friday, April 7, 2017 1:05 PM  
**To:** 'Alison.jocz@gmail.com'  
**Subject:** FW: Objection to Premises Licence Opening Hours

Dear Ms Jocz-Yates

**Objection to Premises Licence Opening Hours**

**Premises: Coppa Club, Ground Floor, The Picturehouse, Bridge Avenue, Maidenhead**

I write with reference to the above following receipt of your objection dated 4<sup>th</sup> April 2017, and received by the Licensing Team on 6<sup>th</sup> April 2017.

In accordance with the Licensing Act 2003, the Royal Borough will take into account the views of local people and businesses when someone applies for a licence or certificate to carry out a licensable activity.

Representations may be for or against an application. Guidance notes entitled 'Making Representations', Which I have attached above, have been produced to assist you to make representations on licensing applications. It is recommended that any person wishing to make representations refer to this guidance prior to submitting their comments to the council.

**Making Representations**

If you think the granting of this new licence would undermine any of the following licensing objectives:

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

You can make representations (objections) to the Royal Borough. Please send them to Licensing@RBWM.gov.uk by 14<sup>th</sup> April 2017.

Best regards

The Licensing Team

**Licensing | Royal Borough of Windsor & Maidenhead  
York House, Sheet Street, Windsor, SL4 1DD**

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Mr Steve Smith  
Trading Standards & Licensing  
Royal Borough of Windsor & Maidenhead  
York House, Sheet Street  
Windsor  
SL4 1DD  
S.Smith@rbwm.gov.uk  
01628 685850

www.rbwm.gov.uk



13 April 2017

Thomas and Thomas Partners Ltd  
38a Monmouth Street  
London  
WC2 9EP

Dear Sirs

**Application to vary a Premises Licence  
Coppa Club, The Picturehouse, Maidenhead**

I refer to the above application under the provisions of the above legislation. As the responsible authority, Licensing has no objection to the application subject to the following condition(s):

1. A log of any refusals to sell alcohol, any incident of crime or disorder, complaints or any ejections of persons shall be maintained at the premises. Such records shall be held for period of at least 12 months from the date of entry.
2. Photographic evidence to be requested (i.e. passport, driving licence or pass logo).
3. Challenge 25 policy to be in place and signagewill be displayed.
4. Signage to be displayed where alcohol is displayed for sale indicating alcohol will not be sold to persons under the age of 18.
5. Training of all bar staff on the premises to ensure that they understand & adhere to the law relating to the sale of alcohol

Yours Sincerely

Steve Smith  
**Licensing Officer**



**Janette Brettell**

---

**From:** Thomas O'Maoileoin <TOMaoileoin@tandtp.com>  
**Sent:** 27 April 2017 15:51  
**To:** Janette Brettell  
**Cc:** Steve Smith ( Licensing)  
**Subject:** Re: Coppa Club - New premises application

I'm pleased to confirm that all of your conditions are agreed.

Best wishes  
Thomas

On 27 Apr 2017, at 14:48, Janette Brettell <[Janette.Brettell@RBWM.gov.uk](mailto:Janette.Brettell@RBWM.gov.uk)> wrote:

Dear Thomas,

**Application to vary a Premises Licence  
Coppa Club, The Picturehouse, Maidenhead**

As discussed with Steve Smith (Licensing Officer), I refer to the above application under the provisions of the above legislation. As the responsible authority, Licensing has no objection to the application subject to the following condition(s):

1. A log of any refusals to sell alcohol, any incident of crime or disorder, complaints or any ejections of persons shall be maintained at the premises. Such records shall be held for period of at least 12 months from the date of entry.
2. Photographic evidence to be requested (i.e. passport, driving licence or pass logo).
3. Challenge 25 policy to be in place and signagewill be displayed.
4. Signage to be displayed where alcohol is displayed for sale indicating alcohol will not be sold to persons under the age of 18.
5. Training of all bar staff on the premises to ensure that they understand & adhere to the law relating to the sale of alcohol

Please can you confirm as soon as possible today, that these are acceptable. Please could you include Steve Smith in your email reply.

Thank you

Best regards

*Janette*

Assistant Licensing Enforcement Officer  
RBWM Ext: 5851

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Thank you <http://www.rbwm.gov.uk>

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